

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 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): 2025060607

Project Title: Vintners Distributors LLC - Willmott Commercial Development Center

Project Applicant: Vintners Distributors LLC

Project Location (include county): NEC of Mercery Springs Rd. and Willmott Ave.; Merced Co.

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: 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, with associated parking, landscaping, lighting, driveways, signage, and utility improvements +

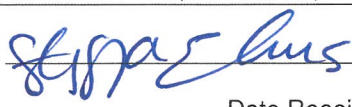
This is to advise that the City of Los Banos has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

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

1. The project [☒ will ☐ will not] 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 ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] 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):  Title: Community & Econ Dev Director

Date: 7/15/2025

Date Received for filing at OPR: _____