

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: Vintners Distributors LLC - Willmott Commercial Development

Lead Agency: City of Los Banos

Contact Name: Stacy Souza Elms

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

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

The proposed Project (Project or project) consists of an approximately 9-acre (9.2 acres) commercial project 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. The project proposes to develop a 20,000 sq. ft. grocery/retail building (15,000 sq. ft. grocery, 5,000 sq. ft. retail), a 12,000 sq. ft. retail/office building (6,000 sq. ft. retail, 6,000 sq. ft. office), 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, and a 2,425 sq. ft. car wash. A total of four (4) driveways would be provided for the project site, which would include two (2) driveways on Mercey Springs Road and two (2) driveways on Willmott Road.

The proposed Project consists of approximately nine (9) acres of land in the northeast corner of Mercey Springs Road and Willmott Avenue encompassing one parcel (Assessors Parcel Number 428-280-011).

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

Cultural Resources: If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be important resource under CEQA, additional work such as data recovery excavation and Native American consultation shall be completed to mitigate any adverse effects. If human remains are uncovered during construction, the Merced County Coroner shall be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the Native American Heritage Commission within 24 hours of discovery.

Geology and Soils: GEO-1 Language shall be included on all demolition, grading, and building plans and permits if paleontological resources are discovered. Transportation Mercey Springs Road / Santa Cruz Way-Existing Retail Driveway: Construct a "worm island" center raised median that would be configured to allow left-turn access on the northbound and southbound Mercey Springs Road approaches. Intersection improvements at : Mercey Springs Road/Willmott, Mercey Springs Road/East B Street, Mercey Springs Road/East B Street, Stonewood Drive-7th Street / Willmott Road, East B Street/Place Road, and Mercey Springs Road/East B Street.

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 Dist. 10