

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 #2025-07 - O'Reilly's Auto Enterprise, LLC

Project Applicant: O'Reilly Auto Enterprise, LLC

Project Location - Specific Assessor's Parcel Number: 424-120-032

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

Description of Nature, Purpose, and Beneficiaries of Project The project consists of the infill development and Construction of a new 7,392 square foot auto parts retail store for O'Reilly Auto Parts. The project consists of associated site improvements such as grading, drainage, paving, landscaping and exterior lighting. The project is located within the Highway-Commercial Zoning District in a vacant parcel.

Name of Public Agency Approving Project City of Los Banos

Name of Person or Agency Carrying Out Project O'Reilly Auto Enterprise, LLC

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 infill development of a 7,392 square foot auto parts retail store with associated site improvements for O'Reilly Auto Parts. 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 1.16 acre parcel surrounded by urban uses, including existing and future commercial development and associated infrastructure;

(c) The project site is substantially surrounded by urban uses and is located within a vacant parcel lot that has no value as habitat for endangered, rare or threatened species;

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

(d) The site is can be adequately served by all required utilities and public services, including water sewer, storm drainage,

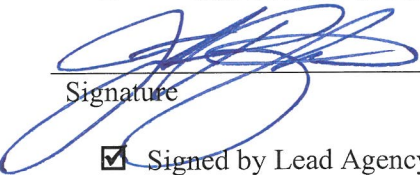
roadway access, and electrical infrastructure necessary to accommodate the proposed use;

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 Assistant Planner
Date Title

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____