City of Los Banos
At the Crossroads of California

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: October 14, 2026

Re: Notice of Public Hearing

Proposal: Site Plan Review #2026-05 & Conditional Use Permit #2026-03 – Circle K Stores Inc.

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) and Site Plan Review #2026-05 for the redevelopment of an existing 2,062 square foot Circle K Convenience Store into a new a 5,200 square foot convenience store with a 600 square foot quick service restaurant. The site will also include fourteen (14) non-commercial fuel pumps and six (6) commercial fuel pumps. The Planning Commission will also consider recommending approval to the Los Banos City Council of Conditional Use Permit #2026-03 for the off-sale of beer and wine through a Type 20 ABC License for Circle K Stores Inc. The proposed project is located within the Highway Commercial Zoning District at 1704 E. Pacheco Blvd.; more specifically identified as Assessor's Parcel Number(s): 428-122-003 & 007.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, October 28, 2026 at 6:00 p.m. in the Council Chambers of Los Banos City Hall, located at 520 "J" Street, Los Banos, California. Questions regarding the above-referenced item may be directed to Justin Ragunton, Assistant Planner, at City Hall or at (209) 827-2431.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing, in accordance with California Government Code Section 65009(b)(2).

Additional information may be obtained from the Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Justin Ragunton
Assistant Planner