

Notice of Exemption

Form D

To Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: *(Public Agency)* City of Los Banos
520 J Street
Los Banos, CA 93635

County Clerk
County of Merced
2222 M Street
Merced, CA 95340

Project Title: Site Plan Review #2025-09 – Watermill Express

Project Applicant: Watermill Express

Project Location - Specific Existing Parking Lot at 336 N. Mercey Springs Road, APN: 424-120-021

Project Location - City Los Banos **Project Location - County** Merced

Description of Nature, Purpose, and Beneficiaries of Project The project consists of the installation and Development of a new self-service water retail facility consisting of 106 square feet for the Watermill Express within an Existing developed parking lot area with minor site improvements.

Name of Public Agency Approving Project City of Los Banos

Name of Person or Agency Carrying Out Project Watermill Express

Exempt Status (check one)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).
- Categorical Exemption – Sec. 15332 (In-Fill Development Projects)
- Statutory Exemption – State code number:

Reasons why project is exempt CEQA provides several “categorical exemptions” which are applicable categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The project consists of the development of a 106 square foot self-service water retail facility in an existing parking lot with associated site improvements for the Watermill Express. The project is exempt under Section 15332 Class 32 – In-Fill Development Projects) of the State CEQA Guidelines. The project qualifies for this exemption for the following reasons:

(a) The project is consistent with the applicable Los Banos General Plan 2042 Land Use designation and Los Banos Zoning Regulations, as the proposed use is permitted within the zoning district and is compatible with the surrounding Commercial development;

(b) The project site occurs within the City Limits on a previously developed site surrounded by urban uses, including existing commercial development and associated infrastructure;

(c) The project site is substantially surrounded by urban uses and is located within an existing parking lot that has already Been graded and improved, resulting in no significant impacts related to habitat value for endangered, rare or threatened threatened species;

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality,

as the facility is minor in scale and intended to serve existing customers within the developed area;

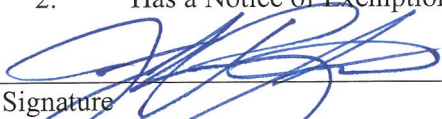
(d) The site is adequately served by all required utilities and public services, including water sewer, storm drainage, roadway access, and electrical infrastructure necessary to accommodate the proposed use.

For the reasons cited above, the project will not result in a significant environmental impact and qualifies for a Categorical Exemption pursuant to Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines.

Lead Agency Contact Person Justin Ragunton, Assistant Planner **Area Code/Telephone/Extension** (209) 827-2431

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? × Yes No


Signature 5/20/2026 Date Assistant Planner Title

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____