

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. 9:00 AM MINUTES 8-10-2022

Documents:

[PLANNING COMMISSION MINUTES 8-10-2022 FNL \(1\).PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. 9:00 AM Item A- AA22-026- KANDOLA FARMS

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-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**

RECOMMENDATIONS:

- 1) Open/close the Public Hearing;
- 2) Adopt the proposed 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. AA22-026 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[AA22-026- KANDOLA FARMS ITEM A WITH EXHIBITS \(1\).PDF](#)

6.II. 9:00 AM Item B- CUP22-003- BRENDA LEE

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 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. **CC**

RECOMMENDATIONS:

- 1) Open/close the public hearing;
- 2) Adopt the proposed 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 based on the findings included in the staff report; and,
- 3) Approve Conditional Use Permit No. CUP20-003 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

[CUP22-003- BRENDA LEE ITEM B WITH EXHIBITS \(1\).PDF](#)

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

11.I. 9:00 AM PLANNING COMMISSION AGENDA 8-24-2022

Documents:

[PLANNING COMMISSION AGENDA 8-24-2022 EDITED \(1\).PDF](#)