



City of
Los Banos
At the Crossroads of California

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR NORTHGATE 42 GAS STATION

NOTICE IS HEREBY GIVEN that the City of Los Banos has prepared an Initial Study and proposes to adopt a Mitigated Negative Declaration (MND) for the project described below in accordance with the California Environmental Quality Act (CEQA).

Project Title: Northgate 42 Gas Station Project

Project Location: The 3.25-acre property (APNs 027-130-011, -014, -013, -009) is located at 828, 846, and 850 West Pacheco Boulevard, on the northeast corner of the intersection of West Pacheco Boulevard (State Route 152) and West I Street (“project site”) within the City of Los Banos.

Project Applicant: Northgate 42, LLC

Project Description: The proposed project involves the development of a new fueling station consisting of a 4,088 square-foot convenience store, a fuel canopy with eight multi-product dispensers (16 fueling positions), associated site improvements including landscaping, signage, and lighting, and associated infrastructure improvements including a driveway on Badger Flat Road and water/sewer connections. The site is currently vacant and zoned for Highway Commercial (H-C) uses.

The City of Los Banos has determined that the project, as mitigated, will not have a significant effect on the environment and has prepared a Mitigated Negative Declaration.

Document Availability: The Initial Study and Mitigated Negative Declaration are available for public review at:

- City of Los Banos Community & Economic Development Department, 520 J Street, Los Banos, CA 93635
- Online at: <https://www.losbanos.org>

Public Review Period:

Begins: Friday, June 6, 2025

Ends: Monday, July 7, 2025

Written comments must be received by 5:00 p.m. on July 7, 2025, and directed to:

Stacy Souza Elms, Community & Economic Development Director
City of Los Banos
520 J Street, Los Banos, CA 93635
Phone: (209) 827-7000
Email: stacy.elms@losbanos.org

Public Hearing: A public hearing to consider adoption of the Mitigated Negative Declaration and approval of the project has been scheduled for Wednesday, July 9, 2025 at 6:00 p.m. at Los Banos City Hall, Council Chambers, 520 J Street, Los Banos, CA 93635

All interested persons are invited to attend the public hearing and provide input.