

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 St. Merced, CA 95340

From:

Public Agency: City of Los Banos
Address: 520 J St. Los Banos, CA 93635
Contact: Stacy Souza Elms
Phone: (209)827-2433

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): 2025060659

Project Title: Northgate 42 Gas Station

Project Applicant: Northgate 42 LLC

Project Location (include county): NEC of W. I St. and Pacheco Blvd., Los Banos, 93635; Merced Co.

Project Description:

The proposed project involves the demolition of three existing on-site commercial structures. The site will be redeveloped to support a new commercial center. The four proposed commercial buildings will consist of a convenience store with an associated fuel canopy accommodating sixteen vehicle fueling stations; a quick service restaurant with a drive-through lane; a sit-down retail/restaurant building; and an automated car wash.

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

described project on 07/14/2025 and has made the following determinations regarding the above described project.

- 1. The project will 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 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:

City of Los Banos located at 520 J Street, Los Banos, CA 93635; www.losbanos.org

Signature (Public Agency): [Signature] Title: Community & Econ Dev Director

Date: 7/15/2025 Date Received for filing at OPR: