

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. 9:00 AM MINUTES
MEETING MINUTES DECEMBER 15, 2021 AND JANUARY 26, 2022

Documents:

[PLANNING COMMISSION AGENDA PACKET MINUTES 2-23-2022 2-18.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. 9:00 AM MAJOR SUBDIVISION NO. MAS21-005
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 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.

RECOMMENDATION(S):

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

Documents:

[ITEM A- MAJOR SUBDIVISION NO. MAS21-005- WHITE CRANE ACRES - MOHAN JOHAL 2-23-2022.PDF](#)

- 6.II. 9:00 AM MINOR SUBDIVISION APPLICATION NO. MS21-019
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**

RECOMMENDATIONS:

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision Application No. MS21-019 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM B MS21-019-DEUS FAMILY FARMS- GLORIA BETTENCOURT 2-23-2022.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA