

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Vintners Distributors LLC - Willmott Commercial Development Center

Lead Agency: City of Los Banos

Contact Person: Stacy Souza Elms

Mailing Address: 520 J Street

Phone: 209.827.2433

City: Los Banos

Zip: 93635

County: Merced

Project Location: County: Merced City/Nearest Community: Los Banos

Cross Streets: Mercey Springs Road and Willmott Avenue. Zip Code: 93635

Longitude/Latitude (degrees, minutes and seconds): 37° 06' 94.4" N / 120° 83' 47.9" W Total Acres: 9.2

Assessor's Parcel No.: 428-280-011 Section: 13 Twp.: 10S Range: 10E Base: Mt Diablo

Within 2 Miles: State Hwy #: 152 & 165 Waterways: San Luis Canal/ Santa Fe Canal

Airports: Los Banos Municipal Railways: Union Pacific Schools: Grasslands Elem, Miano Elem.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 44330 Acres 9.2 Employees 75
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Cultural & Tribal Resources

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Commercial/ Zoning: Highway Commercial (H-C)/ General Plan: Regional Commercial

Project Description: (please use a separate page if necessary)

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/6/25 Ending Date 6/7/25

Lead Agency (Complete if applicable):

Consulting Firm: 4Creeks, Inc. Applicant: Vintners Distributors LLC
Address: 324 S. Santa Fe, Suite A Address: 2455 Bennett Valley Rd.
City/State/Zip: Visalia, CA 93292 City/State/Zip: Santa Rosa, CA 95404
Contact: Hector Guerra Phone: 707.921.1204
Phone: 559.802.9052

Signature of Lead Agency Representative:  Date: 6/6/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.