



CITY OF MERCED

City Council Chamber
Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Minutes Planning Commission

Wednesday, March 4, 2026

6:00 PM

A. CALL TO ORDER

Chairperson GONZALEZ called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner OCHOA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: The Commission has 1 vacancy at this time.

Present: 6 - Chair Anthony Gonzalez, Member Walter Smith, Member Emanuelle Ochoa, Vice Chair Jeremiah Greggains, Member Jerry Vue, and Member Conchita Swiggart

Absent: 0

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1. **SUBJECT:** Planning Commission Minutes of January 21, 2026

ACTION:

Approving and filing the Planning Commission Minutes of January 21, 2026

A motion was made by Member Ochoa, seconded by Vice Chair Greggains and carried by the following vote, to approve the Consent Agenda.

Aye: 6 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 0

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1. SUBJECT: Vesting Tentative Subdivision Map #25-0011 (“Virginia Smith Trust (VST) Phase 1D”) and Environmental Review #25-0036 (Categorical Exemption) initiated by applicant. Board of Education of the County of Merced, Trustee, property owner. This application involves a request to subdivide approximately 58.17 acres into 197 lots. The subject site is generally located on the east side of Lake Road, approximately 5,000 feet north of E. Yosemite Avenue, within Planned Development (P-D) #80, with a General Plan designation of Virginia Smith Trust Specific Plan (VST SP); *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #25-0036 (CEQA Findings 15162 Subsequent EIR)
- 2) Vesting Tentative Subdivision Map #25-0011

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0036 (CEQA Findings 15162 Subsequent EIR) and Vesting Tentative Subdivision Map #25-0011 - “VST Phase 1D” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the Findings and Considerations in Exhibit C of Draft Resolution #4177 at Attachment A of this report (“Planning Commission Staff Report #25-1071”).

Clerk’s Note: Due to an administrative error, Staff Report #25-1071 was cited as the report for this item from a previous agenda. The report for this item is Staff Report #26-188.

Associate Planner RENTERIA reviewed the report on this item. For further information, refer to Staff Report #26-188.

Public Testimony was opened at 6:12 PM.

Speaker from the Audience in Favor

STEVE TIETJEN, VST Director, Merced County

There were no speakers in opposition to the project.

Public Testimony was closed at 6:15 PM.

A motion was made by Member Ochoa, seconded by Vice Chair Greggains and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #25-0036, and approve Vesting Tentative Subdivision Map #25-0011, subject to the Findings and thirty-nine (39) Conditions set forth in Staff Report #26-188 (RESOLUTION #4177).

Aye: 6 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 0

F. BUSINESS

F.1. SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Planning Manager RASHE went over the items for the next several Planning Commission meetings.

F.2. SUBJECT: Calendar of Meetings/Events

Mar.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m.
Apr.	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.

F.3. SUBJECT: Planning Commission Comments

REPORT IN BRIEF

Provides an opportunity for Commissioners to make a brief announcement on any activity(ies) she/he has attended on behalf of the City and to make a brief announcement on future community events and/or activities. The Brown Act does not allow discussion or action by the legislative body under this section.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:18 PM.

A motion was made by Member Swiggart, seconded by Vice Chair Greggains and carried by the following vote, to adjourn the Regular Meeting.

Aye: 6 - Chair Gonzalez
Member Smith
Member Ochoa
Vice Chair Greggains
Member Vue
Member Swiggart

No: 0

Absent: 0

BY:



SAM RASHE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

ANTHONY GONZALEZ, CHAIRPERSON
MERCED CITY PLANNING COMMISSION