

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Los Banos

Contact Person: Justin Ragunton

Mailing Address: 520 J Street

Phone: 209-827-7000

City: Los Banos

Zip: 93635

County: Merced

Project Location: County: Merced

City/Nearest Community: Los Banos

Cross Streets: Mercey Springs Road, Pioneer Road, 11th Street

Zip Code: 93635

Longitude/Latitude (degrees, minutes and seconds): 37 ° 02 ' 58.9 " N / 120 ° 50 ' 15.5 " W Total Acres: 111.7

Assessor's Parcel No.: 026-290-001, -002, -003, and -005; 083-120-012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -027, and -028

Section: 23 Twp.: 10 South Range: 10 East Base:

Within 2 Miles: State Hwy #: 152 and 165

Waterways: Main Canal

Airports: Los Banos Municipal Airport

Railways: California Northern Railroad

Schools: Mercey Springs Elementary, Los Banos High, Los Banos Elementary, Miano Elementary, Los Banos Junior High, Pacheco High

Document Type:

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☐ Rezone☒ Annexation☐ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Development Agreement**Development Type:**☒ Residential: Units 491 Acres 94.9☐ Office: Sq.ft. Acres Employees☒ Commercial: Sq.ft. 50,000 Acres 2.7 Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☐ Recreational: Acres Employees☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

GP: Low Density Residential, Regional Commercial, High Density Residential; Zoning: Single-Family Residential (R-1)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

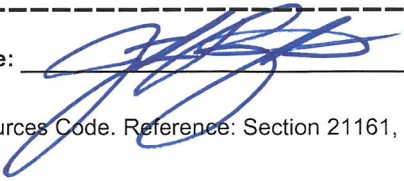
☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>10</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☒ Caltrans Planning	☐ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☒ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☒ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 23, 2026 Ending Date October 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>J.B. Anderson Land Use Planning</u>	Applicant: <u>Stonefield Communities</u>
Address: <u>139 S. Stockton Avenue</u>	Address: <u>923 Pacheco Boulevard, Suite C</u>
City/State/Zip: <u>Ripon, CA 95366</u>	City/State/Zip: <u>Los Banos, CA 93635</u>
Contact: <u>Mark Niskaken</u>	Phone: <u>(209)826-6200</u>
Phone: <u>209-599-8377</u>	

Signature of Lead Agency Representative:  Date: 9/23/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.