

# Notice of Exemption

Form D

To Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

From: (Public Agency)

City of Los Banos  
520 J Street  
Los Banos, CA 93635

County Clerk  
County of Merced  
2222 M Street  
Merced, CA 95340

Project Title Site Plan Review #2025-06 One Tree Permanent Supportive Housing Project

Project Location - Specific End of Gilbert Gonzalez Jr. Drive  
Portion of Assessor's Parcel Number: 083-100-084

Project Location - City Los Banos Project Location - County Merced

Description of Nature, Purpose, and Beneficiaries of Project Site Plan Review (SPR) #2025-06 For the development of a permanent supportive housing development, consisting of fifty-eight (58) residential modular units, an office, game room, laundry building and community center. Located within the High-Density Residential (R-3) District at the end of Gilbert Gonzalez Jr. Drive; More specifically identified as a portion of Assessor's Parcel Number: 083-100-084.

Name of Public Agency Approving Project City of Los Banos

Name of Person or Agency Carrying Out Project Anabasis, LLC

### Exempt Status (check one)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b) (4); 15269(b) (c)).
- Categorical Exemption – Sec. 15332 In-fill Development Projects
- Statutory Exemption – State code number:

Reasons why project is exempt CEQA provides several "categorical exemptions" which are applicable categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the Environment. The project consists of the development of fifty-eight (58) residential modular units, an office, game room, laundry building and community center with various associated land improvements to be located within the High-Density Residential (R-3) zoning district at the end of Gilbert Gonzalez Jr. Drive; More specifically identified as a portion of Assessor's Parcel Number: 083-100-084. The project is exempt under Section 15332 of the State CEQA Guidelines (Class 32-In-Fill Development Projects). The project meets the conditions for the In-Fill Development Projects categorical exemption described in Section 15332 of the State CEQA Guidelines as explained below.

(a) The project is consistent with the applicable general plan designation, applicable policies and applicable zoning designation and regulations. The subject site is designated High-Density Residential (HDR) in the Los Banos 2042 General Plan and is zoned High-Density Residential (R-3). Thus, the project is consistent with the General Plan policies and Los Banos Municipal Code Title 9, Chapter 3, Zoning.

(b) The proposed project occurs within the City limits on a 4-acre site which is less than the 5-acre maximum

threshold and is substantially surrounded by residential development.

(c) The project site has no significance as habitat for endangered, rare or threatened species. The site is a partially developed and contains non-native, weedy grasses. The project site is surrounded by mixed-use development and contains no sensitive habitat or habitat for special status species. Thus the project site has no value for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project does not warrant for a traffic study in accordance to the 2042 General Plan Circulation Policy C-P2.2 which states “Require traffic impact studies for all proposed new developments that will generate significant amounts of traffic (100 or more peak hour trips).” The project will not have a significant impact on traffic circulation as the project consists of a High-Density Residential Development consisting of residential uses for a permanent supportive housing project, which do not typically depend on vehicles for transportation.

(e) The project has been reviewed by City staff, and can be adequately served by all required utilities and public services.

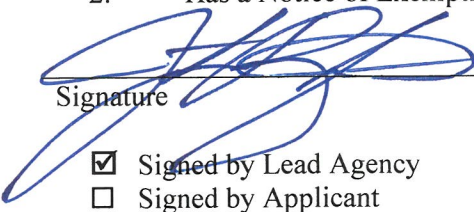
(f) where the project may cause a substantial adverse change in the significance of a historical resource. The parcel is currently vacant and does not have the potential to adversely change historical resources.

For the reasons cited above, the project will not result in a significant environmental impact and qualifies for an exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

**Lead Agency Contact Person** Justin Ragunton **Area Code/Telephone/Extension** (209) 827-2431

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

  
Signature

June 2, 2025  
Date

Assistant Planner  
Title

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_