



Notice of Availability Environmental Impact Report City of Los Banos

Date: June 17, 2022

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Stacy Souza Elms, Community & Economic Development Director
City of Los Banos
Community & Economic Development Department
520 J Street
Los Banos, CA 93635

Subject: Notice of Availability (NOA) of the Environmental Impact Report (EIR) for the General Plan 2042
Lead Agency: City of Los Banos Community & Economic Development Department
Project Title: General Plan 2042
Project Area: City of Los Banos
Review Period: Friday, June 17, 2022 to Monday, August 1, 2022

Notice is hereby given that the City of Los Banos (City) has prepared an EIR (State Clearinghouse No. 2022010254) for the Los Banos General Plan 2042 and Annexation Ordinance (proposed project) and will hold a public meeting to receive comments on the contents of the EIR, as detailed below.

Project Description/Location:

The City has prepared a Draft General Plan 2042 (Update) to comply with State law to guide land use and development in the City of Los Banos. Additionally, the City has prepared an Annexation Ordinance to establish the annexation application eligibility criteria and the findings necessary for annexation application approval by the City prior to submittal to the Local Agency Formation Commission of Merced County. The project encompasses the City of Los Banos and all land within the city limits, urban growth boundary, and adjacent land in the City's proposed 2042 Sphere of Influence boundary. (see Figure 1 and Figure 2 attached) The proposed General Plan 2042 is a targeted update to the current General Plan 2030 to bring the general plan up to date with the latest State and federal legislation around urban development, transportation, climate resilience, and safety and address the city's growth, economic development, sustainability, and conservation of open space and land resources. The proposed General Plan 2042 responds to local and regional housing needs, promotes economic growth, fosters local job creation, enhances quality of life, and protects natural and agricultural resources. In addition to citywide planning issues, General Plan 2042 provides goals and policies for enhancing downtown Los Banos as the vibrant center of the city and community.

Environmental Review:

The Draft EIR identifies less-than-significant effects in the following categories: aesthetics, biological resources, cultural and tribal cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services and recreation, cultural and tribal cultural resources, utilities and service systems, and wildfire. The Draft EIR identifies potential significant effects that are significant and unavoidable at a program level in the following categories: agricultural resources, air quality, greenhouse gas emissions, noise, and transportation.

Document Availability:

The City is hereby releasing the Draft EIR for public review on the City's website at: <http://losbanos2042.org/>

Submitting Comments:

Members of the public, agencies, and interested organizations are welcome to provide comments on the Draft EIR. Comments should focus on whether the Draft EIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and

alternatives to the project in light of the purpose of the EIR to provide useful and accurate information about such factors.

A public meeting to receive comments on the Draft EIR will be held on **Thursday, July 14, 2022, at 4:00 p.m.** via the Zoom platform. The public can attend the meeting and provide comment virtually. Please use one of the two options for joining the public meeting:

- **On the internet:** <https://us06web.zoom.us/j/87200605875>
- **On a telephone:** +16692192599,,87200605875# US (San Jose)

Comments can be submitted prior to, during, or after the public meeting, but should be submitted by the end of the 45-day review period at **5:00 p.m. on Monday, August 1, 2022.** Please send your written comments to Stacy Souza Elms, at the address shown above or email to stacy.souza@losbanos.org with “*Los Banos General Plan 2042 EIR*” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Public Agency Approvals:

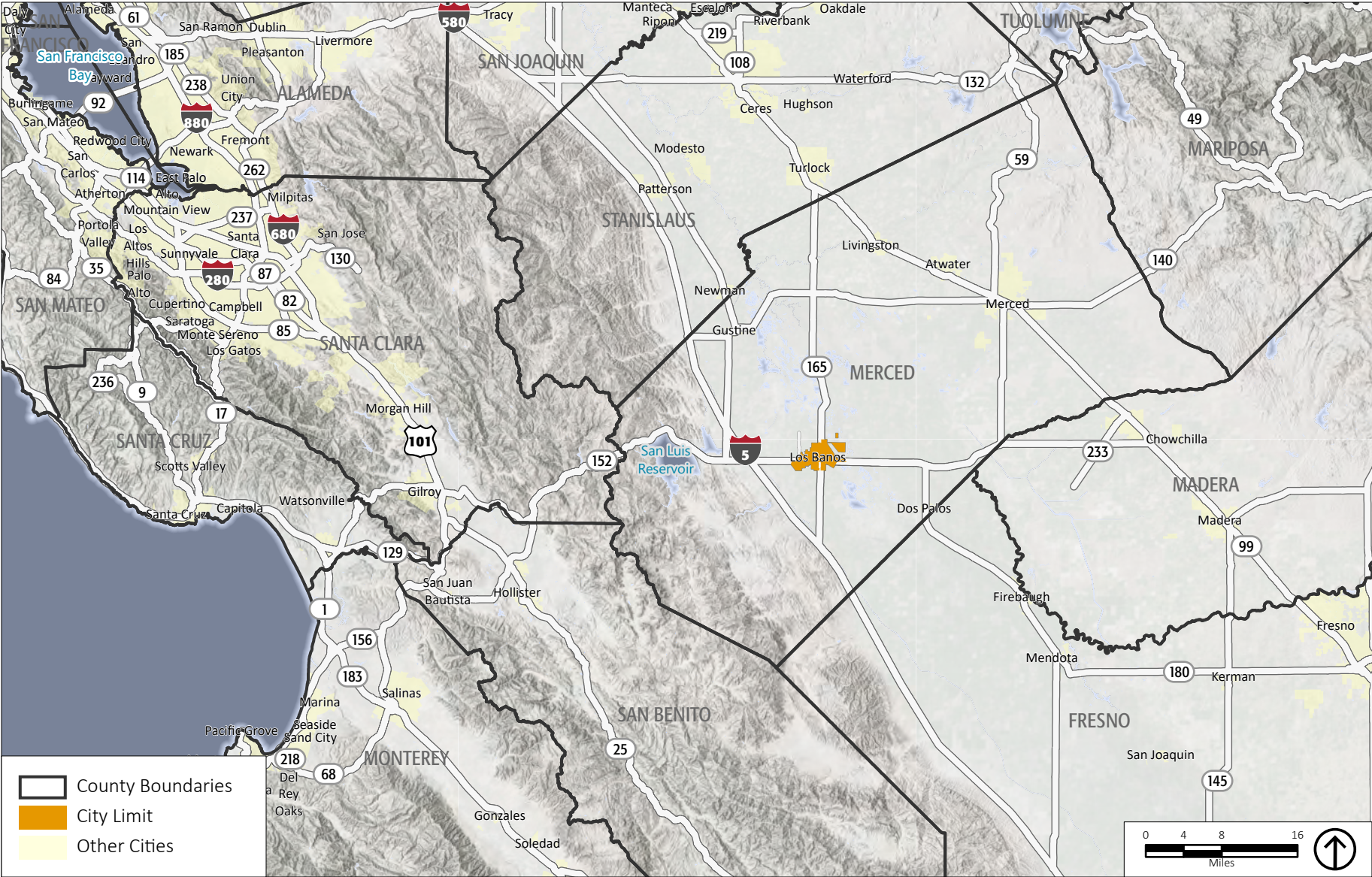
After all comments have been received, a Final EIR will be prepared with responses to comments received on the Draft EIR. The Planning Commission will consider the information in the EIR and make a recommendation to the City Council, and the City Council will consider certification of the EIR and make a decision on the approval of the project at a public hearing, the dates of which are yet to be determined. Separate public notice of these hearings will be provided.

Attachments:

Figure 1: Regional and Vicinity Map

Figure 2: EIR Study Area

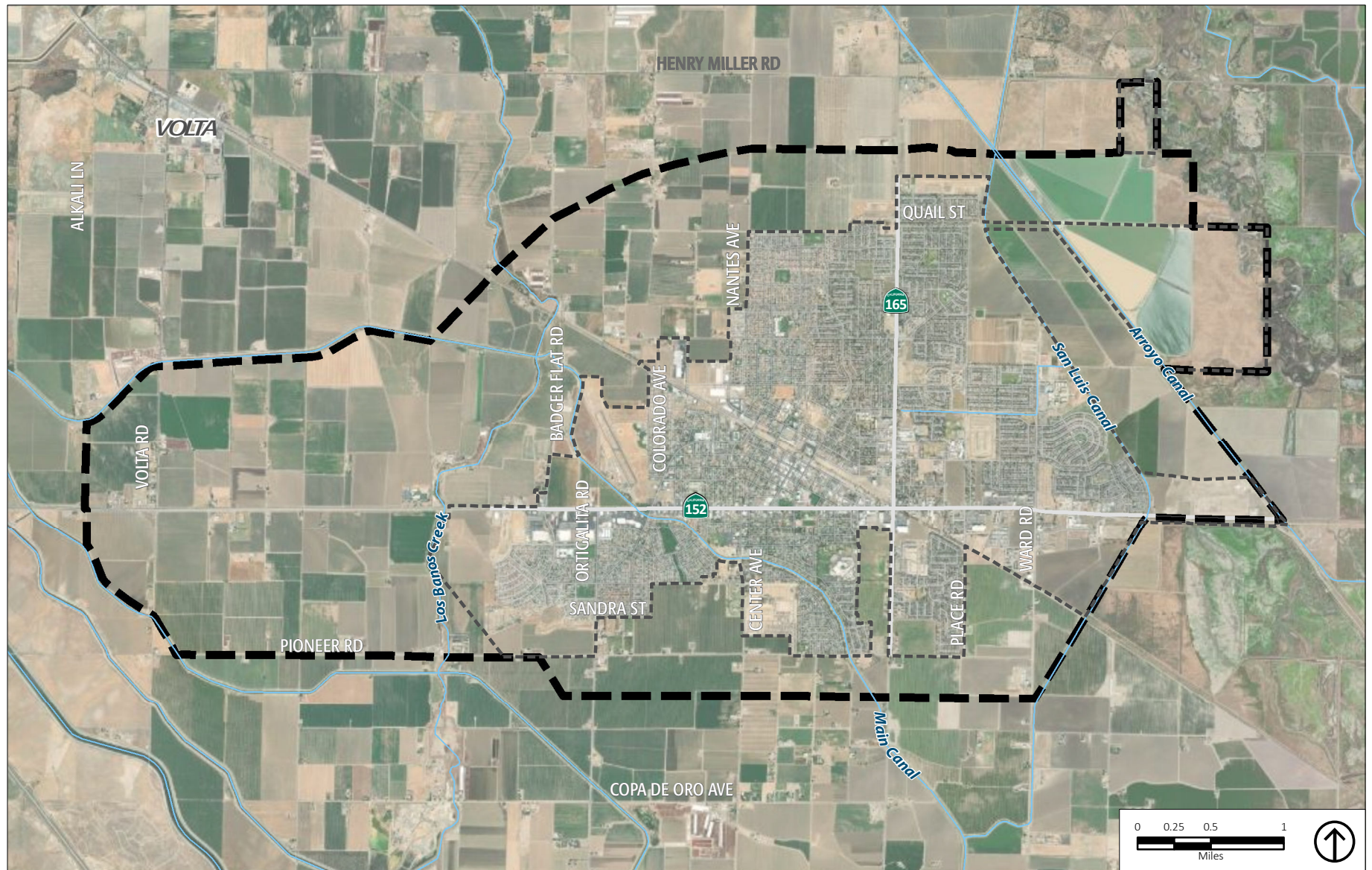
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Source: Merced County, 2018; PlaceWorks, 2020.

Figure 1
Regional and Vicinity Map

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Source: California Department of Conservation, 2016; ESRI, 2018; Merced County, 2018; PlaceWorks, 2019.



-  City Limits
-  EIR Study Area

Figure 2
EIR Study Area