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## **HEARING OFFICER AGENDA**

### **Regular Meeting**

**Monday, November 1, 2021 - 9:00 a.m**

Merced County Administration Building  
Development Resource Center, Second Floor 2222 M Street  
Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER

2. CITIZEN COMMUNICATIONS

Public opportunity to address the Hearing Officer on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda

3. PUBLIC HEARING(S)

3.I. AGENDA ITEM A. MINOR SUBDIVISION APPLICATION No. MS21-018

**VYFHUIZEN** - A request to subdivide a approximately 320 acre parcel into two parcels, resulting in proposed net parcel sizes of: Parcel 1 = 235.29 acres and Parcel 2 = 84.76. The project site is located south of Sandy Mush Road, approximately 0.5 miles west of S. Combs Road, identified as Assessor's Parcel Number (APN) 074-080-020. The property is designated Agricultural Land Use in the General Plan and zoned A-1 (General Agricultural) CEQA: Staff recommends that the Hearing Officer find that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **SM**

**RECOMMENDATION(S):**

1) Open/close the public hearing;  
2) Determine that the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,  
3) Approve Minor Subdivision Application No. MS21-018 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. MS21-018 - VYFHUIZEN.PDF](#)

4. HEARING OFFICER AGENDA

4.I. Hearing Officer Agenda 11-1-21

Documents:

