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 #2026-05 – Circle K Stores, Inc.

Project Applicant: Circle K Stores, Inc.

Project Location - Specific 1704 E. Pacheco Boulevard, APNs: 428-122-003 & 428-122-007

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

Description of Nature, Purpose, and Beneficiaries of Project The project consists of the demolition of an existing 2,062 square foot convenience store and the redevelopment of a new 5,200 square foot convenience store with a 600 square foot quick-service restaurant, fourteen (14) non-commercial fuel pumps, six (6) commercial truck fuel pumps, truck parking, and associated site improvements such as grading, drainage, paving, landscaping and exterior lighting. The Project will expand onto the adjacent parcel, resulting in a combined project site of approximately 4.58 acres. The project is located within the Highway-Commercial (H-C) Zoning District.

Name of Public Agency Approving Project City of Los Banos

Name of Person or Agency Carrying Out Project Circle K Stores, Inc.

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 redevelopment of a new 5,200 square foot conveinence store with a 600 square foot quick-service restaurant, fourteen (14) non-commercial fuel pumps, six (6) commercial truck fuel pumps, truck Parking, and associated site improvements on a 4.58 acre project site for Circle K Stores, Inc.
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 and residential development;
(b) The project is located within the City Limits of Los Banos and consists of the redevelopment of an approximately 4.58

acre project site. The proposed project includes the construction of an approximately 5,200 square foot convenience store, a 600 square foot quick-service restaurant, passenger vehicle and commercial truck fueling facilities, and associated site improvements. The project site is located within an urbanized area and is substantially surrounded by existing urban development.

(c) The project site is substantially surrounded by urban uses and is located at the site of the existing Circle K Store convenience store at 1704 E. Pacheco Boulevard, including a portion of the adjacent vacant parcel. The site is located within an established commercial corridor and consists primarily of previously developed and disturbed areas. The project site has no known 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.

Leady 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	11/20/2026 Date	Assistant Planner Title

☑ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____