
Initial Study
&
Negative Declaration

FOR THE

**TBS CONSTRUCTION
MINI-STORAGE PROJECT**

*Administrative Application No. AA22-072 /
Site Plan & Design Review Application No. SPR22-008*

March 2023

Prepared By:
Cameron Christie, Planner I



Community and Economic Development Department
2222 'M' Street
Merced, CA 95340
(209) 385-7654 x 4587

Table of Contents

SECTION 1: INTRODUCTION	3
1.1 - Purpose	3
1.2 – Project Location	3
1.3 – Existing Conditions & Surrounding Land Uses	3
1.4 - Project Description	7
1.5 - General Plan Designation.....	10
1.6 - Zoning	12
1.7 - Summary of County and Agency Approvals	14
SECTION 2: ENVIRONMENTAL CHECKLIST	15
2.1 - Purpose and Legal Basis for the Initial Study	15
2.2 - Checklist and Evaluation of Environmental Impacts	15
2.3 - Environmental Factors Potentially Affected	16
1. Aesthetics	17
2. Agriculture and Forestry Resources.....	19
3. Air Quality	21
4. Biological Resources	25
5. Cultural Resources	27
6. Energy	28
7. Geology and Soils.....	29
8. Greenhouse Gas Emissions	32
9. Hazards and Hazardous Materials.....	33
10. Hydrology and Water Quality	35
11. Land Use and Planning.....	37
12. Mineral Resources	38
13. Noise.....	39
14. Population and Housing.....	41
15. Public Services	42
16. Recreation	44
17. Transportation.....	45
18. Tribal cultural resources.....	47
19. Utilities and Service Systems.....	48
20. Wildfire.....	50
21. Mandatory Findings of Significance	51
SECTION 3: ENVIRONMENTAL DETERMINATION	53
SECTION 4: REFERENCES	54
APPENDIX A: CALEEMOD ANALYSIS	56

SECTION 1: INTRODUCTION

1.1 - Purpose

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code Regulations, Sections 15000 et seq.), an Initial Study (IS) is a preliminary environmental analysis that is used by the Lead Agency as a basis for determining whether an Environmental Impact Report (EIR), a Mitigated Negative Declaration (MND), or a Negative Declaration (ND) is required for a project. The CEQA Guidelines require that an IS contains a project description, description of environmental setting, an identification of environmental effects by checklist or other similar form, an explanation of environmental effects, a discussion of mitigation for significant environmental effects, an evaluation of the project's consistency with existing applicable land use controls, and the names of persons who prepared the study.

The purpose of this IS is to identify the potential environmental impacts associated with the proposed Gas Station and Convenience Store Project, also known as Conditional Use Permit Application No. CUP22-005, located in the Gustine area of Merced County, California and to describe measures that would avoid or mitigate significant impacts. This IS includes information to substantiate the conclusions made regarding the potential of the proposed project to result in significant environmental effects and provides the basis for input from public agencies, organizations, and interested members of the public. Pursuant to Section 15367 of the California Environmental Quality Act (CEQA) Guidelines, Merced County is the Lead Agency for the proposed project, and as such, has primary responsibility for project approval or denial.

1.2 – Project Location

The project site is on an approximately 5.7-acre portion of an approximately 11.4-acre parcel located on the north side of East Gerard Avenue, approximately 1,100 feet west of the Highway 99. The project site is located within the City of Merced's sphere of influence in unincorporated Merced County (see *Figure 1*). The project site is located approximately 70 feet southwest of the City of Merced city limits. The property is identified as Assessor's Parcel Number (APN) 259-150-037, located within the Township 7 South, Range 14 East, Mount Diablo Base and Meridian.

1.3 – Existing Conditions & Surrounding Land Uses

The project site is designated City of Merced City Planning Area land use in the 2030 Merced County General, and the City of Merced General Plan designates the Project Site as Industrial Reserve. The project site zoned M-2 (General Manufacturing).

The western portion of the parcel, totaling approximately 5.5 acres, is developed with an existing construction yard, including a 3,192 square foot office building and a 11,313 square foot shop building. The eastern portion of the project site, totaling approximately 5.7 acres, is vacant.

The City of Merced provides sewer service to the existing development, and the site may be accessed by three existing driveways on Gerard Avenue.

The surrounding area is characterized as a mix of agricultural and industrial land uses where the land uses to the west are agricultural in nature, and the development to the northeast, within proximity to the City of Merced, are urbanized.

Table 1 details the existing conditions of the project site and surrounding area. An aerial image of the project site and immediate surrounding area can be seen in *Figures 1 and 2*.

Table 1: Surrounding Land Uses

	General Plan	Zoning	Current Land Use
On-Site	Industrial Reserve	M-2	Construction Yard/ Office
North	Industrial Reserve	M-2	Warehouses
South	Urban Expansion Area	A-1	Row Crops/ Fallow Land
East	Industrial Reserve	M-2	Industrial Storage
West	Industrial Reserve	M-2	Orchard

Figure 1: Vicinity Map

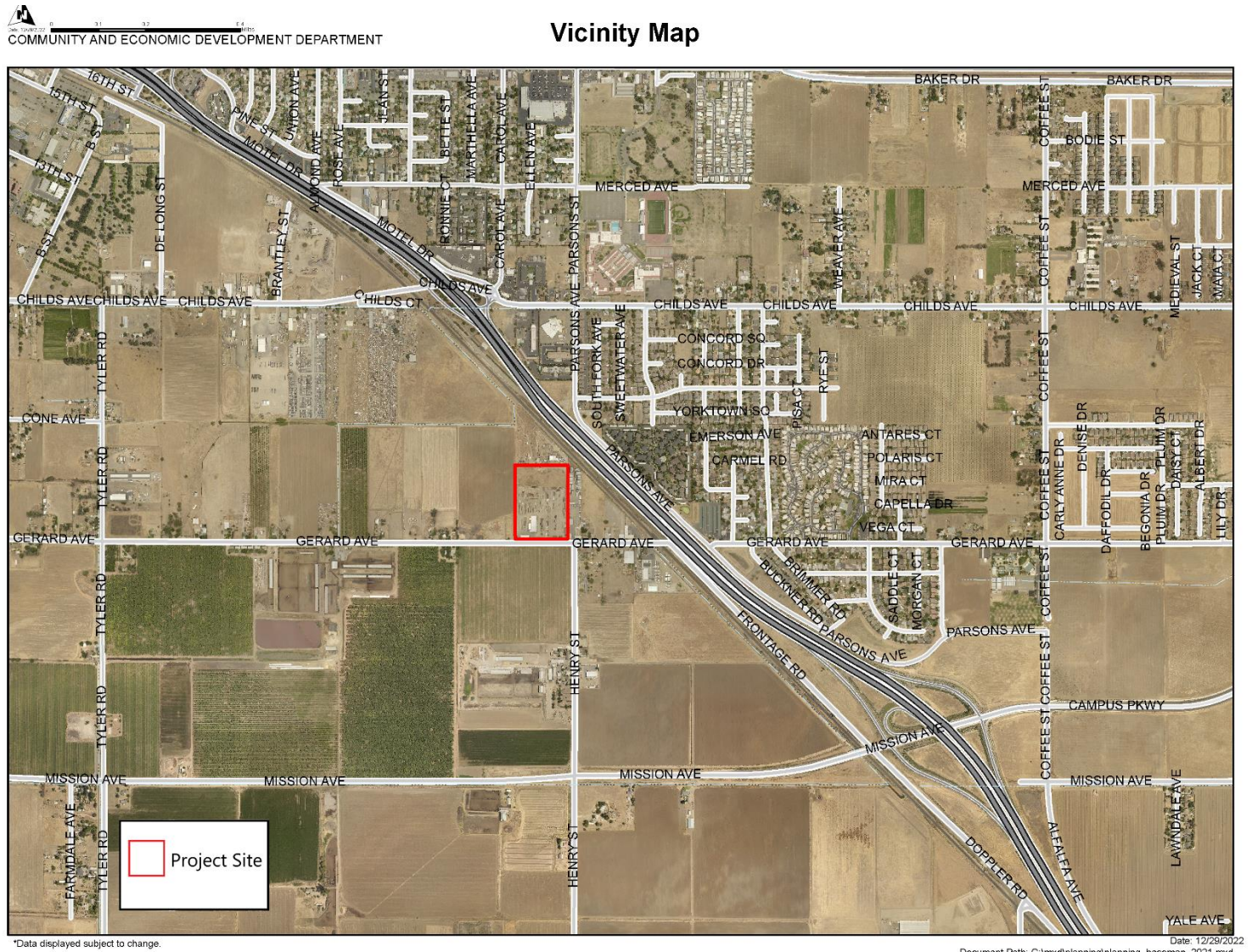


Figure 2: Aerial

Aerial Map



*Data displayed subject to change.

1.4 - Project Description

Administrative Application No. AA22-072 and Site Plan & Design Review Application No. SPR22-008 proposes to establish and construct a mini-storage facility to include ten (10) storage buildings, totaling 52,600 square feet.

The mini-storage units will be 9.5 feet in height; Buildings A, A-1, H, and H-1 will be 20 feet wide and 190 feet long; Buildings B, C, D, E, and G will be approximately 40 feet wide and 160 feet long; and, Building F will be approximately 40 feet wide and 135 feet long and will incorporate a 250-square foot office building for the expected one employee needed to operate the site.

Site Plan (see *Figure 3.1*): The proposed site plan shows the location of the mini storage units, all parking spaces, landscaping, and access points.

Parking: The proposed site plan includes two (2) standard (10 feet by 20 feet) parking spaces and one (1) ADA-compliant accessible (20 feet by 20 feet) parking spaces.

Circulation: Vehicular access would be provided by three (3) driveways: two (2) 25-foot driveways (one for ingress, the other for egress), and a large 34.5-foot driveway, all fronting onto Gerard Ave. The 34.5-foot driveway currently exists as a smaller driveway that would be expanded, and the 25-foot driveways would be constructed.

Landscaping: The combination and intended use of plants used in the landscaping of the project site meet the water budgeting requirements of the Model Water Efficient Landscaping Ordinance (MWELo). MWELo is a tool developed by the California Department of Water Resources (DWR) to assist local governments in California in adopting water-efficient landscape regulations. MWELo is intended to help local governments reduce outdoor water use in their communities by promoting the use of drought-tolerant and water-efficient landscaping practices. (see *Figure 3.2*)

Lighting: Any proposed lighting fixtures shall be in compliance with Merced County Zoning Code (MCZC) Section 18.41.060, which requires exterior lighting be designed and maintained in a manner so that glare and reflections are contained within the boundaries of the parcel. Lighting fixtures shall be hooded, directed downward and away from adjoining properties and public rights-of-way. Any additional lighting that is required as a result of this project will be required to be in compliance with this section of the Merced County Code.

Utilities and Services: Fire Protection is provided by the Merced County Fire Department. Police services are provided by the Merced County Sheriff. Water would be provided by a proposed on-site well, and the site would be served by the City of Merced sewer system.

Permit History: Minor Subdivision Application No. MS21-001, approved by the Merced County Planning Commission on March 10, 2021 set the current property lines for the project site. Zoning Clearance Application No. ZCLR20-021, approved by Merced County Planning Staff on November 5, 2020, brought into conformance the existing (and now current) use as a construction yard and office.

Figure 3.1: Site Plan

KEY NOTES

PROPOSED

- 1) NEW 4" THICK CONC. PAVING. SEE CIVIL DRAWINGS
- 2) NEW CONC. VALLEY GUTTER. SEE CIVIL DRAWINGS
- 3) NEW AC PAVING. SEE CIVIL DRAWINGS
- 4) NEW VAN ACCESSIBLE PARKING STALL
- 5) NEW VAN ACCESSIBLE PARKING SIGN. SEE DETAIL 41A8-4
- 6) ACCESS STAIRS AND LOADING ZONE SHALL HAVE 1:8 MAX. SLOPE
- 7) NEW PAINT STRIPE AT 36" MAX. O.C. PAINTED A COLOR CONTRASTING OF THE SURFACE. PREFERABLY WHITE
- 8) NEW PAINT BORDER OR BLUE
- 9) WITHIN THE LOADING ACCESS AISLE. PAINT THE WORD "NO PARKING" IN 3" HIGH PINK WHITE LETTERS
- 10) INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL 31A8-4
- 11) NEW CONC. WARESTOP, TYP.
- 12) NEW STRIPING PER CITY OF PIERCE STANDARD
- 13) NEW 6'-0" HIGH CHAIN LINK FENCE. SEE 11A8-3
- 14) NEW PK. OF 12'-0" WIDE X 6'-0" HIGH CHAIN LINK GATES
- 15) NEW 8'-0" HIGH WJ FENCE. SEE 11A8-3
- 16) NEW 35'-0" WIDE WROUGHT IRON ROLLING GATE. GATE SHALL BE INSTALLED IN ACCORDANCE W/ CPC SECTION 5.8.3.6 & PROVIDE PKOV BOX AT GATE. SEE DETAIL 41A8-3
- 17) HOLDLINE 24VDC HEAVY-DUTY VARIABLE SPEED SLIDE GATE CONTROLLER
- 18) NEW LANDSCAPING. SEE LANDSCAPING PLANS
- 19) NEW STORY DRAIN MANHOLE. SEE CIVIL DRAWINGS
- 20) BIO-RETENTION BASIN. SEE CIVIL DRAWINGS
- 21) NEW FIRE HYDRANT. SEE CIVIL DRAWINGS
- 22) CAST IN PLACE TRANSCATED DOME (YELLOW COLOR) PER DETAIL 11A8-4
- 23) KEYPAD ACCESS
- 24) SENSOR LOOP. VERIFY WITH GATE CONTROLLER
- 25) NEW PK. OF 12'-0" WIDE X 6'-0" HIGH CHAIN LINK GATES
- 26) NEW 8WFL. SEE CIVIL DRAWINGS
- 27) EXTERIOR LIGHTING
- 28) NEW 1000L GALLON METAL WATER STORAGE TANK W/ FIRE DEPARTMENT CONNECTION
- 29) 30" WIDE FIRE ACCESS LANE
- 30) NEW WATER WELL. SEE CIVIL DRAWINGS
- 31) PUMPS/ BUILDING
- 32) PUMPS/ CONC. VALLEY GUTTER

EXISTING

- 1) EX/ GRAVEL ROAD
- 2) EX/ TREE
- 3) EX/ 6'-0" HIGH CHAIN LINK FENCE
- 4) EX/ POWER POLE
- 5) EX/ 8'-0" HIGH CHAIN LINK FENCE
- 6) EX/ MAIL BOX
- 7) EX/ SIGN
- 8) EX/ CONC. IRRIGATION BOX + VENT
- 9) EX/ SITE LIGHTING
- 10) EX/ BARRI WIRE AND WOOD POST FENCE
- 11) EX/ 6'-0" HIGH WROUGHT IRON FENCE
- 12) EX/ 6'-0" HIGH WROUGHT IRON SLIDING GATE
- 13) EX/ ASPHALT PAVING
- 14) EX/ CONC. PAVING
- 15) EX/ DOMESTIC WATER WELL, TANK, AND CONC. PAD

NOTE:
SEE CIVIL PLANS FOR PROPOSED GRADES & PAVEMENT SECTIONS

BREAKDOWN OF UNIT SIZES IN EA. BLDG.

SIZE (IN FEET)	3x3	3x4	10x10	10x12	10x14	10x16	10x18
BLDG. "A"							15
BLDG. "A-1"							11
BLDG. "B"	3	33	8				1
BLDG. "C"	3	33	8				1
BLDG. "D"	13	11	13				1
BLDG. "E"	4	18	18				3
BLDG. "F"	8	16	28				
BLDG. "G"	8	10	24				1
BLDG. "H"							15
BLDG. "H-1"							18
TOTAL	28	51	173	33	14	3	4

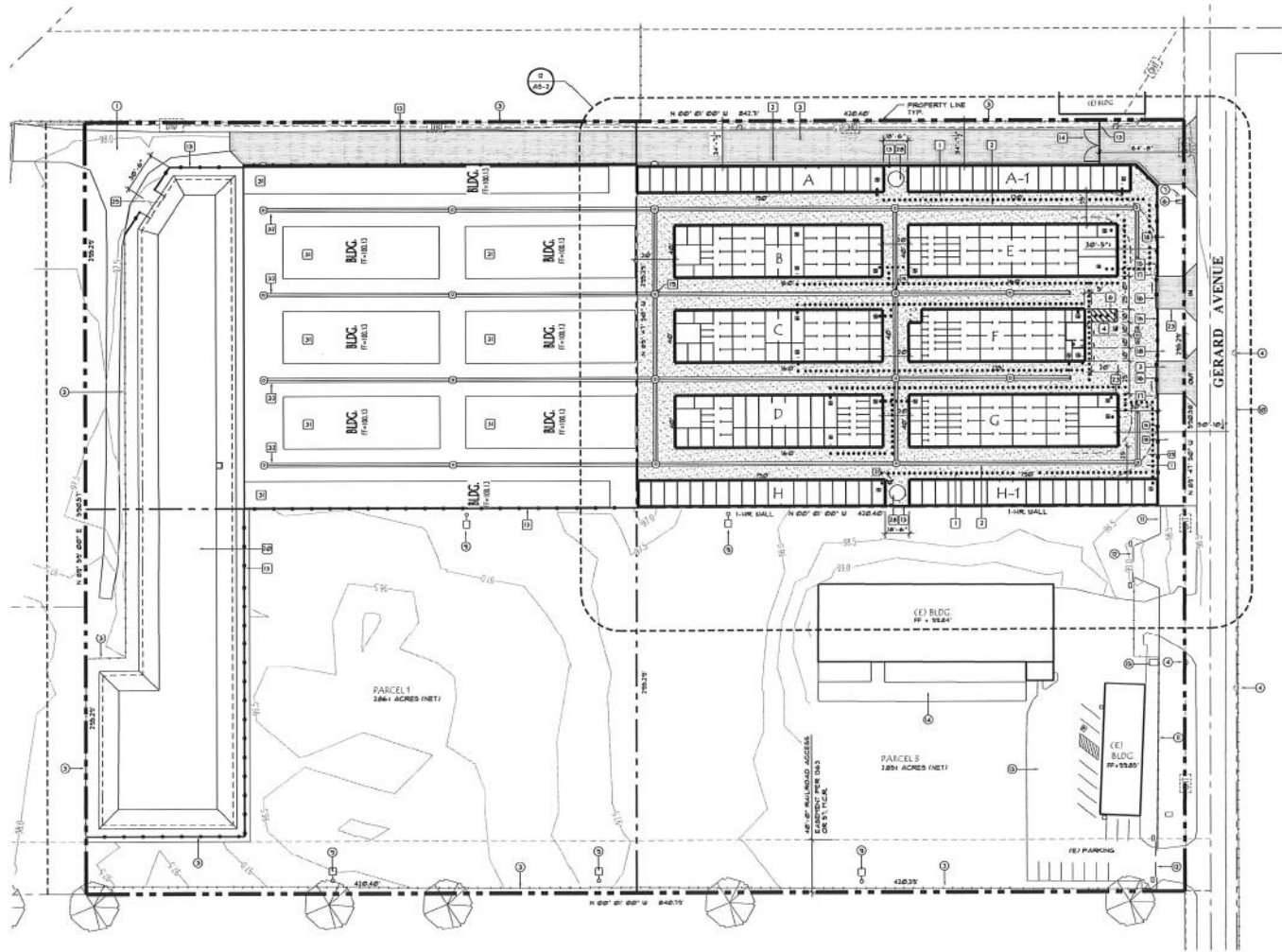


Figure 3.2: Landscaping

PLANTING LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF WAX GRASS	5 GAL	LOW	30
	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	5 GAL	LOW	13
	CAREX ELATA 'AUREA'	BONKES GOLDEN SEDGE	5 GAL	LOW	14
	SCLEROCHLOA SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	5 GAL	LOW	13
	ACER X RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	48" BOX	MEDIUM	3

IRRIGATION NOTES

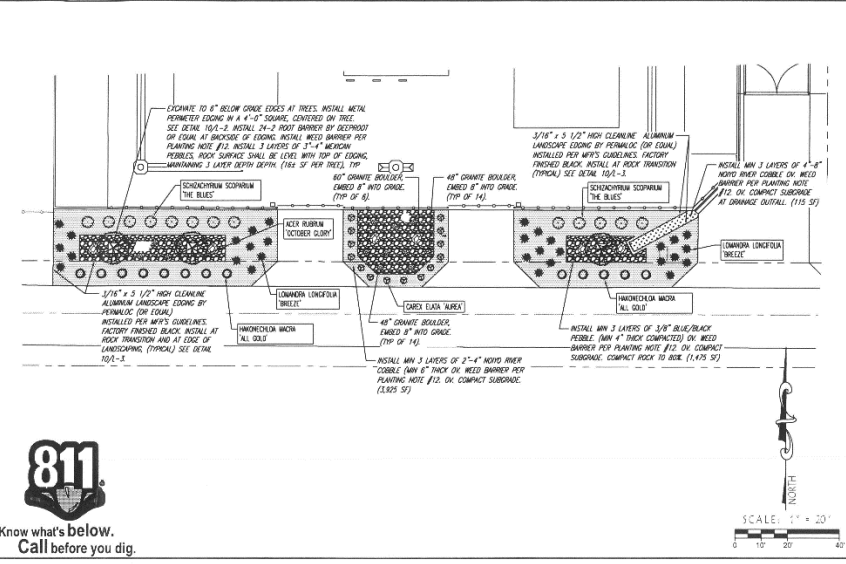
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES, ORDINANCES, STANDARD DRINKING & SPECIFICATIONS THAT APPLY TO THE CITY OF HARVEST.
- THE IRRIGATION CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE OWNER, ARCHITECT AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES THROUGH WALLS, UNDER ROOFS, STRUCTURES, ETC.
- THE PLAN IS DIMENSIONAL. ALL PIPING, VALVES, ETC. SHOWN WITH FINED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLACING AREAS WITH THE MOST POSSIBLE. WORK ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
- DO NOT MULTIPLE INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTING AND OTHER INTERFERENCE IN THE AREA EXIST THAT MUST NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF THE LANDSCAPE FINISHES. SUCH OBSTRUCTIONS OR INTERFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THESE TESTS ARE NOT PERFORMED AND/OR THE RESULTS ARE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, THE CONTRACTOR SHALL ASSUME ALL LIABILITY.
- LOCATE IRRIGATION CONTROLLER AS SHOWN ON PLANS. FIELD VERIFY LOCATION OF ELECTRICAL POWER. SPACING OF ANY WIRES IS NOT PERMITTED. LEAVE A 1" GAP OF EXCESS WIRE AT VALVES. ALL WIRE SHALL BE UL APPROVED FOR DIRECT BURIAL. FIRST TIME USE ONLY. PROVIDE APPROVED WIRE CONNECTIONS. SEE ALSO NOTE 10E.
- THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 50 PSI. THE CONTRACTOR IS TO PERFORM A STATIC AND DYNAMIC PRESSURE TEST. VERIFY AT LEAST 30 PSI STATIC AND THEN RECORD THE PRESSURE READING AT 25 PSI. ADJUST THE FINDINGS TO THE ARCHITECT. IN THE EVENT THAT THESE TESTS ARE NOT PERFORMED AND/OR THE RESULTS ARE NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, THE CONTRACTOR SHALL ASSUME ALL LIABILITY.
- PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT AT 811.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS/VALVES/LINES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY OVER WALLS, ROADSIDE WALLS, AND BALDING AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST PRESSURE OF AIR TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW AT EACH VALVE TO OBTAIN THE OPTIMUM SPRINKLING PRESSURE FOR EACH CIRCUIT.
- NOTIFY THE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL REQUIRE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL, OR NOT PROCEED UNTIL THE ARCHITECT'S INSTRUCTIONS ARE OBTAINED.
- THREAT SHALL BE NON-WATERING AND COMPLETE WITH PIPE. ALL PVC WELDS SHALL BE 100 PSI SQUARE AND FINISH SHALL BE SMOOTH.
- IF ANY OTHER OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPREAD PATTERN OF THE HEADS SO AS TO PROVIDE PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM OR INSTALLING HEADS AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT AN APPROVED COST TO THE OWNER.
- CONTRACTOR SHALL PRESSURE TEST THE MAINLINE AT A MINIMUM OF 100 PSI FOR 2 HOURS.
- CONTRACTOR SHALL PROVIDE A WATER COVERAGE CHECK OF ALL IRRIGATION HEADS PRIOR TO PLANTING. CONTRACTOR SHALL PERFORM AN IRRIGATION AUDIT FROM AN INDEPENDENT CERTIFIED IRRIGATION AUDITOR.
- CONTRACTOR SHALL GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF 1 YEAR AFTER THE DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL INSURE THAT SLEEVES UNDER PAVEMENT/ CONCRETE ARE MARKED AT CURB TO AID IN LOCATING THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- WRITING CYCLES AND DURING DRAINING PERIODS SHOULD BE ADJUSTED PER PLANT FRIENDLY RECOMMENDATIONS & GUIDELINES AND SHALL BE WORKED FOR CURRENT WEATHER CONDITIONS.
- IRRIGATION CONTROLLER SHALL BE CONFIGURED TO RUN ALL ZONES ON SUNK CYCLES.
- THIS IRRIGATION DESIGN COMPLIES WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS ISSUED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
- 100% COMPLIANT WITH THE CRITERIA OF THE MODEL ORDINANCE & APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
- THE IT SENSOR IS TO BE LOCATED ON THE W/ CONCRETE/PORE OF BALDING, BEHIND THE FENCED AREA.
- HUNTER SHALL PROVIDE AS-BUILT DRAWINGS AT THE END OF CONSTRUCTION TO THE OWNER AND INCORPORATED INTO THE CERTIFICATE OF COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- VALVE BOXES ARE TO BE INSTALLED IN COMPLIANCE WITH DETAILS 1A-2, 1A-1-2 & 7A-1.
- VALVE BOXES SHALL BE CROWN WITH STAINLESS LD OR APPROVED EQUAL AND SHALL BE GRATED DOWN WITH WALKWAY PROOF HARDWARE.
- COMMON TRENCH MAINLINE WITH LATERALS WHERE POSSIBLE. DO NOT INSTALL MAINLINE DIRECTLY UNDER TREES. KEEP ALL VALVE BOXES, BACKFLOW PREVENTERS, GATE VALVES A MINIMUM OF 18" FROM TREE LOCATIONS.
- PRIOR TO THE INSTALLATION OF PLANT MATERIAL, LANDSCAPE CONTRACTOR SHALL SCHEDULE AN APPOINTMENT WITH ARCHITECT FOR AN IRRIGATION CONFERENCE MEETING.
- ALL CONTROL WELLS SHALL BE RUN IN PVC PIPE WITH 1" SCH 40 DIRECT BURIAL OF WIRE PROVIDED.

PLANTING NOTES

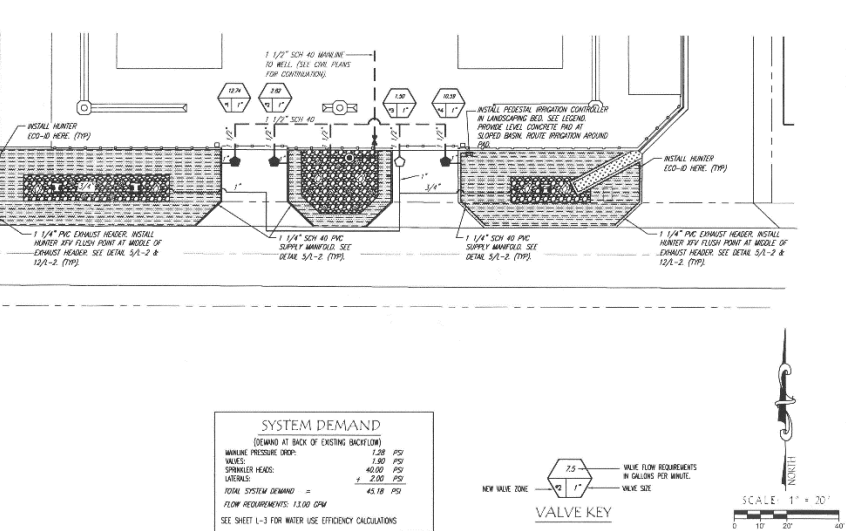
- ALL SITE WORK SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ANY APPLICABLE INDUSTRY AND ASSOCIATION STANDARDS.
- CONTRACTOR IS TO LEVEL AND LIGHTLY COMPACT THE SOIL TO ACHIEVE A "PLUMBABLE CONDITION." IF CURBS OCCUR SOIL LEVELS & GRADED AS LEVEL 4" BELOW THE TOP OF CURB.
- CONTRACTOR IS TO INSPECT SOIL AND REMOVE ANY DEBRIS OR FOREIGN MATTER INCLUDING INTERESTING WELLS, ROCKS, Boulders, OR CONSTRUCTION WASTE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- A MIN. OF 4 CY/1000 COMPOST SHALL BE TILLED INTO ALL LANDSCAPED AREAS AND A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO INSTALLATION WITH PROOF OF INSTALLATION OF RECOMMENDATIONS FROM SOIL LABORATORY. (DELIVERY NOTES). CONTRACTOR SHALL PROVIDE COPY OF SOIL ANALYSIS AND PROOF OF INSTALLATION WITH THE CERTIFICATE OF COMPLETION.
- IF SITE HAS BEEN PREVIOUSLY LIME TREATED, THE TOP 6" OF SOIL IN LANDSCAPE BEDS SHALL BE REMOVED AND REPLACED OR ADDITIONALLY TREATED TO ACHIEVE A SOIL PH BETWEEN 6.5 AND 6.8. PROVIDE SOIL TEST RESULTS TO ARCHITECT.
- UPON THE INSTALLATION OF THE PLANT MATERIAL A PRE-EMERGENT WEED CONTROL PRODUCT SHALL BE APPLIED TO THE SOIL AREAS WHERE PLANTING OCCURS. CONTRACTOR IS TO APPLY PRE-EMERGENT WEED CONTROL PRODUCT IN COMPLIANCE WITH THE MANUFACTURER'S SPECIES AND DIRECTIONS AND INSURE THAT IT DOES NOT INTERFERE WITH THE PLANTING MATERIAL.
- ALL PLANT MATERIAL SHALL BE IN A HEALTHY CONDITION, BE FREE OF DETECTABLE DISEASES AND PESTS, AND BE WELL-DEVELOPED REPRESENTATIVES OF THEIR SPECIES AND VARIETIES. ALL PLANTING MATERIAL SHALL CONFORM TO THE STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOIL FERTILITY TEST DONE WITH A REPUTABLE LAB. THE LANDSCAPE CONTRACTOR SHALL THEN SUBMIT A COPY OF THE REPORT TO THE ARCHITECT. CHANGES IN AMENDMENTS SHOULD REFLECT THE RESULTS OF THIS TEST.
- THE OWNER / ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTING MATERIAL PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT A LIST OF ALL CHEMICALS TO BE USED ALONG WITH THE BATES OF APPLICATION TO THE OWNER.
- UPON THE INSTALLATION OF PLANT MATERIAL A SLOW RELEASE ORGANIC FERTILIZER APPLICABLE WITH THE NEWLY INSTALLED PLANT MATERIALS AND SITE SOIL CONDITIONS SHALL BE INCORPORATED INTO THE SOIL.
- SHRUB BEDS ARE TO BE TOP DRESSED WITH A MINIMUM OF 4" DECOMPOSED ORGANIC (BROWN/BLACK) AND COMPOST TO SOIL. MULCH CURBS / PAVEMENT CURBS SHALL BE RECESSED SO DECOMPOSED ORGANIC IS FILLED TO 1" BELOW THE TOP OF CURB. MAINTAINING 4" THICKNESS, UNLESS NOTED OTHERWISE. ON QUARTZ PAVEMENT (IN WALL) WEED BARRIER OR APPROVED EQUAL.
- WHEN THE PLANT ARRIVES, THE CONTRACTOR IS TO CHECK AND ENSURE THAT THE PLANT HAS NOT BEEN DAMAGED IN TRANSPORT, AND SHALL ENSURE THAT IT WILL NOT BECOME DAMAGED WHILE IT IS ON SITE.
- SUBSTITUTIONS ARE NOT PERMITTED EXCEPT WITH PRIOR WRITTEN APPROVAL.
- ALL SHRUBS SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT INDUSTRY STANDARDS AND PLANTING DETAILS.
- TEST SHALL BE INSTALLED IN COMPLIANCE WITH CITY OF HARVEST STANDARD DETAIL.
- CONTRACTOR IS TO INSPECT SOIL FROM CURBS, DRIVEWAYS AND WATER INFILTRATION INCLUDING DAMAGE FROM FOOT TRAFFIC. CONTRACTOR SHALL BRIGADE TURT AS RECOMMENDED BY THE SOIL SUPPLIER IN ORDER TO PROMOTE SOIL CONSERVATION.
- TEST NOTES AS SOIL SHALL BE TILLED TUFF INSTALLED WITHIN 24 HOURS OF ARRIVAL TO THE SITE. SOIL SHALL BE INSTALLED IN STAGGERED ROWS AND EACH ROW SHALL BE TAMPED TO ELIMINATE JOINTS. SOIL IS TO BE ROLLED PRIOR TO WATERING TO ACHIEVE A LEVEL SURFACE.
- SOIL NOTES AS NO-WORK SHALL BE SHALL BE A MIXTURE OF FERTILIZER, ORGANIC, MULCH, WOODCHIP, STEEL PELLETS, AND WOODCHIP AS APPROVED BY THE ARCHITECT. WASTE PREVENTION MAY BE BY BLENDED WITH AN ACCEPTABLE AND SUITABLE TO ARCHITECT FOR APPROVAL.
- TUFF/200 IS CONSIDERED ESTABLISHED WHEN 100% OF THE SOIL HAS TAKEN AND NO BURIED SOIL OR CHROMIUM REMAINS EXPOSED.
- A 90 DAY MAINTENANCE PERIOD SHALL COME INTO EFFECT UPON WRITTEN FINAL ACCEPTANCE BY THE OWNER. FINAL ACCEPTANCE WILL OCCUR WHEN ALL PLANT MATERIAL INCLUDING SLEEVES/TURT HAS BECOME ESTABLISHED TO THE SATISFACTION OF THE OWNER. ANY UNWARRANTY STATION OR OTHER DAMAGE/DAMAGE/PLANT MATERIAL SHALL BE REPLACED IN A TIGHT MATTER DURING THE 90 DAY PERIOD.
- ANY TURT NOTES AS SOIL THAT DOES NOT TAKE OR DOES BEFORE OR DURING THE MAINTENANCE PERIOD SHALL BE REPLACED WITH ROLLED SOIL. SEED PADDING NOT PERMITTED.
- 1 HAVE COMPLIED WITH THE CRITERIA OF THE MODEL ORDINANCE & APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

IRRIGATION LEGEND

- DESIGNATES A SCH 40 LATERAL LINE WITH SIZE NOTED. MIN. 1" MIN. DEPTH OF 18".
- DESIGNATES SCH 40 MAINLINE WITH SIZE NOTED, MIN. DEPTH OF 24".
- HUNTER HD-100-12 COP SUB SURFACE OPR LINE WITH COPPER OPR BURIED 4" BELOW FINISH GRADE. 18" G.C. SEE DETAIL 3A-2.
- DESIGNATES A VALVE WITH SIZE NOTED BY HUNTER MODEL #101-100. SEE DETAIL 1A-2.
- DESIGNATES A VALVE WITH CONTROL ZONE SET BY HUNTER MODEL #102-101-100 WITH 40 PSI PRESSURE REGULATOR. SEE DETAIL 7A-2.
- DESIGNATES A 1.5" MASTER VALVE BY HUNTER MODEL #115-100. SEE DETAIL 1A-2.
- HUNTER DEEP PROOF WATER ASSEMBLY MODEL #RWS-36-50-50. INSTALLED PER MANUFACTURER'S SPECIES AND GUIDELINES. SEE DETAIL 3A-2 & 8A-2.
- WATER SENSATION SENSITIVE STEEL PRESSURE SENSITIVE CONTROLLER MODEL #E-500-REC-PSI. MOUNT CONTROLLER TO 4" MIN. THICK CONCRETE SLAB PER MFG'S SPEC'S AND GUIDELINES. PROVIDE WIRELESS WEATHER STATION MODEL #FWR-CLD-100 WITH WIRELESS SENSOR CHANG. PROVIDE HUNTER SOIL MOISTURE SENSOR MODEL #FSD00002. SEE PLAN FOR LOCATION. ELECTRICAL CONTRACTOR SHALL PROVIDE 200V, 20AMP W/IN POWER AT NOTED LOCATION AND IRRIGATION CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO CONTROLLER. INSTALL WEATHER STATION AT SOUTHWEST CORNER OF OFFICE BUILDING. SEE DETAIL 1A-1-2.



10 LANDSCAPE PLANTING PLAN

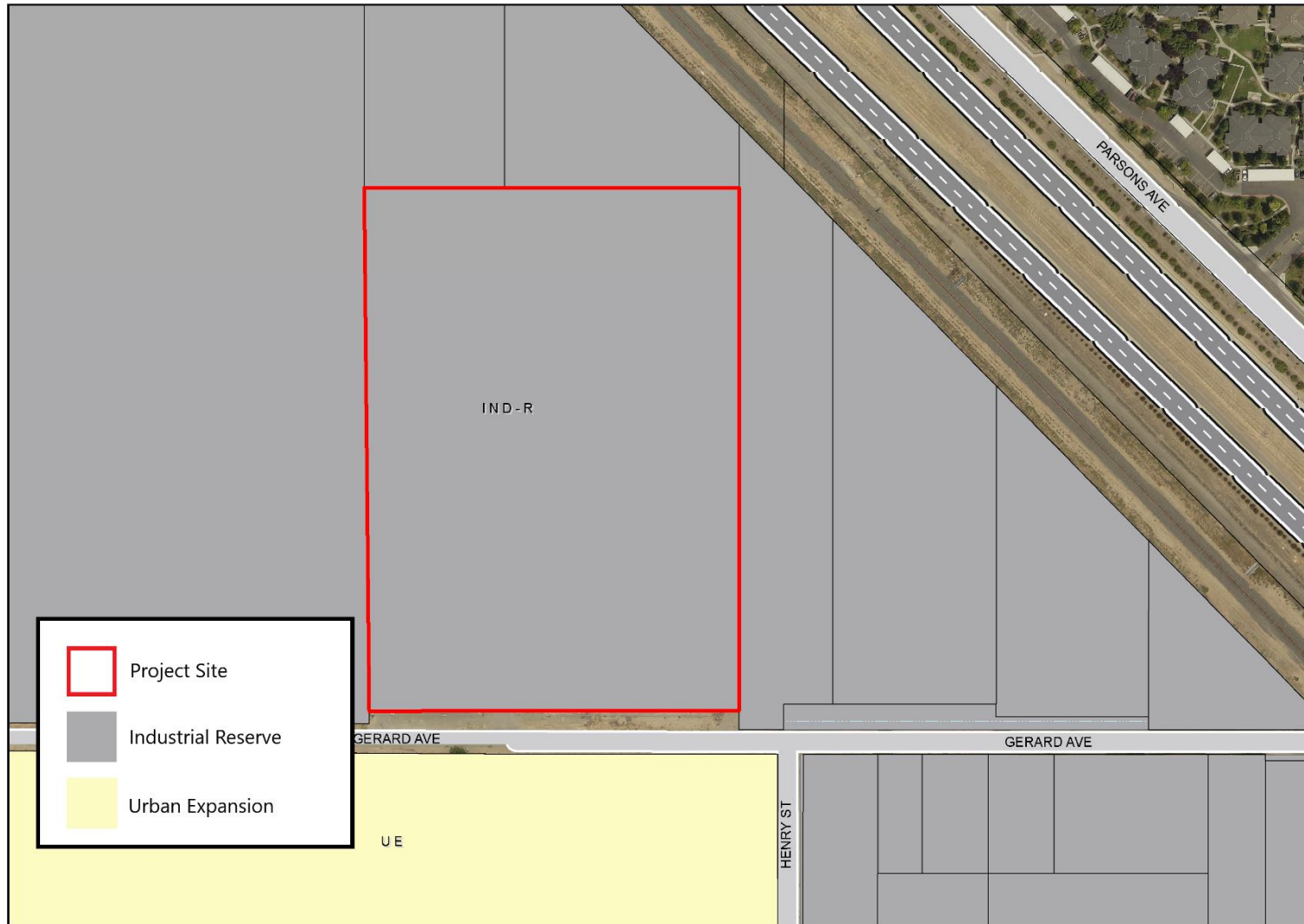


1.5 - General Plan Designation

The 2030 Merced County General Plan designates the project site as City of Merced City Planning Area. The City Planning Area mirrors the City of Merced's Sphere of Influence and the land uses identified in the adopted City General Plan. The City's General Plan designates the project as Industrial Reserve (see Figure 4) land use. It functions similarly to the County General Plan's Industrial designation, with the exception that the land in question is slated for annexation in the future and planning involving it should be done in consultation with the City in accordance with General Plan Policy LU-7.11: City Consultation.

Figure 4: General Plan Designation

General Plan Designation



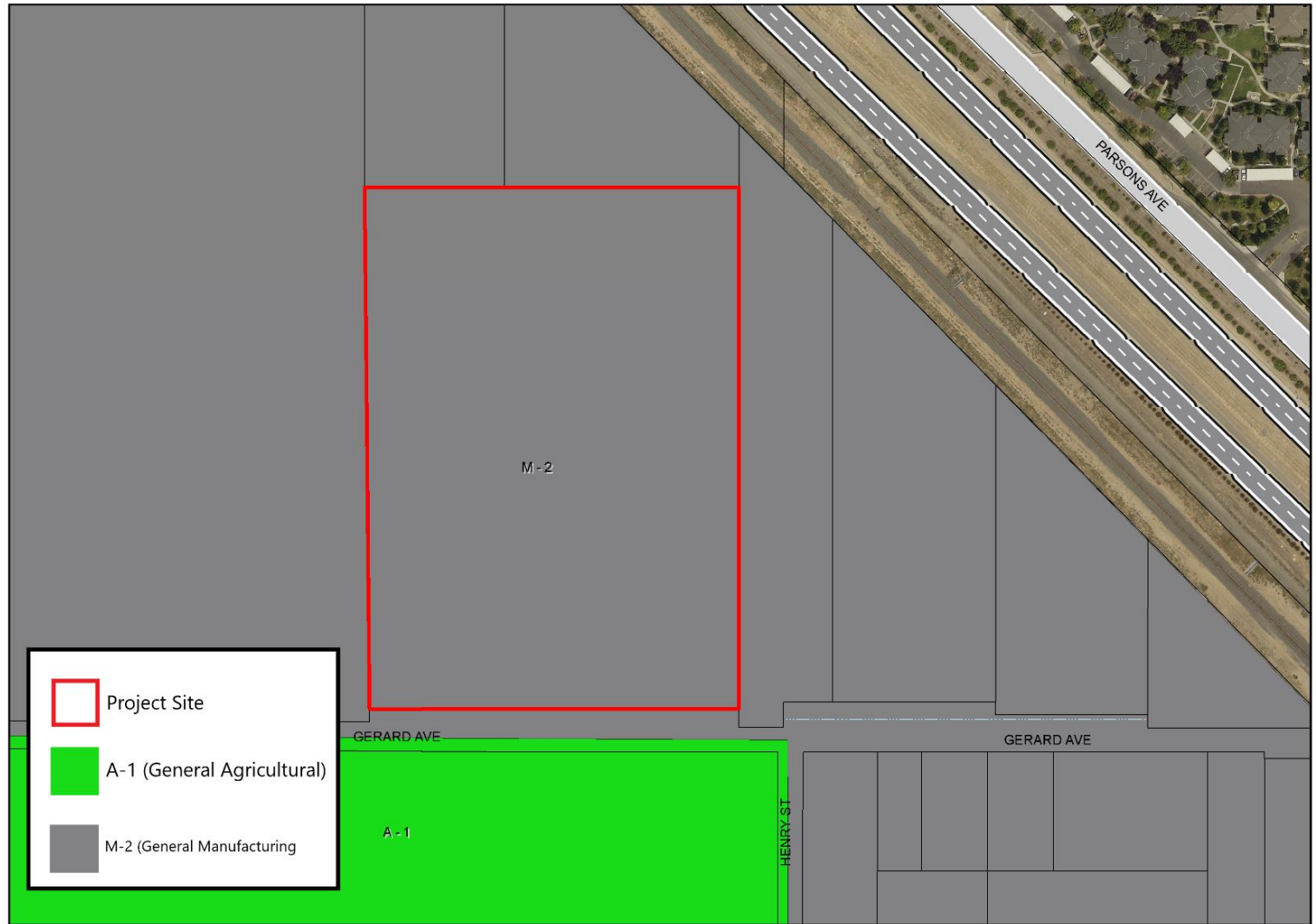
*Data displayed subject to change.

1.6 - Zoning

The project site is zoned M-2 (General Manufacturing) (see *Figure 5*). Pursuant to MCZC Section 18.16.010, the M-2 (General Manufacturing) zoning designation is to provide for all types of manufacturing, distribution, and storage uses. Uses within this zone tend to have moderate to high nuisance characteristics (i.e., noise, heat, glare, odor, and vibration) which may require buffering and separation from incompatible uses (i.e., residential and office commercial). Typical uses in this zone include manufacturing of motor vehicles, asphaltic materials, glass, and paint products. The proposed use of the project site would be allowed as a mini storage facility, and allowed by right in the M-2 zone. Due to physical site improvements being considered significant pursuant to MCZC Section 18.122.020, approval of a Site Plan & Design Review Application is required. Section 15074 (“Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration”) of the CEQA Guidelines requires a Discretionary Body to adopt a Mitigated Negative Declaration, necessitating approval of a Planning Commission-level Administrative Permit Application, the most broadly applicable permit type afforded by the MCZC.

Figure 5: Zoning

Zoning



*Data displayed subject to change.

1.7 - Summary of County and Agency Approvals

The project would require the following discretionary approvals:

Merced County – Adoption of the Initial Study, Mitigated Negative Declaration.

Merced County – Approval of the Site Plan & Design Review Application.

Merced County – Approval of the Administrative Permit Application.

Merced County – Approval of Subsequent Building Permit Applications.

Merced County – Approval of the Administrative Permit Application.

SECTION 2: ENVIRONMENTAL CHECKLIST

2.1 - Purpose and Legal Basis for the Initial Study

As a public disclosure document, this IS provides local decision makers and the public with information regarding the environmental impacts associated with the proposed project. According to Section 15063 of the *CEQA Guidelines*, the purpose of the IS is to:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration (ND);
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist in preparation of an EIR, if one is required, by:
 - a. Focusing the EIR on the effect determined to be significant;
 - b. Identifying the effects determined not to be significant;
 - c. Explaining the reasons for determining that potentially significant effects would not be significant; and,
 - d. Identifying whether a program EIR, tiering, or other appropriate process can be used for analysis of the project's effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that the project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs;
7. Determine whether a previously prepared EIR could be used with the project.

This IS evaluates the potential for the proposed project to result in environmental impacts and evaluates the significance of those impacts. The information in this IS will be used by Merced County to determine if a (Mitigated) Negative Declaration or an EIR is the appropriate level of CEQA documentation for the proposed project. This IS will also serve as a basis for soliciting comments and input from members of the public and public agencies.

2.2 - Checklist and Evaluation of Environmental Impacts

The Environmental Checklist in this Initial Study is consistent with the CEQA Environmental Checklist Form included as Appendix G of the CEQA Guidelines. A description of the environmental setting and an explanation for all checklist responses is included.

2.3 - Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

1. AESTHETICS

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3

The proposed project is located in Merced County, known for its panoramic views of the Coast Range to the west and the Sierra Nevada to the east, mixed with open orchard lands and field crop areas, and seasonal contrasts of flourishing hillsides and wetlands. According to the 2030 Merced County General Plan, scenic vistas include the Coastal and Sierra Nevada mountain ranges, the Los Banos, Merced, San Joaquin, and Bear Creek river corridors. Portions of State Route 152 (SR-152) and Interstate 5 (I-5) are designated as scenic highways. The proposed mini-storage facility is not located in or near any scenic vistas or routes.

The project site is located in a flat, transitional industrial-agricultural setting. Land uses in the immediate vicinity of the project site (within 0.25 miles) include an orchard, vacant land, warehousing, and Highway 99.

a-b. No Impact. As discussed above, the project site is not near any designated scenic vistas and is substantially flat. Therefore, the proposed project would have no impact on scenic resources such as rock outcroppings, trees, or historic buildings within view from a scenic highway or vista.

c. Less Than Significant Impact. The project site is located on an approximately 5.7-acre portion of an approximately 11.4-acre parcel. The project site is vacant. The remaining 5.7-acre portion of the parcel contains a construction staging area is developed with several small buildings associated with it. Views in the project area largely consist of vacant land, orchards, other light industrial uses, and Highway 99. Implementation of the proposed project would not substantially degrade the

existing visual character or quality of public views of the site or its surroundings, because of similar uses in the immediate vicinity. The proposed project's impact is less than significant in this regard.

- d.* **Less Than Significant Impact.** Any lighting proposed with the project would be required to meet the requirements of MCZC Section 18.41.060, which requires the use of directional lighting and minimization of glare and reflections. Since similar lighting from other land uses already exist in the project vicinity, the project's contribution to existing sources of light would be minimal and impacts to existing nighttime views would be less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 4
a.	No Impact. Based on a review the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP), the project site is designated “Urban and Built-Up Land”; therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance				
b.	No Impact. The project site is zoned M-2 (General Manufacturing) and is not eligible for or not under an active Williamson Act Contract; therefore, there is no potential for conflict with existing zoning for agricultural use or a Williamson Act contract.				
c-d.	No Impact. The project site is zoned M-2 (General Manufacturing), and has been disturbed by industrial and commercial operations; therefore, there is no potential for conflict with existing zoning for, or cause rezoning of, forest land, timberland, and timberland zoned Timberland Production. In addition, there would be no potential for the loss of forest land or timberland would result from project implementation.				

- e.* **Less than Significant.** The proposed project would not involve changes in the existing environment that could result in the conversion of existing agricultural or forest land. The offsite infrastructure needed to serve the project site would not require the expansion of any infrastructure or roadways that could lead to the indirect conversion of agricultural or forest lands. Therefore, the proposed project would not result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest uses.

3. AIR QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 21
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 6, 7
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 7
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3

Ambient air quality is described in terms of compliance with state and national standards, and the levels of air pollutant concentrations considered safe to protect public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. The U.S. EPA, the federal agency that administers the Federal Clean Air Act (CAA) of 1970, has established national ambient air quality standards (NAAQs) for seven air pollution constituents. As permitted by the CAA, California has adopted more stringent state ambient air quality standards (SAAQs), and expanded the number of air constituents regulated.

Merced County is located in the San Joaquin Valley Air Basin (SJVAB). Under both the federal and state CAAs, the San Joaquin Valley Air Pollution Control District (SJVAPCD) regulates air quality in Merced County. The SJVAPCD has jurisdiction over all point and area sources of air emissions except for mobile sources (such as motor vehicles), consumer products, and pesticides. Furthermore, the SJVAPCD implements air quality management strategies and enforces its Rules and Regulations to improve the health and air quality for residents living in the SJVAB. The SJVAPCD and the California Air Resources Board (CARB) have joint responsibility for attaining and maintaining the NAAQs and SAAQs in the SJVAB.

ENVIRONMENTAL SETTING

Air Quality Assessment

The SJVAPCD’s *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI) indicates that an impact resulting from construction activities would be considered significant if feasible construction control measures identified in the SJVAPCD’s CEQA Guidelines and applicable Rules and Regulations were not followed. Furthermore, the CEQA Guidelines Initial Study Land Use and Planning checklist states that conflicts with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect should be considered

during a project's environmental review. The GAMAQI has established thresholds for certain criteria pollutants to determine whether a project would have a significant air quality impact.

The proposed project would construct a new mini-storage facility comprised of ten (10) buildings totaling 52,600 square feet in area. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading, hauling, and other activities. Emissions from construction equipment are also anticipated and would include CO, nitrous oxides (NO_x), reactive organic gases (ROG), directly emitted particulate matter (PM_{2.5} and PM₁₀), and toxic air contaminants (TACs) such as diesel exhaust particulate matter.

Site preparation and project construction would include the following tasks: site preparation, minimal grading, building construction, paving, and architectural coatings. Construction-related effects on air quality from the proposed project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site.

Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets and Highway 99, which could be an additional source of airborne dust after it dries. PM₁₀ emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM₁₀ emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. The SJVAPCD has established Regulation VIII measures for reducing fugitive dust emissions (PM₁₀). With the implementation of Regulation VIII measures, fugitive dust emissions from construction activities would not result in adverse air quality impacts.

Emission estimates for operation of the project were calculated using the California Emissions Estimator Model (CalEEMod), a tool made available by the California Air Pollution Control Officers Association. The primary emissions associated with the project are regional in nature, meaning that air pollutants are rapidly dispersed on release or, in the case of vehicle emissions associated with the project, emissions are released in other areas of the SJVAB. For all pollutants for which Merced County is in not in attainment status (ROG, NO_x, CO, PM₁₀, and PM_{2.5}), neither construction nor operational emissions would exceed thresholds set by SJVAPCD for determining significance of impacts.

a. Less Than Significant Impact. The proposed project is consistent with the Industrial Reserve land use designation of the site set forth by the 2030 Merced County General Plan. Therefore, the proposed project would be consistent with the land use assumptions used by the SJVAPCD in drafting their air quality attainment plans.

While criteria pollutant emissions for the proposed project are not expected to exceed thresholds set by the SJVAPCD based on project size and operations, the proposed project may be subject to the following District Rules and Regulations, which is neither an exhaustive nor exclusive list: Regulation VIII (Fugitive Dust PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

Prior to the issuance of a building permit from Merced County, the project applicant must contact the SJVAPCD's Small Business Assistance Office to identify applicable SJVAPCD Rules and Regulations, and to determine if an Authority to Construct is required. The project applicant will be required to comply with applicable SJVAPCD Rules and Regulations as noted.

Compliance with applicable SJVAPCD Rules and Regulations would ensure the proposed project would not conflict with or obstruct implementation of any SJVAB attainment plan or other applicable air quality plan. Therefore, a less than significant impact on any applicable air quality plan would result from project implementation.

- b. Less Than Significant Impact.** Implementation of the proposed project would result in construction and operational emissions, including ROG, CO, SO₂, NO_x, and fugitive dust. Construction emissions would be due to site clearing, grading, excavation, building, and paving activities. Operation emissions would consist of heavy truck trips associated with transporting fuel and goods. Based on the Small Project Analysis Level (SPAL) guidelines provided by SJVAPCD, it would not exceed the SJVAPCD's emission thresholds for criteria pollutants during construction or operation. The proposed use would be considered "Unrefrigerated Warehouse – No Rail" using these guidelines. SPAL states that projects of this use that involve the construction of less than 190,000 square feet of structures do not exceed the minimum threshold for criteria pollutants.

Although the proposed project would not exceed SJVAPCD significance thresholds, the applicant would still be required to comply with Regulation VIII and all applicable SJVAPCD Rules and Regulations. A summary of control measures for construction and other earthmoving activities that would generate fugitive dust are included in Regulation VIII. Compliance with Regulation VIII would ensure that the proposed construction-related emissions are reduced, and would not exceed SJVAPCD significance criteria.

Because project construction and operation emissions of criteria pollutants are not expected to exceed SJVAPCD significance thresholds, and the proposed project would comply with applicable SJVAPCD Rules and Regulations, the project would not emit air pollutants that would violate any air quality standard or contribute to an existing air quality violation, or result in a cumulatively considerable net increase in any criteria pollutant. A less than significant impact would result, and no mitigation would be necessary.

- c. Less Than Significant Impact.** The nearest existing residential structure that would be considered a sensitive receptor is approximately 1,000 feet northeast of the project site across Highway 99. Construction equipment generates diesel particulate matter (DPM), identified as a carcinogen by the CARB. The State of California has determined that DPM from diesel-fueled engines poses a chronic health risk with chronic inhalation exposure.

Because of the relatively small project size, short duration of construction activities with potential to generate toxic air emissions, and the relatively distant location of nearby sensitive receptors, it is highly unlikely that construction or operation of the proposed project would pose a toxic risk to any nearby sensitive receptors.

- d. Less Than Significant Impact.** During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed uses are not anticipated to emit any objectionable odors. Therefore, the proposed

project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 8, 9
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 8, 9
c) Have a substantial adverse effect on federally protected wetlands, (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 8, 9
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

a-b. Less Than Significant Impact. The project site is highly disturbed from current previous industrial and commercial use, and is in close proximity to existing similar uses and to a highway.

Per the California Department of Fish and Wildlife’s Threatened and Endangered Species Listing and the California Natural Diversity Database (CNDDDB), no special status species are presumed extant in the area.

c. No Impact. There are no federally-protected wetlands in the vicinity of the project site.

- d.* **Less Than Significant Impact.** The proposed development of the project site would not block or otherwise significantly impede the movement of any special status species.

- e-f.* **No Impact.** The site of the proposed project is already highly disturbed from commercial and industrial operations, and project implementation would not conflict with any local policies or ordinances protecting biological resources, nor would it conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed project would have no impact in this regard.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 11
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 11
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2

A cultural resources survey and assessment of Merced County was completed for the adopted 2030 Merced County General Plan meeting Section 15064.5 of the CEQA Guidelines. A detailed description of archival research and field survey methods can be found in the 2030 Merced County General Plan Background Report.

- a-b. Less Than Significant Impact.** No recorded significant historical or archaeological resources are located on the property, and given the previously disturbed nature of the site from current and past agricultural and commercial use, the project would have a less than significant impact on historical or archaeological resources. However, should historical or archaeological resources be found during project construction, the project would be subject to the conditions detailed in Merced County Planning Commission Resolution No. 20-001 pertaining to the discovery of cultural resources.
- c. Less Than Significant Impact.** No known human remains have been previously discovered on-site. Therefore, no impact is expected. However, in the event that human remains or unrecorded resources could be exposed during construction activities, Section 7050.5 of the California Health and Safety Code will be implemented. Section 7050.5 requires that all construction and excavation be stopped until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

6. ENERGY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

- a. Less Than Significant Impact.** The project proposal does not involve any development that would result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The proposed project would construct a new mini-storage facility comprised of ten (10) buildings totaling 52,600 square feet in area. The proposed project will be required to comply with the California Green Building Standards Code, Title 24 of the California Energy Code, and SJVAPCD’s Rules and Regulations. In complying with the aforementioned regulations, the proposed project is expected to have a less than significant impact on energy resources during project construction and operation.
- b. No Impact.** The proposed project would not conflict with any state or local plans for renewable or energy efficiency. The proposed project would therefore have no impact in this regard.

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 12
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 12, 13
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 13
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 13
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

a.i. No Impact. The nearest known faults to Merced County are: The San Andreas Fault approximately 15 miles west of the western border of the County, the Hayward, Greenville, and Calaveras Faults to the northwest, and the Bear Mountain Fault Zone about five miles east of and parallel to the eastern border of the County. Because there are no known faults that lie within Merced County that would affect the project site, no impacts related to the rupture of a known earthquake fault are expected.

- a.ii. Less Than Significant Impact.** The aforementioned faults have been and will continue to be the principal sources of seismic activity affecting Merced County. There are no records of seismic activity originating from Merced County, but there has been documented shaking from earthquake centers outside the County. Only the 1906 earthquake caused major damage in the west side of the County in the Los Banos area, with minor structural damage occurring throughout the County on other occasions. Based on the very limited fault activity in Merced County and the limited external fault impacts that may impact the County, the impact of strong seismic ground shaking would be less than significant on the proposed project.
- a.iii. Less Than Significant Impact.** According to the 2030 Merced County General Plan, no specific liquefaction hazard areas have been identified in the County. This potential is recognized throughout the San Joaquin Valley where unconsolidated sediments and a high water table coincide. Soils in the north section of the County have a low potential for liquefaction because the groundwater table is low. Liquefaction is caused when soils subjected to ground shaking lose strength due to increased water pressure. In compliance with Section 1803 of the California Building Code, the applicant must submit a soils report prepared by a licensed soils engineer that addresses soil liquefaction. Implementation of actions identified in the soils report would ensure the proposed project would have a less than significant impact as it relates seismic-related ground failure.
- a.iv. No Impact.** The project site is not expected to be subject to landslides. The project site and surrounding land are substantially flat with no substantial slopes nearby. Therefore, the proposed project would not result in impacts that would create landslides.
- b. Less Than Significant Impact.** The project site has been previously cleared and graded for construction activities. While implementation of the proposed project could result in temporary soil erosion and the loss of top soil due to more intensive construction activities, the location where the proposed mini-storage facility would be constructed is substantially flat from previous grading, and minimal modification to the site's existing topography or ground surface relief would be required.
- c. Less Than Significant Impact.** Soils in the project area are typically categorized as clayey. The project site is Landlow silty clay loam in the north and Yokut clay loam in the south per USDA soil mapping (NRCS). The surrounding areas are largely the same or similarly clayey soil types, with Yokut clay loam comprising the vast majority of soil in the area. This soil presents few building limitations, with any limitations being minimized by project design. In compliance with the California Building Code, a soils report must be prepared by a licensed soils engineer for any new construction.

According to the 2030 General Plan, the project site has not been identified as an area with subsidence. Subsidence is the settling or sinking of part of the earth's crust. Merced County is most affected by subsidence caused by hydro-compaction from groundwater withdrawal and earthquakes. Since the project site is not within a designated subsidence area, there is no anticipated threat from damage caused by subsidence.

The Merced County Division of Buildings and Safety requires a soils report for all engineered structures. Pursuant to the California Building Code Section 1803 – Geotechnical Investigations,

should a Preliminary Soils Report indicate the presence of soil problems which, if not corrected, would lead to structural defects, a Soil Investigation will be required, which will recommend corrective action. In light of these factors, potential impacts from landslides, lateral spreading, subsidence, or unstable soils would be less than significant, and no mitigation would be necessary.

- d.* **Less Than Significant Impact.** Expansive soils are soils that expand when water is added, and shrink when they dry out. Soil in the project area is characterized as Landlow silty clay loam and Yokohl clay loam, which have some building limitations due to moderate shrink-swell potential (NRCS Web Soil Survey). California Building Code requires a soils report for most non-residential structures within Merced County. Pursuant to the California Building Code Section 1803 – Geotechnical Investigations, should a Preliminary Soils Report indicate the presence of soil problems which, if not corrected, would lead to structural defects, a Soil Investigation will be required, which will recommend corrective action. Compliance with California Building Code requirements would reduce risks on the project site from shrink-swell potential to levels considered acceptable for the State, and risks from expansive soils would be considered less than significant.
- e.* **No Impact.** The proposed project would use municipal sewerage from the City of Merced. No septic systems are proposed.
- f.* **No Impact.** The project site has already been disturbed by previous industrial and commercial operations and there are no known paleontological resources, sites, or unique geologic features on the site. No impact is anticipated.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 14
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 5

a. Less Than Significant Impact. Greenhouse gas emissions would result from both construction and operation of the proposed project. Construction activities associated with the proposed project would result in short-term and temporary carbon dioxide emissions. Other greenhouse gas emissions may result during construction depending on type of construction equipment used. The SJVAPCD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. According to the GAMAQI, the project size (47,500 square feet) is substantially below the SJVAPCD's screening level (190,000 square feet of unrefrigerated warehouses—no rail land use) for projects expected to emit a substantial amount of criteria pollutants. Based on these numbers, the project is thereby excluded from a quantitative air quality analysis (SJVAPCD 2002). Similarly, the proposed project would make a relatively small contribution to GHG emissions. Therefore, GHG emissions were not quantified. Because of the low levels of GHG emissions, the proposed project would not be expected to make a substantial contribution of GHG emissions, and a less than significant impact would result.

b. Less Than Significant Impact. Merced County has not adopted a Climate Action Plan or any greenhouse gas reduction measure other than enforcing the provisions of the California Green Building Code and Title 24 of the California Energy Code. Because transportation is the largest sector of greenhouse gas emissions in California, many reduction strategies and applicable transportation and land use plans focus on reducing travel and making transportation more efficient in order to reduce greenhouse gas emissions. In light of the aforementioned factors, the impact on any greenhouse gas plan, policy, or regulation, including those adopted by the CARB and the SJVAPCD, would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 15
e) For a project located within an airport land use plan area, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

a-b. Less Than Significant Impact. Construction activities for the proposed project would involve the use, storage, transport, and disposal of oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials. Construction and operational activities must be in compliance with California Occupational Safety and Health Administration (OSHA) regulations. Compliance with OSHA regulations would reduce the risk of hazards related to the routine transport, use, or disposal of hazardous materials to a less than significant level during project construction.

No Hazardous materials would be stored on-site during operation.

c. No Impact. No schools are located within 0.25 miles of the project site. The closest school is Golden Valley High School, located approximately 0.47 miles north-northeast of the project site.

Based on the nature of the project and the distance from schools, it is reasonable to conclude that the project would not result in hazardous emissions or handle hazardous or acutely hazardous materials or substances that would have the potential to affect the nearby schools. Impacts are anticipated to be Less than Significant.

- d.* **No Impact.** The California Department of Toxic Substances Control (DTSC) maintains a Hazardous Waste and Substances Sites List (Cortese List). The Cortese List tracks “Calsites,” which are mitigation or brownfield sites subject to Annual Work plans. The project site is not included in the DTSC Cortese List. In addition, a Hazardous Waste and Substance Statement on file with the Merced County Community and Economic Development Department indicates that the site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. Therefore, no impact would result from project implementation.
- e.* **No Impact.** The project site is located approximately 3.33 miles east of Merced Regional Airport and is not within any adopted airport land use plan or within an airport compatibility zone. The proposed project would have no impact on an airport land use plan area, and the project would not result in a safety hazard or excessive noise for people residing or working in the project area.
- f.* **Less Than Significant Impact.** The proposed project does not include any modification of existing area roadways or intersections, and the project would not add significant amounts of traffic that would interfere with emergency response or evacuation. Therefore, the proposed project would result in a less than significant impact, and no mitigation would be necessary.
- g.* **Less Than Significant Impact.** The project site is bordered by an orchard, other industrial uses, and vacant land. There are no wildlands, as defined in the 2030 Merced County General Plan, adjacent to the project site. According to the 2030 General Plan, the project site is located in a Local Response Area that is serviced by Merced County Fire Department and in which Fire Hazards are reduced because of fire prevention measures. Therefore, the project would not expose people or structures to significant risks associated with wildland fire, and a less than significant impact would result.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 16
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
iii) contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2

- a. **Less Than Significant Impact.** The proposed project is not expected to violate any water quality standards or waste discharge requirements, or substantially degrade water quality. The majority of the project site has been previously graded and leveled, and no major grading or earth-moving activities would occur. However, because the proposed project would disturb more than one acre, the applicant would be required to obtain a General Construction Activity Storm Water Permit from the SWRCB for storm water discharges associated with construction activities, which would require the implementation of a SWPPP. The SWPPP must contain BMPs to reduce soil erosion and protect storm water runoff.

Because the project is proposing more than 5,000 square feet of new impervious surface, the applicant must also comply with the County's MS4 Storm Water Permit by implementing site design, source control, runoff reduction and storm water treatment. This is enforced by the Merced County Department of Public Works, Roads Division. In complying with the aforementioned regulations and requirements, the proposed project would not violate any water quality standards or waste discharge requirements during construction or operation, and a less than significant impact on surface and ground water quality would result.

- b. Less Than Significant Impact.** Water usage for the proposed project will not increase substantially. The facility will use water for a restroom provided for the expected one employee on-site, which will be provided via a new domestic well. The proposed structures and associated paved areas would increase impermeable surface area on-site by approximately 78,000 square feet. This amount of impermeable surface area would not substantially interfere with groundwater recharge, as water is directed to a retention basin area (see *Figure 3.1*), with water that does not reach this basin being allowed to flow into storm drains arranged on the paved areas between the storage buildings. Because the project would not substantially deplete groundwater supplies through extraction, and because the project proposes a design that would allow storm water would percolate into the groundwater system, the impact of the proposed project on groundwater would be less than significant.
- c.i-iii. Less Than Significant Impact.** The project proposes to create approximately 78,000 square feet of impervious surface. During project construction, erosion and siltation of on-site soils could result. Projects which disturb more than one acre of soil are required to obtain a General Construction Activity Stormwater Permit from the SWRCB, which would require implementation of a Storm Water Pollution Prevention Plan (SWPPP). Obtaining a General Construction Activity Stormwater Permit for the proposed project would reduce flooding, runoff, erosion and siltation to a less than significant level, and no mitigation would be necessary.
- c.iv. Less Than Significant Impact.** The project area is located in an identified AO flood area, and can be expected to experience up to 1 foot of flooding from nearby creek overflows in a 100-year storm event.
- d. Less Than Significant Impact.** The proposed project is located in a 100-year flood zone. However, no hazardous materials would be stored on-site. It is foreseeable that users could store dangerous materials regardless, but doing so would be prohibited. Therefore, there would be no risk of pollutants being released due to project inundation, and a less than significant impact would result.
- e. Less Than Significant Impact.** Considering the relatively small project size and less than significant impact on water resources, the proposed mini-storage facility would not conflict with or obstruct the implementation of any applicable water quality control plan or sustainable groundwater management plan. A less than significant impact would result.

11. LAND USE AND PLANNING

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3
a.	No Impact. The project vicinity consists vacant land and other industrial uses as well as an orchard to the west. Because the project is located south of City of Merced city limits within a designated City Planning Area, the proposed project would not divide an established community, and no impact would result from project implementation.				
b.	No Impact. The proposed project does not conflict with any land use plan, policy, or regulation adopted to avoid or mitigate environmental effects.				

12. MINERAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 17
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17

a-b. No Impact. Sand and gravel are the most valuable mineral resources in Merced County. The project site is not located within any sand and gravel resource identified in the Natural Resources Element of the 2030 Merced County General Plan or the State Mineral Resources Map. Furthermore, no mineral extraction activities exist on the project site, and mineral extraction is not included in project designs. No impact on mineral resources would result.

13. NOISE

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2

Potential noise impacts of the project can be categorized as those resulting from construction activities and those resulting from operational activities. Development of the proposed project would increase noise levels temporarily during construction. Insignificant operational noise associated with the mini-storage facility would result throughout the lifetime of the project.

Some land uses are considered more sensitive to noise than other uses. Generally, sensitive land uses can include residences, schools, nursing homes, hospitals, and some public facilities such as libraries. Sensitive land uses may also include areas that contain threatened or endangered biological species known to be sensitive to noise.

a-b. Less Than Significant Impact.

Construction Noise

Construction of the proposed mini-storage facility would temporarily increase ambient noise levels in the project vicinity during the construction period. Construction is expected to begin shortly following project and building permit approval, and would last for approximately eight (8) months. Construction activities, including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. No construction activities would occur that would generate excessive groundborne vibration.

Still, construction activities could result in various effects on sensitive receptors, depending on the presence of intervening barriers or other insulating materials. MCZC Section 18.40.050 only allows construction activities to occur during weekdays between 7:00 a.m. and 6:00 p.m. Construction activities outside of these hours are prohibited. These hours are so defined because they include a period of time where noise sensitivity is at its lowest.

Because construction activity associated with the proposed project would occur between the hours of 7:00 am and 6:00 pm in compliance with MCZC Section 18.40.050, impacts from construction noise would be less than significant, and no mitigation would be necessary.

Operational Noise

Upon completion of project construction, operation of mini-storage facility would be unsubstantial. Noise in the area from other industrial uses and the adjacent highway is already present. In addition, noise produced would not be located near sensitive receptors. In light of these factors, the proposed project would have a less than significant impact on permanent ambient noise levels.

- c. No Impact.** The project is not located within an airport land use plan area or in the vicinity of a public or private airstrip. The project site is located approximately 3.33 miles east of the closest airport, Merced Regional Airport, and is beyond the boundary of any Airport Plan. Therefore, implementation of the proposed project would neither impact an airstrip nor be affected by an airstrip. No further evaluation is required, and the project would have no impact in this respect.

14. POPULATION AND HOUSING

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

a-b. No Impact. The construction and operation of the proposed mini-storage facility would not result in any increase in local residents, as the jobs that would be provided by the project would be filled with local residents. In addition, there are no off-site improvements associated with the project that would result in unplanned population growth. Therefore, implementation of the proposed project would not result in any project-level impacts related to substantial unplanned population growth during the short-term construction phase of the project or during long-term project operation. No dwelling units are located on the project site, nor within the vicinity. Implementation of the proposed project would not displace any existing people.

15. PUBLIC SERVICES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of: which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2

a. Less Than Significant Impact. The Merced County Fire Department provides fire suppression and recovery, fire law and code enforcement services for the project area. The Merced County Fire Department Station 81, located at 35 Martin Luther King Jr. Way in the City of Merced, approximately 2.0 miles northwest of the project site, serves the project area. Response times to the project average at under 5 minutes. The storage facilities would be constructed in compliance with local and state fire codes and be used to store personal items. On-site fire protection infrastructure will include a water storage tank and an associated pump. As such, an increase in demand for fire services is not expected to result, calls for service would cause only temporary effects, and the proposed project would not result in a notable increase in fire risk and service demand for the area. Project implementation would have a less than significant impact on fire protection.

b. Less Than Significant Impact. Law enforcement services for the project area are provided by the Merced County Sheriff’s Department. The nearest Sheriff’s Community Law Enforcement Office is located at 700 W. 22nd Street in the City of Merced, approximately 2.50 miles northwest of the project site. Although the type of use proposed does not specifically create an environment generally associated with unlawful activities requiring law enforcement services, the project could have an effect on local sheriff protection services in the event that such services would be required. This effect would be minor and temporary in nature, and impacts concerning law enforcement are less than significant for the proposed project.

c. No Impact. The proposed project is located within the boundaries of the Merced Unified School District; however, the project would not construct any new housing which would have the potential to create demand for more school facilities.

- d.* **Less Than Significant Impact.** No new homes are proposed for the project, and few new employees (only up to one at a time) will be required. Therefore, completion of the project would not result in the physical altering of parks, nor would it cause the construction of new parks. No impact on parks would result from project implementation.

- e.* **Less Than Significant Impact.** Merced Mercy Medical Center, located at 333 Mercy Ave, in the Merced area, is the closest hospital and is approximately 4.11 miles north of the project site. Few jobs are expected to be created as a result of this project, so a less than significant increase in usage of medical services will result.

16. RECREATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
Would the project:					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
a.	<p>No Impact. The proposed project would involve the construction and operation of a mini-storage facility, which is not expected to generate a demand for parkland usage. The closest recreational facility is McNamara Park, located approximately 2.05 miles northwest of the project site in the City of Merced. This facility and other parks in the City is available to serve any recreational needs of the employees. No change in the usage of recreational facilities is likely to result from project implementation, as the number of required employees is small. Therefore, no project-level impacts to neighborhood or regional parks would result from project implementation.</p>				
b.	<p>No Impact. The proposed project does not include a recreational component. In addition, because the project does not propose any residential development, parkland dedication or in-lieu fees in conformance with the Quimby Act are not required. Therefore, because the project does not propose recreational facilities or require construction or expansion of recreational facilities, no project-level impacts related to recreation facilities would result.</p>				

17. TRANSPORTATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 18
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3

- a. Less Than Significant Impact.** The proposed project would not conflict with a program plan, ordinance or policy addressing the circulation system. There are no current or anticipated transit, roadway, bicycle or pedestrian facilities on the property where the project is proposed (Regional Transportation Plan). In light of these factors, the proposed project would have a less than significant impact with respect to plans, ordinances or policies addressing the circulation system.
- b. Less Than Significant Impact.** The project site is accessed via Gerard Avenue off of Highway 99. As recommended in the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, retail land uses with an area less than 50,000 square feet may be considered as local-serving and may be presumed to create a less than significant VMT impact. Since the total square footage of the proposed project is less than 50,000 square feet, and the project is closer to this category than others provided by the Technical Advisory, the project may be presumed to create a less than significant VMT impact and may be screened from a VMT analysis. Project implementation would have a less than significant impact on transportation circulation, and the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).
- c. Less Than Significant Impact.** Vehicular access will be provided by three (3) driveways: two (2) 25-foot driveways (one for ingress, the other for egress), and a large 34.5-foot driveway, all fronting onto Gerard Ave. The 34.5-foot driveway currently exists as a smaller driveway that would be expanded, and the 25-foot driveways would be constructed. The project does not propose any incompatible uses or large equipment that would substantially increase hazards. The proposed project would not substantially increase hazards due to geometric design features or incompatible uses, and a less than significant impact would result.
- d. Less Than Significant Impact.** According to the 2030 Merced County General Plan, freeways and major county roads would be used as primary evacuation routes. The proposed project will

require an encroachment permit for the proposed driveway, but this will not realistically impact the road in a significant way. There may be some temporary blockage on Gerard Avenue as part of the construction process. The Merced County Fire Department maintains standards for adequate emergency access to the project site, and project approval would be subject to site plan review by the Merced County Fire Department. Compliance with County emergency access standards would ensure that there is adequate emergency access to the proposed mini-storage facility, and the proposed project would have a less than significant impact on emergency access.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 11

a.i. No Impact. The project site is not located in an area that is listed or eligible for listing in the California Register of Historical Resources, nor is the project site located in a local register of historical resources. As a result, the project would have no impact on identified historical resources.

a.ii. No Impact. The project site has already been disturbed by agricultural uses in the 20th Century and then later commercial/industrial uses in the 21st, and no tribal cultural resources have been found at the site. The 2030 Merced County General Plan, per Section 21074 of the Public Resources Code, does not identify any sacred place or object with cultural value to a California Native American tribe in the vicinity of the project site. Therefore, no impact is anticipated. However, should cultural resources be found during project construction, the project would be subject to the conditions detailed in Merced County Planning Commission Resolution No. 20-001 pertaining to the discovery of cultural resources.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3
e) Comply with federal, state and local management and reduction statutes related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
<p>a. Less Than Significant Impact. Project implementation would not result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities. The project proposes more than 5,000 square feet of new impervious surface, and as a result, the project applicant must comply with the County's MS4 Storm Water Permit for building a storm water drainage mechanism, using the large open area of the primary project site as a leach field and drainage basin. The Merced County Department of Public Works, Roads Division enforces the requirements for Storm Water Permits and will review the site plan for the proposed project, which will ensure storm water drainage will have a less than significant environmental impact.</p> <p>b. Less Than Significant Impact. A new domestic well is proposed to supply the operational uses. The proposed project would not cause a significant increase in the amount of water needed, with only a single small office building for one employee requiring water. A less than significant impact on water supplies would result.</p> <p>c. Less than Significant Impact. Stormwater from the project site that does not reach the drainage basin would enter proposed manholes with connection to the City of Merced sewerage. Wastewater</p>					

generated by the site would be minimal, with only a restroom for the single on-site employee. The effects on wastewater service would thus be less than significant.

- d.* **Less Than Significant Impact.** The amount of solid waste generated by the proposed project would not exceed any State or local standards, nor would it be in excess of the capacity of local infrastructure. In addition, the proposed project would not otherwise impair the attainment of solid waste reduction goals. Operation of the proposed project would only produce minimal amounts of solid waste, which would be collected and taken off-site to be collected by Waste Management. In light of the aforementioned factors, the project would have a less than significant impact on local infrastructure related to solid waste.
- e.* **Less Than Significant Impact.** The proposed project would comply with federal, state and local management and reduction statutes related to solid waste. A less than significant impact on management and reduction statutes related to solid waste would result from project implementation.

20. WILDFIRE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19

a-d. No Impact. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. Based on the project’s location, the project would have no impact on an identified state responsibility area or very high fire hazard severity zone.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reference(s)
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 20
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

a. **Less Than Significant Impact.** As discussed in Section 2.3.4 (Biological Resources) of this document, the proposed mini-storage facility project would have a less than significant impact on special status species, habitat, or wildlife dispersal and migration. Furthermore, the proposed project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant or animal communities. Therefore, the proposed project would not result in a Mandatory Findings of Significance related to impacts on Biological Resources.

As discussed in Section 2.3.5 (Cultural Resources) of this document, the proposed project would have a less than significant impact on historical, archaeological, or paleontological resources, and thus, would not eliminate any important examples of California history or prehistory. Therefore, the proposed project would not result in a Mandatory Finding of Significance related to impacts on Cultural Resources.

As explained and thoroughly analyzed throughout this Initial Study document, implementation of the proposed project would have a less than significant impact on the environment. As a result, the proposed project would not result in a Mandatory Findings of Significance related to the quality of the environment.

- b. Less Than Significant Impact.** Implementation of the proposed project would result in the construction and operation of a mini-storage facility. While the proposed project could contribute to cumulative impacts associated with increased development in Merced County and in the greater San Joaquin Valley, these cumulative impacts have previously been evaluated and considered in the 2030 Merced County General Plan and the 2030 Merced County General Plan Background Report. The 2030 Merced County General Plan EIR evaluated the impacts of implementing the 2030 General Plan, and in doing so, included potential cumulative impacts of development in Merced County. Pursuant to Section 15150 of the CEQA Guidelines, the 2030 Merced County General Plan EIR is hereby incorporated by reference into this Initial Study document.


In addition, in complying with applicable local, state, and federal regulations, the proposed project would not have significant cumulatively considerable impacts. In light of these factors, the proposed project would not result in a Mandatory Finding of Significance related to cumulative impacts.

- c. Less Than Significant Impact.** As discussed in Sections 2.3.1 (Aesthetics), 2.3.3 (Air Quality), 2.3.7 (Geology and Soils), 2.3.8 (Greenhouse Gas Emissions), 2.3.9 (Hazards and Hazardous Materials), 2.3.10 (Hydrology and Water Quality), 2.3.11 (Land Use and Planning), 2.3.13 (Noise), 2.3.14 (Population and Housing), 2.3.15 (Public Services), 2.3.16 (Recreation), 2.3.17 (Transportation), 2.3.19 (Utilities and Service Systems), and 2.3.20 (Wildfire) of this document, compliance with local, state, and federal regulations would pre-empt potential significant adverse effects on humans. Therefore, the proposed project would not result in a Mandatory Finding of Significance related to environmental effects that could cause substantial adverse effects on humans.

SECTION 3: ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:  _____ Date: 03/10/2023 _____

Printed Name: Cameron Christie
Title: Planner I

Community and Economic Development Department
Merced County

SECTION 4: REFERENCES

1. 2030 Merced County General Plan.
2. 2030 Merced County General Plan Background Report.
3. Merced County Zoning Code Code.
4. California Department of Conservation – Farmland Mapping and Monitoring Program (FMMP), 2016.
5. San Joaquin Valley Air Pollution Control District – Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), March 19, 2015.
6. San Joaquin Valley Air Pollution Control District – Small Project Analysis Level (SPAL), June 2012.
7. Sharla Yang, San Joaquin Valley Air Pollution Control District Air Quality Specialist, Personal Communication, April 2019 through May 2019.
8. California Department of Fish and Wildlife – Threatened and Endangered Species Listing, August 2018.
9. California Department of Fish and Wildlife – California Natural Diversity Database (CNDDDB).
10. U.S. Fish & Wildlife Service – National Wetlands Inventory.
11. Merced County Planning Commission Resolution No. 20-001.
12. California Building Code.
13. Natural Resources Conservation Service (NRCS) – Web Soil Survey.
14. A&L Western Agricultural Laboratories – Organic Fertilizer Report, Provided by Applicant.
15. Department of Toxic Substances Control (DTSC) – Cortese List.
16. State Water Resources Control Board (SWRCB) – Storm Water Program.
17. California Department of Conservation – State Mineral Resources Map.
18. Merced County Association of Governments – 2018 Regional Transportation Plan.
19. CAL FIRE – State Responsibility Area Map.

20. 2030 Merced County General Plan EIR

APPENDIX A – CALEEMOD ANALYSIS

CONSTRUCTION EMISSIONS

Emissions by Calculation Type

Year	Calculation Type	TOG	ROG	NOx	CO	SO ₂	PM10E	PM2.5E	PM10D	PM2.5D	BCO ₂	CO ₂	CH ₄	N ₂ O	HFC	R	CO ₂ e
2023	Daily - Summer (Max)	2.189	1.844	17.58	17.04	0.023	0.833	0.767	0.207	0.051		2,543	0.104	0.051	0.001	1.344	2,553
2023	Daily - Winter (Max)	1.571	1.319	10.24	11.46	0.021	0.412	0.380	0.207	0.051		2,169	0.087	0.052	< 0.0005	0.035	2,187
2024	Daily - Winter (Max)	1.487	22.18	9.845	11.27	0.021	0.374	0.344	0.207	0.051		2,162	0.086	0.052	< 0.0005	0.033	2,179
2023	Annual (lb)	294.4	247.4	1,933	2,158	3.900	78.61	72.37	NaN	NaN		404,516	15.99	9.314	0.074	105.8	407,797
2024	Annual (lb)	39.86	NaN	262.4	320.1	0.543	10.39	9.560	5.451	1.323		57,457	2.312	1.203	0.010	14.17	57,887
2023	Average Daily	0.807	0.678	5.295	5.914	0.011	0.215	0.198	NaN	NaN		1,108	0.044	0.026	< 0.0005	0.290	1,117
2024	Average Daily	0.109	NaN	0.719	0.877	0.001	0.028	0.026	0.015	0.004		157.4	0.006	0.003	< 0.0005	0.039	158.6

OPERATIONAL EMISSIONS

Emissions by Calculation Type

Year	Calculation Type	TOG	ROG	NOx	CO	SO ₂	PM10E	PM2.5E	PM10D	PM2.5D	BCO ₂	CO ₂	CH ₄	N ₂ O	HFC	R	CO ₂ e
2024	Daily - Summer (Max)	0.474	1.517	0.112	2.298	0.001	0.007	0.008	0.000	0.000	0.256	541.4	0.070	0.006	0.000	0.000	545.3
2024	Daily - Winter (Max)	0.094	1.165	0.099	0.313	< 0.0005	0.005	0.005	0.000	0.000	0.256	533.1	0.071	0.007	0.000	0.000	537.1
2024	Annual (lb)	100.9	486.7	38.41	469.6	0.173	2.164	2.323	0.000	0.000	93.51	196,077	25.64	2.373	0.000	0.000	197,518
2024	Average Daily	0.276	1.333	0.105	1.287	< 0.0005	0.006	0.006	0.000	0.000	0.256	537.2	0.070	0.007	0.000	0.000	541.1