

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 1/24/2024

Documents:

[2024-1-24 PLANNING COMMISSION MINUTES.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. ITEM VI. A CONDITIONAL USE PERMIT No. CUP21-017 - MARTIN MARIETTA CALIFORNIA READY MIX, LLC

**CONDITIONAL USE PERMIT NO. CUP21-017 – MARTIN MARIETTA CALIFORNIA READY-MIX, LLC** - A request to establish and operate a ready-mix concrete batch plant, approximately 1,875 feet wide and 90 feet tall, adjacent to an existing mining & reclamation sand and gravel site. The facility would include storage units, material bunkers, and stockpiles, and involve mixing of concrete ingredients to be distributed to concrete mixers trucks to be used at job sites. The project site is located on the west side of North Highway 59, 0.5 miles north of West Youd Road in the Snelling area, identified as Assessor's Parcel Number (APN) 042-230-025. The project site is designated Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. **TSH**

**RECOMMENDATION(S):**

1. Continue public hearing from January 10, 2024;
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) 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. CUP21-017 based on the findings in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. A -CUP21-017 PC PACKET.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 MEETING AGENDA 2/14/2024

Documents:

[PLANNING COMMISSION AGENDA 2024-FEBRUARY-14.PDF](#)