

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

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

From:

Public Agency: City of Los Banos
Address: 520 J Street Los Banos, CA 93635
Contact: Rudy Luquin- Associate Planner
Phone: (209) 827-2432

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2005041010

Project Title: TPM #2020-03, SPR #2020-02, & CUP #2020-03

Project Applicant: Todd Real Estate Solutions, Inc.

Project Location (include county): 2027 E. Pacheco Blvd, Los Banos, CA, Merced County

Project Description:

The proposed project will consist of a subdivision of a 4.18 acres parcel into two parcels; Parcel 1 totaling 2.21 acres and Parcel 2 totaling 1.97 acres; the development of a 4,244 square foot commercial structure which will serve as a gas station convenience store with an attached carwash and a canopy with 8 multi pump fuel dispensers and associated site and utility improvements. The project will also consist of a CUP for the allowance of the off-sale of beer and wine through a Type 20 ABC license.

This is to advise that the City of Los Banos has approved the above (Lead Agency or Responsible Agency)

described project on July 1, 2020 and has made the following determinations regarding the above described project.

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

Los Banos City Hall 520 J Street Los Banos, CA 93635

Signature (Public Agency): [Signature] Title: Associate Planner

Date: July 9, 2020 Date Received for filing at OPR: