



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

Steve Maxey
Director

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DATE: September 14, 2023

Equal Opportunity Employer

TO: County Clerk, State Clearinghouse, Responsible and
Trustee Agencies, and Interested Persons

FROM: Tiffany Ho, Deputy Director of Planning
Tiffany@countyofmerced.com
(209) 385-7654 ext. 4407

**SUBJECT: Notice of Intent for Administrative Application No. 21-039 / Site Plan and Design Review
No. SPR21-008 ("Franklin Road Gas Station and Commercial Center")
Initial Study/Mitigated Negative Declaration**

NOTICE IS HEREBY GIVEN that the County of Merced intent to adopt a Mitigated Negative Declaration (MND) and supporting Initial Study (IS) for Administrative Application No. 21-039 / Site Plan and Design Review No. SPR21-008 ("Franklin Road Gas Station and Commercial Center"), described below, prepared in accordance with the California Environmental Quality Act (CEQA).

LEAD AGENCY: County of Merced, Community & Economic Development Department
2222 "M" Street, 2nd Floor, Merced CA 95340

CONTACT PERSON: Tiffany Ho, Deputy Director of Planning (209) 385-7654 ext. 4407
Tiffany.Ho@countyofmerced.com

PROJECT DESCRIPTION & LOCATION: The project is a request to construct a commercial center consisting of a 6,000 square-foot building to house a 3,200 square-foot convenience store and 2,800 square-foot restaurant with drive-through; a fueling facility with 20 fueling spaces (10 multi-product fuel dispensers and two RV/Boat fueling spaces); and a stand-alone 2,200 square-foot coffee shop building with drive-through. The convenience store will be open 24 hours a day, with other uses open until 1:00 a.m. Stormwater quality control facilities and landscaping are also planned. An off-site, 840 linear foot sewer line is required to connect the site with the nearest interconnect point. The project site is located at the northwest corner of North Franklin Road and Highway 99 in the Franklin-Beachwood area, identified as Assessor's Parcel Number (APN) 005-230-010. The project site is designated Franklin-Beachwood urban community Neighborhood Commercial land use in the General Plan and is zoned C-1 (Neighborhood Commercial).

PUBLIC REVIEW & COMMENTS: September 15, 2023 to October 16, 2023

The IS/MND is being circulated for a 30-day public review and comment period. Any written comments on the IS/MND must be received at the above address or above email no later than 5:00 PM on the end date of the public review period.

Copies of the IS/MND are available to review at the above address Monday through Friday, between the hours of 8:30 AM and 4:30 PM and on the County's website at www.countyofmerced.com/414/Environmental-Documents.

The Merced County Planning Commission will conduct a public hearing to consider adoption of the MND at a future date to be determined. This meeting will be separately noticed when the date and time are determined.

Buildings and Safety Division
Robert Lindsey, Deputy

**Economic and Castle Airport
Development Division**
Mark Mimms, Deputy

**Environmental Health
Division**
Larry Fay, Interim Deputy

Planning Division
Tiffany Ho, Deputy

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