

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Presidential Estates - ANX 2024-01, SP 2024-01, VTTM 2024-01

Lead Agency: City of Los Banos

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Project Location: Los Banos, Merced

City

County

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project consists of a Prezone, Annexation, Specific Plan, and Vesting Tentative Tract Map to allow for the development of 371 single-family residential units, up to 120 multi-family residential units, and 2.7 acres of commercial land on 111.7-acres of land located south of State Highway 152.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Mitigation includes maintaining records of construction activities and providing a summary report of each phase to the San Joaquin Valley Air Pollution Control District. Additionally, the Project shall install solar panels with a total power output of 1,484kw.

Cultural Resources: Mitigation is proposed to protect against impacts to inadvertent discoveries during groundmoving activities such as cultural resources and human remains. Mitigation includes the implementation of tribal monitoring and a mitigation plan in consultation with the consulting Tribe as applicable.

Hazards and Hazardous Materials: Mitigation includes preparing a Phase I/Environmental Site Assessment prior to the issuance of a demolition permit.

Noise: Mitigation includes limited construction activities to hours permitted by the Los Banos Municipal Code, upgrade second-floor bedroom windows visible to Mercey Springs Road to a minimum STC rating of 32, and implementing design measures to satisfy the 65 dB DNL exterior noise standard.

Transportation/Traffic: Mitigation includes implementing a Transportation and Parking Demand Management Plan, replacing the side-street stop control with a signal at Pioneer/11th Street intersection, and replaces the side-street stop control with a two-lane roundabout at Pioneer/Mercey Springs Road intersection.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy for the Project.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies include Merced County LAFCo.