

**MERCED COUNTY PLANNING COMMISSION**  
**MINUTES FOR MEETING OF FEBRUARY 23, 2022**

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The agenda, original minutes, video, and all supporting documentation (for reference purposes only) of the Merced County Planning Commission meeting of February 23, 2022 are available online at [www.co.merced.ca.us/planning/plancomarchive.html](http://www.co.merced.ca.us/planning/plancomarchive.html).

**I. CALL MEETING TO ORDER**

The regularly scheduled meeting of the Merced County Planning Commission was called to order at 9:01 a.m., on February 23, 2022, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL OF COMMISSIONERS**

Commissioners Present:      Commissioner Mark Erreca- (Vice Chairman)  
   Commissioner Fernando Aguilera  
   Commissioner Kurt Spycher  
   Commissioner Jack Mobley

Staff Present:                      Steven Maxey, Deputy Director  
   Diana Lowrance, Planner III  
   Cameron Christie, Planner I  
   Ana Muñiz-Laguna, Recording Secretary

Legal Staff:                        Jeff Grant, County Counsel

Commissioners Absent:        Commissioner Robert Acheson (Chairman)

**IV. APPROVAL OF MINUTES**

Approval of minutes from the December 15, 2021 and January 26, 2022 meetings.

**MOTION: M/S MOBLEY- AGUILERA AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION APPROVE MINUTES FROM THE DECEMBER 15, 2021 AND JANUARY 26, 2022 MEETINGS.**

**V. CITIZEN COMMUNICATIONS**

None

**VI. PUBLIC HEARINGS**

**A. ZO MAJOR SUBDIVISION NO. MAS21-005– “WHITE CRANE ACRES” – MOHAN JOHAL** - A request to subdivide three existing, adjacent, parcels totaling 18.28 acres into a 16 lot residential subdivision, with each lot being at least 1 acre in size. The project site is generally located east of Quinley Avenue, between Elliott Avenue and White Crane Road in the McSwain area, also identified as Assessor Parcel Numbers (APN) 207-140-044, 207-140-049, and 207-140-050. The property is designated Agricultural Residential

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land use in the General Plan and is zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the project requires no further environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines. **DL**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines”; and
- 3) Approve Major Subdivision No. MAS21-005 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Planner Diana Lowrance presented the Staff Report and recommendations of approval.

The public hearing opened at 9:04 a.m.

Mr. Adam Reed from VVH Consulting spoke on behalf of the project and stated he was available for any questions from the Commission.

The public hearing closed at 9:05 a. m.

**MOTION: M/S MOBLEY- AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION DETERMINE THE PROJECT CAN BE FOUND EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15183– “PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING” OF THE CEQA GUIDELINES; AND**

**MOTION: M/S MOBLEY- AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION APPROVE MAJOR SUBDIVISION NO. MAS21-005 BASED ON THE FINDINGS IDENTIFIED IN THE STAFF REPORT AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

- B. MINOR SUBDIVISION APPLICATION No. MS21-019 - DEUS FAMILY FARMS -GLORIA BETTENCOURT** - A request to subdivide a 60.28 acre parcel into 3 parcels, resulting in parcel sizes of: Parcel 1 = 20.02 acres, Parcel 2 = 20.25 acres and Parcel 3 = 20.01 acres. The property is located on the south side of West Johnson Avenue. 0.25 miles east of North Tegner Road in the Hilmar area, identified as APN 045-140-002. The land is designated Agricultural land use in the General Plan and is Zoned A-1(General Agricultural). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15162 of the CEQA Guidelines -"Subsequent EIRs and Negative Declarations ". **CC**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines”; and
- 3) Approve Minor Subdivision No. MS21-019 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

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Planner Cameron Christie presented the Staff Report and recommendations of approval.

The public hearing opened and closed

**MOTION: M/S SPYCHER- AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION DETERMINE THE PROJECT CAN BE FOUND EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15183- “PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING” OF THE CEQA GUIDELINES; AND**

**MOTION: M/S SPYCHER- MOBLEY, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION APPROVE MINOR SUBDIVISION NO. MS21-019 BASED ON THE FINDINGS IDENTIFIED IN THE STAFF REPORT AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

**VII. COMMISSION ACTION ITEM (S)**

None

**VIII. DIRECTOR'S REPORT**

None

**IX. COMMISSIONERS COMMENTS**

None

**X. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:13 a.m.