



City of
Los Banos
At the Crossroads of California

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
AND NOTICE OF PUBLIC MEETING

Holt 86, LLC and Trevino Pioneer LLC Vesting Tentative Parcel Map #2021-01

Notice is hereby given that the City of Los Banos has prepared an Initial Study (IS) of environmental effects, and intends to adopt a Negative Declaration (ND), for the Holt 86, LLC and Trevino Pioneer LLC, Vesting Tentative Parcel Map Project, Application Nos. VTPM #2021-01. The proposed project consists of the land division of two (2) existing parcels, apn 084-010-077 and 084-020-007 into six (6) large parcels. The project site is located 3400 E. Pacheco Blvd., north of E. Pacheco Blvd. and west of Santa Fe Grade; more specifically identified as Assessor's Parcel Number: 084-010-077 and 084-020-007.

The IS/ND has analyzed the potential environmental effects of the project in the range of environmental subject areas specified in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. On the basis of this analysis, the IS/ND finds that the project will not involve any significant environmental effects. The City will consider the adoption of the Negative Declaration before approval of the proposed improvement project.

Copies of the IS/ND are available for public review at the City of Los Banos City Hall at 520 J Street, Los Banos, California 93635.

The City of Los Banos will accept public and agency comments on the IS/ND during a 30-day review period that will begin on February 11, 2022, and end at 5:00 p.m. on March 14, 2022. Comments may be sent to the City of Los Banos, 520 J Street, Los Banos, CA 93635, Attn: Rudy Luquin, Associate Planner.

In addition, notice is hereby given that the Los Banos Planning Commission will consider a recommendation to the Los Banos City Council on the IS/ND for the project at a public meeting scheduled for March 23, 2022, at 6:00 p.m. to be held virtually via Zoom.

Rudy Luquin, Associate Planner

February 11, 2022