

**NOTICE OF AVAILABILITY
MITIGATED NEGATIVE DECLARATION
CITY OF LOS BANOS**

Date: September 23, 2026

To: Affected Property Owners
Interested Parties

From: Mr. Justin Ragunton, Assistant Planner
City of Los Banos
Community and Economic Development Department
520 J Street
Los Banos, CA 95635

Subject: Notice of Availability (NOA) of the Mitigated Negative Declaration (MND) for the
Presidential Estates East Specific Plan and Annexation

Lead Agency: City of Los Banos Community & Economic Development Department

Project Title: Presidential Estates East Specific Plan and Annexation

Review Period: September 23, 2026 to October 24, 2026

Notice is hereby given that the City of Los Banos (City) has prepared an MND for the Presidential Estates East Specific Plan and Annexation (proposed project), as detailed below.

Project Description/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). 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.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA), the City of Los Banos, as Lead Agency, completed a Draft Mitigated Negative Declaration (Draft MND) for the project described above.

Document Availability:

The City is hereby releasing the Draft MND for public review on the City's website at: <https://losbanos.org/city-government/departments/community-development/>

Submitting Comments:

Members of the public, agencies, and interested organizations are welcome to provide comments on the Draft MND. Comments should focus on whether the Draft MND is sufficient in discussing possible impacts

to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the project in light of the purpose of the MND to provide useful and accurate information about such factors.

A 30-day public review period for the Draft MND will commence on September 23, 2026 and end on October 24, 2026 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft MND are due by 5 p.m. on October 24, 2026 and should be submitted to the attention of Justin Ragunton, Assistant Planner, City of Los Banos, Community and Economic Development Department, 520 J Street, Los Banos, CA 93635; or by e-mail to Justin.ragunton@losbanos.org. Copies of the Draft MND are available for review at the City of Los Banos Planning Division.

Public Agency Approvals:

After all comments have been received, a Final MND will be prepared. The Planning Commission will consider the information in the MND and make a recommendation to the City Council, and the City Council will consider certification of the MND and make a decision on the approval of the project at a public hearing, the dates of which are yet to be determined. Separate public notice of these hearings will be provided.