



Notice of Availability Final Environmental Impact Report and Public Hearing City of Los Banos

Date: September 14, 2022

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

From: Stacy Souza Elms, Community & Economic Development Director
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Los Banos, CA 93635

Subject: Notice of Availability of Final Environmental Impact Report for General Plan 2042 and Public Hearing
Lead Agency: City of Los Banos Community & Economic Development Department
Project Title: General Plan 2042
Project Area: City of Los Banos
Public Hearing: Wednesday, September 28, 2022 at 6:00 pm

Notice is hereby given that the City of Los Banos (City) will complete and release the Final EIR (State Clearinghouse No. 2022010254) with responses to comments for the Los Banos General Plan 2042 and Annexation Ordinance (proposed project) on September 23, 2022; and will hold a public meeting to receive comments on the contents of the Final EIR, as detailed below. The Final EIR is available on the City's website at: <http://losbanos2042.org/>

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. 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: A Draft EIR (State Clearinghouse No. 2022010254) was prepared and was previously made available for a 45-day public review and comment period. The Final EIR consists of the Draft EIR; comments and recommendations received on the Draft EIR and a list of commenters; and the City's responses to comments.

Public Hearing: The Planning Commission will hold a public hearing on September 28, 2022, to consider the adequacy of the response to comments to the Draft EIR previously prepared and circulated. The Planning Commission will consider all public testimony and decide whether to recommend to the City Council: 1) certification of the Final EIR; 2) adoption of mitigation monitoring and statement of overriding considerations; 3) adoption of the General Plan 2042; and 4) adoption of the Annexation Ordinance. Public notice of the future City Council hearing will be provided 10 days in advance of the hearing. The Planning Commission meeting will be held in person at the City Hall Council Chambers at 520 J Street, Los Banos, California at 6:00 pm. All Planning Commission agendas and agenda packets are available on the City's website at <https://losbanos.org/category/planning-commission/>.

For More Information: For more information on EIR process, please contact 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. The EIR, along with all General Plan 2042 and Annexation Ordinance documents are available at <http://losbanos2042.org/>