



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**  
Planning Division

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**Notice of Intent to Adopt an Initial Study/Negative Declaration**

**Date:** March 23, 2023  
**To:** Public Agencies, Organizations, and Interested Parties  
**From:** County of Merced, Community and Economic Development Department

**Subject:** Notice of Intent to Adopt an Initial Study/Negative Declaration (IS/ND)

**NOTICE IS HEREBY GIVEN** that the County of Merced has, Pursuant to Section 15072 – Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration - of the CEQA Guidelines, prepared and Initial Study to evaluate the environmental effects of the project identified below:

**Project Title:** Administrative Application No. AA22-072 / Site Plan & Design Review Application No. SPR22-008 - TBS Construction Mini Storage Project

**Project Location:** The project site is located on the north side of East Gerard Avenue, approximately 100 feet west of the T-intersection of East Gerard Avenue and South Henry Street in the vicinity of the City of Merced, identified as Assessor's Parcel Number (APN) 259-150-037. The project site is designated Industrial Reserve land use in the 2030 Merced County General Plan and zoned M-2 (General Manufacturing).

**Project Description:** The project is a request to establish and construct a mini-storage facility to include ten (10) storage buildings, totaling approximately 52,600 square feet. The mini-storage units will be 9.5 feet in height; four of the buildings will be approximately 3,800 square feet in area; five buildings will be approximately 6,400 square feet in area; and, one building will be approximately 5,400 square feet in area and will incorporate a 250-square foot office building for the expected one employee needed to operate the site.

**CEQA Project Status:** An Initial Study/Negative Declaration (IS/ND) has been prepared for this project pursuant to the provisions of CEQA. The IS/ND determined that the proposed project would result in less-than-significant impacts. The Public Review Draft IS/MND is available at the Community & Economic Development Department's public counter and on the County's website at: <https://www.countyofmerced.com/414/Environmental-Documents>

**Public Hearing:** The Planning Commission will consider the Administrative Permit, the Site Plan & Design Review Permit, and the proposed project IS/ND at a public hearing after CEQA review has been completed.

Planning Commission meetings, begin at 9:00 a.m., and are held in the Board Chambers of the County Administration Building; located at 2222 M Street, Merced, CA 95340.

**Public Review Period:** A 30-day public review period for the IS/MND will begin on March 24, 2023. Written comments may be mailed, submitted in person, or emailed to the contact person identified below no later than 5:00 p.m. on Monday, April 24, 2023.

**Lead Agency Contact** Cameron Christie, Planner I  
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