

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of Merced
2222 M Street
Merced, CA 95340

From: Merced County
2222 M Street
Merced, CA 95340

Contact: Tiffany Ho, Deputy Director of Planning
(209) 385-7654 ext. 4407
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SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2023090331

Project Title: Franklin Road Gas Station and Commercial Center

Project Applicant: Milestone Associates Imagineering, Inc.

Project Location: 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.

Project Description:

Administrative Application No. AA21-039 / Site Plan and Design Review No. SPR21-008, known as the Franklin Road Gas Station and Commercial Center Project, is a request to construct and establish a retail center consisting of a 20-fuel pump service station and a 3,200-square foot convenience store with off-site alcoholic beverage and tobacco product sales; a 2,800-square foot restaurant with drive-thru; and, a 2,200-square foot drive-thru coffee shop. Additionally, the project proposed to install and construct approximately 800 feet of sewer main line to connect the project site to Franklin County Water District infrastructure. 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 County proposes to require as a condition of project approval the installation of a roundabout at this intersection. The project site is designated Franklin-Beachwood Urban Community Neighborhood Commercial land use in the General Plan and zoned C-1 (Neighborhood Commercial).

This is to advise that the County of Merced as the Lead Agency has approved the above project described on 08/28/2024 and has made the following determinations regarding the above-described project.

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project
5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the County of Merced Community & Economic Development, 2222 "M" Street, 2nd Floor, Merced, CA 95340, Monday through Friday, between 8:30 AM to 4:30 PM.

**Signature &
Date:**

Title: Deputy Director of Planning

**Date Received for
Filing at OPR:**
