

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tentative Parcel Map #2020-01, Site Plane Review #2016-06, & Conditional Use Permit #2020-01

Lead Agency: City of Los Banos Contact Person: Rudy Luquin, Associate Planner
Mailing Address: 520 J Street Phone: (209) 827-2432
City: Los Banos Zip: 93635 County: Merced

Project Location: County: Merced City/Nearest Community: Los Banos
Cross Streets: Pacheco Blvd/ Hwy 152 and Mercey Springs Rd/ Hwy 165 Zip Code: 93635
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres:
Assessor's Parcel No.: 428-140-030 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Hwy 152 & Hwy 165 Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Neg Dec [] Mit Neg Dec
[] Supplement/Subsequent EIR (Prior SCH No.)
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 3,330 Acres 1.22 Employees TBD
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Highway Commercial/ Commercial

Project Description: (please use a separate page if necessary)
Please see attached page for project description.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

Air Resources Board
 Boating & Waterways, Department of
 California Emergency Management Agency
 California Highway Patrol
 Caltrans District # 10
 Caltrans Division of Aeronautics
 Caltrans Planning
 Central Valley Flood Protection Board
 Coachella Valley Mtns. Conservancy
 Coastal Commission
 Colorado River Board
 Conservation, Department of
 Corrections, Department of
 Delta Protection Commission
 Education, Department of
 Energy Commission
 Fish & Game Region # _____
 Food & Agriculture, Department of
 Forestry and Fire Protection, Department of
 General Services, Department of
 Health Services, Department of
 Housing & Community Development
 Native American Heritage Commission

Office of Historic Preservation
 Office of Public School Construction
 Parks & Recreation, Department of
 Pesticide Regulation, Department of
 Public Utilities Commission
 Regional WQCB # _____
 Resources Agency
 Resources Recycling and Recovery, Department of
 S.F. Bay Conservation & Development Comm.
 San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 San Joaquin River Conservancy
 Santa Monica Mtns. Conservancy
 State Lands Commission
 SWRCB: Clean Water Grants
 SWRCB: Water Quality
 SWRCB: Water Rights
 Tahoe Regional Planning Agency
 Toxic Substances Control, Department of
 Water Resources, Department of

 Other: _____
 Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date February 21, 2020 Ending Date March 22, 2020

Lead Agency (Complete if applicable):

Consulting Firm: City of Los Banos Applicant: Please see attached page. Two applicants.
 Address: 520 J Street Address: _____
 City/State/Zip: Los Banos, CA 93635 City/State/Zip: _____
 Contact: Rudy Luquin, Associate Planner Phone: _____
 Phone: (209) 827-2432

Signature of Lead Agency Representative:  Date: 2/21/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The proposed project will consist of a Tentative Parcel Map dividing a 1.22 acres parcel into two (2) parcels; Parcel A totaling 0.69 acres and Parcel B totaling 0.53 acres; the development of two (2) commercial retail structures, a 2,500 commercial structure to serve as a quick serve restaurant with a drive through window (Parcel A) and an 800 square foot structure to serve as a quick serve restaurant with a drive through window (Parcel B). The new development will also include a parking lot, landscaping, exterior lighting, and utility improvements to be consistent with the City of Los Banos City Standards. The project will also consist of a Conditional Use Permit for the allowance of the on-sale and on-site consumption of alcohol through a Type 41 Beer and Wine ABC license in conjunction with a bona-fide eating establishment. Also, the requested Conditional Use Permit will allow for a proposed freestanding sign to be twenty-five (25') feet tall which exceeds the twenty (20') foot permitted height criteria.

Applicants:

OA Holdings No. 1, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

MMCG DBR Los Banos, LLC
5750 Genesis Court, Suite 103
Frisco, TX 75034