

**MERCED COUNTY PLANNING COMMISSION**  
**MINUTES FOR MEETING OF JANUARY 13, 2016**

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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 January 13, 2016, 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 9:00 a.m., on January 13, 2016, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

**II. ROLL CALL OF COMMISSIONERS**

Commissioners Present:           Commissioner Mark Erreca - Chairman  
                                          Commissioner Greg Thompson - Vice Chairman  
                                          Commissioner Jack Mobley  
                                          Commissioner Rich Ford  
                                          Commissioner Robert Acheson

Staff Present:                     Mark Hendrickson, Director  
                                          Oksana Newmen, Deputy Director Planning  
                                          Kim Lewallen, Recording Secretary  
                                          Steven Maxey, Planner III

Legal Staff:                     Michael Linden, Deputy County Counsel

Commissioners Absent:         None

**III. APPROVAL OF MINUTES**

None

**IV. CITIZEN COMMUNICATIONS**

None

**V. PUBLIC HEARINGS**

**A.     MINOR SUBDIVISION APPLICATION NO. MS15-017 – Vander Woude Farms - To divide a 529.4 Acre parcel into one homesite parcel of 20 acres and a remainder parcel of 509.4 acres on a property located on the north side of West Rahilly Road, 2 miles west of South Highway 59 in the Merced area, designated agricultural land use and zoned A-1 (General Agricultural). **SM****

**Recommendations: The actions requested are to:**

- 1) Find the project exempt from CEQA review under Section 15183, "Projects Consistent with a Community Plan or Zoning" of the CEQA Guideline and;
- 2) Approve Minor Subdivision Application No. MS15-017 based on the project findings and subject to the conditions of approval presented in the Staff Report.

Planner Steven Maxey presented the Staff Report and recommendations of approval dated January 13, 2016.

Commissioner Thompson said the staff report calls for an easement agreement for the use of the well on the 509 acre parcel, is a similar instrument needed for access or is this independent access?

Mr. Maxey said both parcels have independent access.

Commissioner Thompson said he believed they came up with some alternative language for Condition #4 regarding the waiver to construct.

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Oksana Newmen, Deputy Director, Planning, said Mr. Thompson is correct and the Condition #4 will be modified.

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

No one spoke in favor or opposition to this application.

The public hearing closed at 9:06 a.m.

**MOTION: M/S MOBLEY - THOMPSON, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION NO. MS15-017, FROM CEQA.**

**MOTION: M/S MOBLEY – THOMPSON, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATIONS DATED JANUARY 13, 2016, AND MAKES THE 8 PROJECT FINDINGS SET FORTH IN THE STAFF REPORT AND, APPROVES MINOR SUBDIVISION APPLICATION NO. MS15-017 SUBJECT TO THE 5 CONDITIONS WITH THE MODIFICATION TO CONDITION #4 SET FORTH IN THE STAFF REPORT AS FOLLOWS:**

**Conditions:**

Community and Economic Development Department

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. Prior to parcel map recording, the applicant is to provide a recorded well access ("Shared Well") agreement between the owner of the proposed 20 acre parcel and the owner of the adjacent dairy. An easement for well access shall be indicated on the map.
3. The applicant shall comply with all applicable County, State and Federal regulations.
4. The applicant will conditionally waive the right to construct residences on the resulting parcels. A note shall be placed on the face of the parcel map stating that any new residences will be subject to review and approval of a conditional use permit from the County, as per General Plan Policy AG-3.12, or as otherwise permitted by the County subject to the current policies in place at the time of the request.

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

None

**VII. DIRECTOR'S REPORT**

Director Mark Hendrickson said there will be a Housing Element meeting in Room 310 today (January 13, 2016) at 2pm.

**VIII. COMMISSIONERS COMMENTS**

None

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:09 a.m.