
**MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF AUGUST 24, 2022**

The agenda, original minutes, video, and all supporting documentation (for reference purposes only) of the Merced County Planning Commission meeting of August 24, 2022 are available online at <https://www.countyofmerced.com/411/Planning-Commission>.

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 August, 24, 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 Robert Acheson (Chairman)
 Commissioner Mark Erreca (Vice Chairman)
 Commissioner Fernando Aguilera
 Commissioner Jack Mobley

Staff Present: Mark Hendrickson, Director
 Cameron Christie, Planner I
 Ana Muniz-Laguna, Recording Secretary
 Danielle Bettencourt, Recording Secretary

Legal Staff: Jeff Grant, Chief Deputy County Counsel

Commissioners Absent: Commissioner Kurt Spycher

IV. APPROVAL OF MINUTES

Approval of minutes from the August 10, 2022 meeting.

MOTION: M/S MOBLEY- AGUILERA AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION APPROVE MINUTES FROM THE AUGUST 10, 2022 MEETING.

V. CITIZEN COMMUNICATIONS

None

VI. PUBLIC HEARINGS

A. ADMINISTRATIVE APPLICATION NO. AA22-026 – KANDOLA FARMS —

A request to construct four, 9,600 square foot, steel, sweet potato storage buildings. The proposed warehouses would increase sweet potato storage capacity, reduce the need to rent off-site storage and improve the efficiency of their operations. The proposed project would expand the existing warehousing area by approximately 5 acres, and would reduce the size of the existing growing area by the same amount. The project site is on an approximately 29.93-acre parcel located on the north side of W. Atwater-

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Jordan Road, approximately 2150 feet east of Washington Blvd. in the Livingston area of Merced County (see Figure 1). The property is designated Agricultural land use in the 2030 Merced County General Plan and is zoned A-1 (General Agricultural). The property is identified as Assessor's Parcel Number 049-050-089. CEQA: Staff recommends the Planning Commission adopt the Negative Declaration for the project pursuant to Section 15074 – "Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration" of the CEQA Guidelines. **CC**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Adopt the proposed Mitigated Negative Declaration for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines, based on the findings included in the staff report; and,
- 3) Approve Administrative Application No. AA22-0269 based on the findings included in the Staff Report and subject to the recommended conditions of approval.

Planner Cameron Christie presented the Staff Report and recommendations for approval with conditions.

The public hearing opened at 9:06 am.

No public comment.

The public hearing closed at 9:07 am.

MOTION: M/S MOBLEY-AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION ADOPTS THE PROPOSED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT PURSUANT TO SECTION 15074 – ("CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION") OF THE CEQA GUIDELINES BASED ON THE FINDINGS INCLUDED IN THE STAFF REPORT; AND

MOTION: M/S MOBLEY-AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATIONS DATED AUGUST 24, 2022 AND MAKES THE PROJECT FINDINGS SET FORTH IN THE STAFF REPORT AND APPROVES ADMINISTRATIVE APPLICATION NO. AA22-0269 BASED ON THE FINDINGS IDENTIFIED IN THE STAFF REPORT AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

B. CONDITIONAL USE PERMIT No. CUP20-003 – BRENDA LEE - A request to establish a venue for up to 48 events per year, including weddings, fundraisers, receptions, reunions, festivals and farm to table classes. The project site is located on the east side of N. Snelling Road adjacent to the Merced River, identified as APN 043-080-002. The property is designated Agricultural land use in the General Plan and is zoned A-2 (Exclusive Agricultural). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration for the project pursuant to Section 15074 – "Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration" of the CEQA Guidelines. **CC**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15074 - "Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP20-003 based on the findings included in the staff report and subject to the proposed conditions of approval.

Project Planner Cameron Christie presented the Staff Report and recommendations for approval with conditions.

The public hearing opened at 9:15 am.

No public comment.

The public hearing closed at 9:16 am.

MOTION: M/S MOBLEY / AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION ADOPTS THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO SECTION 15074- "CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION" OF THE CEQA GUIDELINES; AND,

MOTION: M/S MOBLEY / AGUILERA, AND CARRIED BY A VOTE OF 4 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATIONS DATED AUGUST 24, 2022 AND APPROVE THE CONDITIONAL USE PERMIT NO. CUP20-003 BASED ON THE FINDINGS INCLUDED IN THE STAFF REPORT AND SUBJECT TO THE PROPOSED 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 9:17 a.m.