



City of
Los Banos
At the Crossroads of California

**NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
AND NOTICE OF PUBLIC MEETING**

**OA Holdings No. 1 LLC & MMCG DBR Los Banos LLC
Tentative Parcel Map #2020-01, Site Plan Review #2016-06, & Conditional Use Permit
#2020-01**

Notice is hereby given that the City of Los Banos has prepared an Initial Study (IS) of environmental effects, and intends to adopt a Negative Declaration (ND), for the OA Holdings No. 1 LLC & MMCG DBR Los Banos LLC, for Tentative Parcel Map #2020-01, Site Plan Review #2016-06, and Conditional Use Permit #2020-01. 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. The project site will be accessible through an existing driveway approach located on Pacheco Boulevard. The proposed project is within the Highway Commercial Zoning District (H-C). The project site is located at 1420 E. Pacheco Boulevard, Assessor Parcel Number: 428-140-030.

The IS/ND has analyzed the potential environmental effects of the project in the range of environmental subject areas specified in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. On the basis of this analysis, the IS/ND finds that the project will not involve any significant environmental effects. The City will consider the adoption of the Negative Declaration, before approval of the proposed improvement project.

Copies of the IS/ND are available for public review at the City of Los Banos City Hall at 520 J Street, Los Banos, California 93635.

The City of Los Banos will accept public and agency comments on the IS/ND during a 30-day review period that will begin on February 21, 2020, and end at 5:00 p.m. on March 22, 2020. Comments may be sent to the City of Los Banos, 520 J Street, Los Banos, CA 93635, Attn: Rudy Luquin, Associate Planner.

In addition, notice is hereby given that the Los Banos Planning Commission will consider a recommendation to the Los Banos City Council on the IS/ND for the project at a public meeting scheduled for March 25, 2020, at 7:00 p.m. in the Council Chambers at Los Banos City Hall, 520 J Street, Los Banos, CA 93635.



Rudy Luquin, Associate Planner

February 21, 2020