

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Merced County BA Acquisition I-5/Sullivan Road Gas Station

Lead Agency: Merced County Community and Economic Development Dept. Contact Person: Tiffany Ho, Planner III
 Mailing Address: 2222 M. Street, 2nd Floor Phone: 209-385-7654 x4407
 City: Merced, CA Zip: 95340 County: Merced

Project Location: County: Merced City/Nearest Community: Gustine
 Cross Streets: Sullivan Road and Interstate 5 Zip Code: 95322

Longitude/Latitude (degrees, minutes and seconds): 37 ° 14 ' 44.87 " N / 121 ° 5 ' 7.55 " W Total Acres: 5.97

Assessor's Parcel No.: 069-260-011 Section: 15 Twp.: 8S Range: 8E Base: MDPM

Within 2 Miles: State Hwy #: Interstate 5 Waterways: California Aqueduct, Delta-Mendota Canal
 Airports: None Railways: None Schools: None

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 4,900 Acres 5.97 Employees 4
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, Tribal Cultural Resources, Wildlife

Present Land Use/Zoning/General Plan Designation:

Highway Interchange Center/General Commercial & Agricultural land use

Project Description: (please use a separate page if necessary)

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).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/10/2023 Ending Date 3/13/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>BA Acquisition Inc.</u>
Address: <u>2222 M Street</u>	Address: <u>3159 W Buckwheat Rd</u>
City/State/Zip: <u>Merced, CA 95340</u>	City/State/Zip: <u>Phoenix, AZ, 85009</u>
Contact: <u>Tiffany Ho, Planner III</u>	Phone: <u>602-315-0035</u>
Phone: <u>209-385-7654 x4407</u>	

Signature of Lead Agency Representative:  Date: 2/9/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.