



City of
Los Banos
At the Crossroads of California

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR VINTNERS DISTRIBUTORS LLC – WILLMOTT COMMERCIAL
DEVELOPMENT CENTER

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: Vintners Distributors LLC – Willmott Commercial Development Center

Project Location: The 9.2-acre commercial project is to be located on a currently vacant parcel at the northeast corner of Mercey Springs Road and Willmott Road in the City of Los Banos, California (Assessor's Parcel Number: 428-280-011).

Project Applicant: Vintners Distributors LLC

Project Description: The proposed project consists of the development of an approximately 9.2-acre site into a commercial center that includes the following components:

- A 20,000 sq. ft. grocery/retail building
- A 12,000 sq. ft. retail/office building
- Two fast-food restaurants with drive-throughs totaling 5,625 sq. ft.
- A 4,280 sq. ft. convenience market/café
- A gasoline fueling station with six (6) fueling dispensers
- A 2,425 sq. ft. car wash
- Associated parking, landscaping, lighting, driveways, signage, and utility improvements

The project includes a Conditional Use Permit for the sale of alcohol (Type 21 ABC license), a Tentative Parcel Map, and a Site Plan Review.

An Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), which found that the project will not have a significant effect on the environment with implementation of mitigation measures. A Mitigated Negative Declaration (MND) is therefore proposed.

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.