

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 1/10/2024

Documents:

[2024-1-10 PLANNING COMMISSION MINUTES.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. ITEM VI. A CONDITIONAL USE PERMIT NO. CUP23-005 - GARDEN OF PEACE
CONDITIONAL USE PERMIT No. CUP23-005 - GARDEN OF PEACE - FAIYAZ ZAMAN- A request to construct and operate a community cemetery with approximately 50-acres of burial land, a 1,500 square foot prayer room, and a canopy prayer room. The project site is located 0.75 miles west of South Jasper Sears Road, 1.13 miles south of Highway 152 in the Los Banos area, identified as Assessor's Parcel Number (APN) at 078-120-005. The site is designated Foothill Pasture land use in the General Plan and zoned Exclusive Agricultural (A-2). 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. VR

RECOMMENDATION(S):

- 1) Continue public hearing from January 10, 2024;
- 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. CUP23-005 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. A CUP23-005 PC PACKET FINAL 2024.01.19.PDF](#)

- 6.I.i. ITEM VI. B CONDITIONAL USE PERMIT NO. CUP22-014 - LIBERTY PACKING COMPANY, LLC
CONDITIONAL USE PERMIT No. CUP22-014 – LIBERTY PACKING COMPANY, LLC - A request to increase the wash water application for an existing tomato processing facility by approximately 662 acres and expand an existing tomato

processing facility with the construction of a 60,000-square-foot packaging and material storage building, a 25,000-square-foot packaging and equipment storage building with potential to expand by an additional 15,000 square feet in the future (total of 40,000 square feet), a 5,000-square-foot dry pomace loading station and canopy over an existing rail spur, and 120,000 square feet of combined canopy covers over existing loading docks and staging areas on-site. The project site is located on the southwest side of South Ingomar Grade, approximately 0.96 miles northwest of Henry Miller Road in the Volta area, identified as Assessor's Parcel Number (APN) 070-112-038, 070-080-029, 070-080-016, 070-080-051, 070-080-052, 070-080-062, 070-080-050, 070-080-063, 070-080-069, 070-080-043, 070-080-044, 070-080-047, and 070-080-048. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the Addendum to Initial Study/Mitigated Negative Declaration for Major Modification No. MM13-017 to Conditional Use Permit No. CUP02-001 ("Liberty Packing Expansion Project") pursuant to Section 15164 ("Addendum to an EIR or Negative Declaration") of the CEQA Guidelines. TSH

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;

- 2) Adopt the Addendum to Initial Study/Mitigated Negative Declaration for Major Modification No. MM13-017 to Conditional Use Permit No. CUP02-001 ("Liberty Packing Expansion Project") and the revised Mitigation Monitoring and Reporting Program pursuant to Section 15164 ("Addendum to an EIR or Negative Declaration") of the CEQA Guidelines; and,

- 3) Approve Conditional Use Permit No. CUP22-014 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI B. CUP22-014 PC PACKET FINAL.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
 - 11.I. MERCED PLANNING COMMISSION AGENDA 1/24/2024

Documents:

[PLANNING COMMISSION AGENDA 2024-JANUARY-24.PDF](#)

