

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Northgate 42 Gas Station

Lead Agency: Los Banos

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Project Location: Los Banos, Merced County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves the demolition of three existing on-site commercial structures. The site will be redeveloped support a new commercial center consistent with the City's General Plan land use designation and zoning classification. The four proposed commercial buildings will consist of the following uses: (1) a 5,599 square-foot convenience store (C-Store) with an associated 6,333-square-foot fuel canopy accommodating sixteen vehicle fueling stations; (2) a 2,976-square-foot quick service restaurant with a drive-through lane; (3) a 6,003-square-foot sit-down retail/restaurant building; and (4) a 3,743-squarefoot automated car wash.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: B10-1 Swainson's Hawk. The developer shall implement measures to avoid loss of or harm to Swainson's hawk. B10-2 To avoid impacts to protected nesting birds during the nesting season (January 15 through September 15), the developer shall ensure that all construction activities be conducted between September 16 and January 14. B10-3 Special-Status Bat Species. The developer shall implement the following measures to avoid loss of or harm to special-status bat species.

Cultural Resources: CR-1 The following language shall be incorporated into any construction documents associated with tree removal, demolition, grading, and construction, "In the event that archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. CR-2 The following language shall be incorporated into construction plans associated with tree removal, grading, and construction, "In the event that human remains (or remains that may be human) are discovered at he project site, Public Resource Code Section 5097.98 must be followed. All grading or earthmoving activities shall immediately stop within 50 meters (165 feet) of the find. Geology and Soils: GEO-1 Language shall be included on all demolition, grading, and building plans and permits if paleontological resources are discovered.

Greenhouse Gas Emissions GHG-1: All of the proposed uses shall be electric.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

San Joaquin Valley Air Pollution Control District
Caltrans District 10