

NOTICE OF DETERMINATION

FILED

To: _____ Office of Planning and Research
1400 Tenth Street, Room 1202
Sacramento, CA 95814

2023 AUG 25 AM 11:21
MERCED COUNTY CLERK
BY: _____
DEPUTY



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

From: City of Merced
678 West 18th Street
Merced, CA 95340

Subject: Filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: General Plan Amendment #23-02, Site Utilization Plan Revision #3 to Planned Development #12, Conditional Use Permit #1274, and Site Plan Review Permit #516

Lead Agency Contact: Francisco Mendoza-Gonzalez

Phone No. (209) 385-6858

Project Location - City: Merced

Project Location - County: Merced

Project Applicant: Merced Security Storage, LLC, on behalf of REM Land Group, LLC

Description of Project: General Plan Amendment #23-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #12, Conditional Use Permit #1274, and Site Plan Review Permit #516. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP). The Site Utilization Plan Revision would change the land use designation within P-D #12 from Commercial Office to Self-Storage. The Site Plan Review Permit would allow the development a self-storage facility (approximately 440 storage units) with long-term boat and recreational vehicle parking spaces (approximately 171 parking spaces). The Conditional Use Permit would allow a live/work unit for an onsite manager for the self-storage facility. The approximate 6-acre subject site is generally located on the north side of Olive Avenue, approximately 725 feet east of Highway 59 (1965 W. Olive Avenue).

This is to advise that the City of Merced (Lead Agency) has approved the above described project on August 21, 2023, and has made the following determination:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to provisions of CEQA.
3. Mitigation measures and monitoring program were made a condition of approval of the project.
4. A Statement of Overriding Considerations was not adopted for the project.
5. Findings were made pursuant to provisions of CEQA.

This is to certify that the Negative Declaration and a record of the project approval are available to the general public at the City of Merced, 678 West 18th Street, Merced, CA 95340, 209/385-6858.

Signature: Scott McBride
Scott McBride, Director of Development Services
City of Merced

Date: August 21, 2023

MERCED COUNTY RECORDER
MATT H. MAY
CLERK RECORDER'S
2222 M STREET
MERCED, CA, 95340
(209) 385-7627

Public

Receipt # F2023021504

Cashier clerk2

Register RE-COUNTER6

Date / Time 8/25/23 11:21 am

Description	Fee
NOD/Neg Dec	
Document n/a	\$2814.00
Time Recorded: 11:21 am	
Recording Fee:	\$2814.00
Total Amount Due	\$2814.00
Total Paid	
Check	\$2764.00
# 1149245789	
Check	\$50.00
# 1149245788	
Amount Due	0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
24-2023-108
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MERCED	LEAD AGENCY EMAIL	DATE 08/25/2023
COUNTY/STATE AGENCY OF FILING MERCED COUNTY	DOCUMENT NUMBER 24-2023-108	

PROJECT TITLE
GENERAL PLAN AMENDMENT 23-02, SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #12, CONDITIONAL USE PERMIT

PROJECT APPLICANT NAME MERCED SECURITY STORAGE, LLC, ON BEHALF OF REM LAND	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 385-6858
PROJECT APPLICANT ADDRESS 678 WEST 18TH STREET	CITY MERCED	STATE CA
		ZIP CODE 95340

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>


- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ **2,814.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Lea Z. H. Holguin Deputy Clerk
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