



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

**Mark J. Hendrickson**  
*Director*

2222 "M" Street  
Merced, CA 95340  
(209) 385-7654  
(209) 726-1710 Fax  
[www.countyofmerced.com](http://www.countyofmerced.com)

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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
CONDITIONAL USE PERMIT NO. CUP22-005/  
SITE PLAN AND DESIGN REVIEW No. SPR20-004  
BA ACQUISITIONS I-5/SULLIVAN ROAD GAS STATION PROJECT**

**NOTICE IS HEREBY GIVEN** that the County of Merced, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Negative Declaration (ND) and supporting Initial Study for Conditional Use Permit No. CUP22-005 and the associated Site Plan and Design Review No. SPR20-004 ("BA Acquisitions I-5/Sullivan Road Gas Station Project").

**PROJECT DESCRIPTION:** The project proposes to construct a gas station with gasoline, hydrogen fuel, and EV charging, and a convenience store on an approximately 5.97-acre parcel. The convenience store would be approximately 4,900 square feet and include food, beverages, and beer and wine sales. The fuel canopy with underground fuel tanks would be approximately 4,395 square feet and consist of 8 fuel pumps. The EV charging area would provide for approximately 16 EV vehicles, and the hydrogen fuel dispenser with an above-ground hydrogen fuel tank would provide for two hydrogen-fueled vehicles. The project site is located on the southeast corner of Sullivan Road (State Highway 140 West) and Interstate-5 in the Gustine area of Merced County, identified as Assessor's Parcel Number 069-260-011. The property is designated as General Commercial and Agricultural land use in the General Plan and zoned H-I-C (Highway Interchange Center).

**PUBLIC REVIEW:** The Negative Declaration (ND) is available for a 30-day public review period beginning February 10, 2023 and ending March 13, 2023. Copies of the Initial Study and ND are available to review at the County's website at [www.countyofmerced.com/414/Environmental-Documents](http://www.countyofmerced.com/414/Environmental-Documents) and at the Merced County Community and Economic Development Department located on the Second Floor of the County Administration Building, 2222 "M" Street, Merced, CA 95340. Front Counter hours of operation are Mondays through Friday between 8:30 AM – 4:30 PM.

**AGENCY/PUBLIC COMMENTS:** Written comments on the ND for the proposed project must be received no later than 5:00 pm on March 13, 2023. Comments may be sent by mail to Merced County Community and Economic Development Department (2222 "M" Street, Merced, CA 95340) via email to [Tiffany.Ho@countyofmerced.com](mailto:Tiffany.Ho@countyofmerced.com). If you require additional information, please contact the project planner, Tiffany Ho, at (209) 385-7654 ext. 4407.

**PUBLIC HEARING:** The Merced County Planning Commission will conduct a public hearing at a future date to be determined. This meeting will be separately noticed when the date and time are determined.

Interested persons should contact the project planner, Tiffany Ho, at the Community and Economic Development Department, if there are any questions and to confirm the meeting date and whether or not there will be a public hearing.