

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR PRESIDENTIAL ESTATES EAST SPECIFIC PLAN AND ANNEXATION**

NOTICE IS HEREBY GIVEN that the City of Los Banos has prepared an Initial Study and proposes to adopt a Mitigated Negative Declaration (MND) for the project described below in accordance with the California Environmental Quality Act (CEQA).

Project Title: Presidential Estates East Specific Plan and Annexation

Project Location: The Project site is 111.7 acres located adjacent to the City of Los Banos City limits, within the Merced County jurisdiction. The Proposed Project is bounded by existing commercial and industrial development along West Pacheco Boulevard to the north, Pioneer Road to the south, Mercey Springs Road to the east, and existing single-family residential development and South 11th Street to the west (APNs: 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).

Project Applicant: Stonefield Communities (923 Pacheco Boulevard, Suite C, Los Banos, CA 93635)

Project Description: 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.

An Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), which found that the project will not have a significant effect on the environment with implementation of mitigation measures. A Mitigated Negative Declaration (MND) is therefore proposed.

Document Availability: The Initial Study and Mitigated Negative Declaration are available for public review at:

- City of Los Banos Community & Economic Development Department, 520 J Street, Los Banos, CA 93635
- Online at: <https://losbanos.org/city-government/departments/community-development/>

Public Review Period:

Begins: September 23, 2026

Ends: October 24, 2026

Written comments must be received by 5:00 p.m. on October 24, 2026, and directed to:

Mr. Justin Ragunton, Assistant Planner
City of Los Banos
520 J Street, Los Banos, CA 93635
Phone: (209) 827-7000
Email: Justin.ragunton@losbanos.org

Public Hearing: Public hearings to consider adoption of the Mitigated Negative Declaration and approval of the project will be scheduled at a later date, in the Los Banos Council Chambers located at 520 J Street, Los Banos, CA 93635. A separate notice will be published.

All interested persons are invited to attend the public hearing and provide input.