Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☐ County Clerk
County of: Merced
Address: 2222 M Street
Merced, CA 95340

From:
Public Agency: City of Los Banos
Address: 520 J Street
Los Banos, CA 93635
Contact: Justin Ragunton - Assistant Planner
Phone: (209)827-7000

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): SCH#2003041140

Project Title: Site Plan Review #2026-03 - 1309 W. Pacheco Blvd.

Project Applicant: NORR - Jeremy Hipp

Project Location (include county): 1309 W. Pacheco Blvd., Los Banos CA. 93635, Merced County

Project Description:

The project was previously evaluated in the Stonecreek Retail/Commercial Plaza (SCH#2003041140) Mitigated Negative Declaration and was approved through Planning Commission on May 28, 2003. The proposed project will consist of the development of a 6,345 square foot commercial building consisting of a 2,120 square foot restaurant with a drive-thru and 4,225 square foot dental office with associated site improvements. The project is located at 1309 W. Pacheco Boulevard; More specifically identified as Assessor's Parcel Number: 430-010-051.

This is to advise that the City of Los Banos (■ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 14, 2026 (date) and has made the following determinations regarding the above 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:
Los Banos City Hall - 520 J Street, Los Banos, CA 93635

Signature (Public Agency): _____ Title: Assistant Planner

Date: November 20, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011