



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



City of
Los Banos
At the Crossroads of California

Initial Study/ Mitigated Negative Declaration

Holt 86, LLC and Trevino Pioneer, LLC

Vesting Tentative Parcel Map #2021-01

February 11, 2022

Lead Agency:

City of Los Banos

Community and Economic Development Department

Contact: Rudy Luquin

Associate Planner

City Hall 520 J St.

Los Banos, CA 93635

(209) 827-2432

www.losbanos.org

Project Description

The proposed project consists of a Vesting Tentative Parcel Map for the division of two (2) parcels totaling 85.85 acres into six (6) parcels. No development is proposed at this time, only the land division of the parcels. The project is in conformance with the Subdivision Map Act, the Los Banos Municipal Code, and the 2030 Los Banos General Plan.

A copy of the proposed project's Parcel Map is included as part of this Initial Study as Exhibit A.

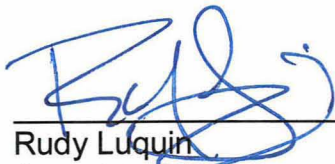
The parcel map will not require water or sanitary sewer services nor will the project require dry utilities.

The existing site includes disked vacant land. No structures currently exist on the site.

Environmental Determination:

The Lead Agency has prepared an Initial Study, following, which considers the potential environmental effects of the proposed project. The Initial Study shows that there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a potentially significant effect on the environment.

Therefore, the Lead Agency proposed to adopt a Negative Declaration for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.



Rudy Luquin
Associate Planner

February 11, 2022

Date

Purpose

The California Environmental Quality Act (CEQA) requires that public agencies document and consider the potential environmental effects of any agency actions that meet CEQA's definition of a "Project". Briefly summarized, a "Project" is an action that has the potential to result in direct or indirect physical changes in the environment. A Project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the "CEQA Guidelines" (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a Project is not found to be exempt from CEQA, the first step in the agency's evaluation of the potential environmental effects of the Project is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the Project would involve "significant" environmental effects as defined by CEQA and to describe feasible mitigation measures that would be necessary to avoid the significant effects or reduce them to a less than significant level. In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the Project to a less than significant level, the agency may prepare a Negative Declaration. If this is not the case, the agency must prepare an Environmental Impact Report (EIR); the agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study.

The purpose of this Initial Study and proposed Negative Declaration (IS/ND) is to identify the potential environmental impacts associated with the proposed Vesting Tentative Parcel Map #2021-01 Project located within the City of Los Banos, County of Merced.

Pursuant to Section 15367 of the CEQA Guidelines, the City is the Lead Agency in the preparation of this IS/ND, and any additional environmental documentation required for the Project. The City has responsibility for approval or denial of the Project application. The intended use of this document is to provide information to support conclusions regarding the potential environmental impacts of the Project. The IS/ND provides the basis for input from public agencies, organizations, and interested members of the public.

Project Location

The Project site is located within the City of Los Banos, County of Merced. Specifically, the project is located at 3400 E. Pacheco Blvd. (APNs:084-020-007 & 084-010-077) on approximately 85.85 acres north of E. Pacheco Blvd. and west of Santa Fe Grade. The uses surrounding the site include:

East: Existing business and mechanic shop

South: Wetlands

West: Existing propane shop

North: Agriculture

**City of Los Banos
520 J Street
Los Banos, CA 93635
(209) 827-7000**

Environmental Checklist Form

Project Title

Holt 86, LLC and Trevino Pioneer, LLC– VTPM #2021-01

Lead Agency Name and Address

City of Los Banos
520 J Street
Los Banos, CA 93635

Contact Person and Phone Number

Rudy Luquin, Associate Planner
Phone: (209) 827-2432
rudy.luquin@losbanos.org

Project Sponsor's Name and Address

Holt 86, LLC & Trevino Pioneer, LLC
923 E. Pacheco Blvd.
Los Banos, CA 93635

Project Location and Setting

The Project site is located within the City of Los Banos, County of Merced. Specifically, the project is located on approximately 85.85 acres at 3400 E. Pacheco Blvd. (APN: 084-020-007 and 084-010-077) north of E. Pacheco Blvd. and west of Santa Fe Grade. The uses surrounding the site include:

East: Existing business and mechanic shop

South: Wetlands

West: Existing propane shop

North: Agricultural

Figure 1 - Location Map, provides an illustration of the proposed project's regional location.

Figure 2 – Vicinity Map, provides an illustration of the proposed projects actual site.

The proposed project site has been vacant and undeveloped for over 30 years. Topography of the site is relatively flat. There is small vegetation located throughout the project site. There are no structures located on the project site.

General Plan and Zoning Designations

General Plan: SR 152 Corridor/ Industrial/ Agriculture-Rural

Zoning: Unidentified

Project Description

The proposed project consists of a Vesting Tentative Parcel Map for the division of two (2) parcels totaling 85.85 acres into six (6) parcels. No development is proposed at this time, only the land division of the parcels. The project is in conformance with the Subdivision Map Act, the Los Banos Municipal Code and the 2030 Los Banos General Plan.

A copy of the proposed project's Parcel Map is included as part of this Initial Study as Exhibit A.

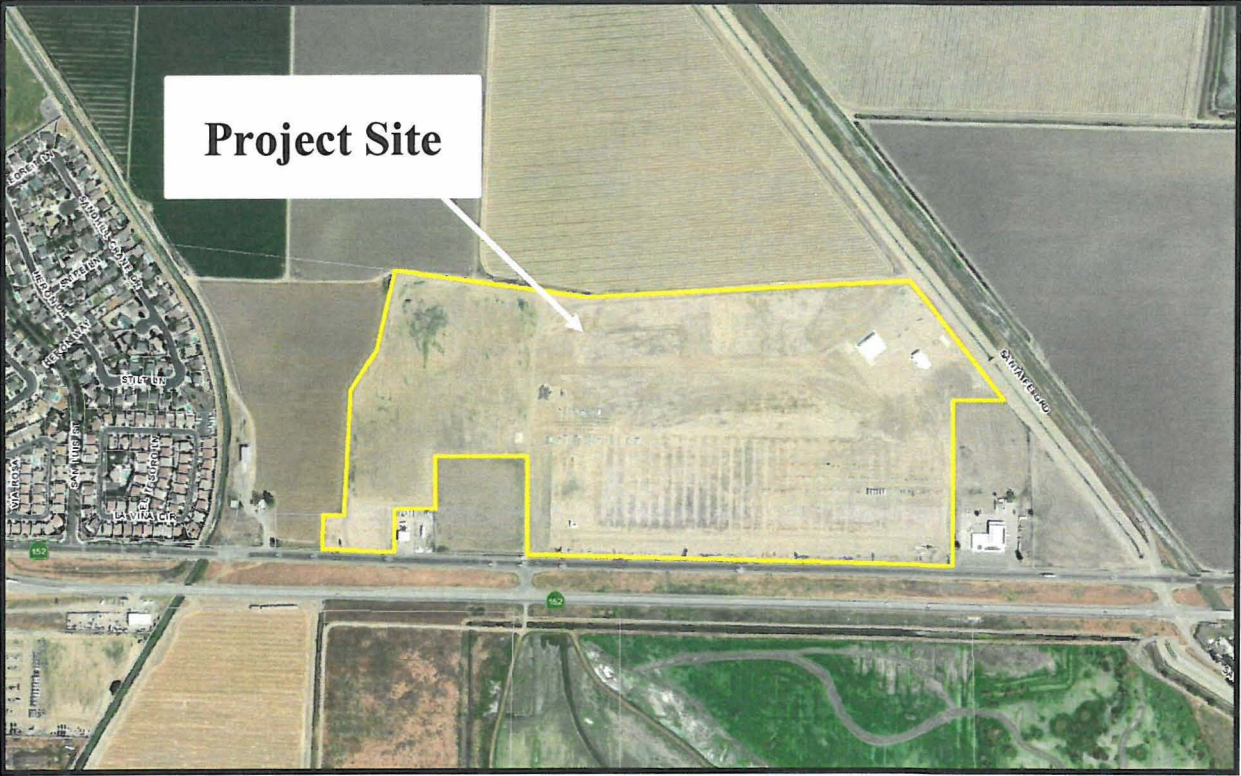
The parcel map will not require water or sanitary sewer services nor will the project require dry utilities.

The existing site includes disked vacant land. No structures currently exist on the site.

Figure 1 – Location Map



Figure 2 – Vicinity Map



SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: *(Boxes are checked below if the proposed project has the potential to cause significant impacts. If none then "No Significant Impacts" may be checked)*

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/ Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality |
| <input checked="" type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/ Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/ Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

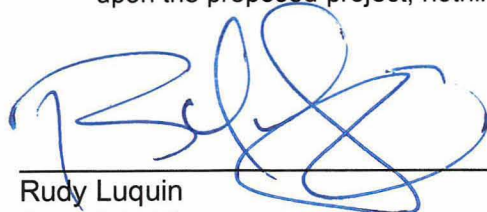
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have significant effect on the environment, because all potentially significant effect (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standard, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Rudy Luquin
 Associate Planner

February 11, 2022

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

Notes:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site, as well as on-site, cumulative, as well as project-level, indirect, as well as direct, and construction, as well as operational impacts.
3. Once a determination has been made that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impact Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist references. Reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This initial study format is the format suggested in the 2018 CEQA Guidelines.
9. The explanation of each issue identifies:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant

ENVIRONMENTAL REVIEW CHECKLIST: (A brief answer to all questions is provided)

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

I. **Aesthetics. Would the proposal:**

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: According to the City of Los Banos 2030 General Plan and Environmental Impact Report (EIR), the proposed project area is not considered a scenic vista. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project is on SR 152 which is a State designated highway. Based on a review of the California Department of Transportation website (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm), the nearest State scenic highway is Interstate 5, between the SR 152 and north to the San Joaquin County line. The proposed project is not located near Interstate 5 and therefore will have no impact to a State scenic highway.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project is located on an approximately 85.85 acres within the City of Los Banos. The existing visual character of the proposed project and its surroundings is vacant and undeveloped. The only existing developments are a propane sales facility to the west and agricultural equipment sales and mechanic shop to the east. The proposed project will consist of a land division of two (2) parcels into six (6) parcels. No development is proposed with the project; therefore, the project will have no impact on the existing visual character or quality of the surrounding site.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division of two (2) parcels into six (6) parcels with no development. Therefore, the proposed project will have no impact nor will it create lighting and glare.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

II. **Agriculture and Forest Resources** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts of forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resource Agency, to non-agricultural use?

Comments: According to the State of California Department of Conservation Farmland Mapping and Monitoring Program, the proposed project is located on land classified as "Farmland of Local Importance, Grazing Land, Semi-Agricultural and Rural Commercial Land" and is not located on soils classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project will have a less than significant impact.

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Comments: The project site is not zoned for agricultural use and a Williamson Act Contract does not exist for the project site. The project site was evaluated by the City of Los Banos 2030 General Plan/EIR and identified as being "Farmland of Local Importance, Grazing Land, Semi-Agricultural and Rural Commercial Land", though there are no existing agricultural operations on the properties. Therefore, the proposed project will have no impact.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Comments: Please refer to comment II.b.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

Comments: The proposed project is located on existing vacant land, and is surrounded by vacant land though there is an existing propane retail business to the west and an agriculture equipment sales and mechanic shop to the east. The project site is not situated on lands considered to be forest land nor will the proposing project result in the loss of forest land or conversion forest land to a non-forest use. Therefore, the proposed project will have no impact.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Comments: As noted above, the proposed project is located on existing vacant land that is not in production for agricultural crops. The project will not involve any other changes to the existing environment as the project will only consist of the land division of two (2) parcels into six (6) parcels. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

- III. **Air Quality** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursor)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

BACKGROUND DISCUSSION:

The proposed project is located in west Merced County, which is a portion of the San Joaquin Valley Air Basin (SJVAB). Air quality management under the federal and state Clean Air Acts is the responsibility of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The Federal and State governments have adopted ambient air quality standards (AAQS) for the primary air pollutants of concern, known as "criteria" air pollutants. Air quality is managed by the SJVAPCD to attain these standards. Primary standards are established to protect the public health; secondary standards are established to protect the public welfare. The attainment status of the SJVAB for Merced County with respect to the applicable AAQS are shown in the following table.

The SJVAB is considered non-attainment for ozone and particulate matter (PM10 and PM2.5), because the AAQS for the pollutants are sometimes exceeded. The SJVAB is Attainment/Unclassified for carbon monoxide, but select areas, not including the City of Los Banos, are required to abide by adopted carbon monoxide maintenance plans.

The California Air Resources Board (CARB) through the Air Toxics Program is responsible for the identification and control of exposure to air toxics, and notification of people that are subject to significant air toxic exposure. A principal air toxic is diesel particulate matter, which is a component of diesel engine exhaust.

The SJVAPCD has adopted regulations establishing control over air pollutant emissions associated with land development and related activities. These regulations include:

- Regulation VIII (Fugitive Dust Rules)
- Rule 4101 (Visible Emissions)
- Rule 9510 (Indirect Source Review)

SAN JOAQUIN VALLEY FEDERAL AND STATE AAQS ATTAINMENT STATUS

Pollutant	Designation / Classification	State Standards ^b
	Federal Standards ^a	
Ozone, 1-hour	No federal standard ^f	Nonattainment / Severe
Ozone, 8-hour	Nonattainment / Extreme ^e	Nonattainment
PM10	Attainment ^c	Nonattainment
PM2.5	Nonattainment ^d	Nonattainment
Carbon Monoxide	Attainment / Unclassified	Attainment / Unclassified
Nitrogen Dioxide	Attainment / Unclassified	Attainment
Sulfur Dioxide	Attainment / Unclassified	Attainment
Lead (particulate)	No designation	Attainment
Hydrogen Sulfide	No federal standard	Unclassified
Sulfates	No federal standard	Attainment
Visibility-Reducing Particles	No federal standard	Unclassified
Vinyl Chloride	No federal standard	Attainment

^aSee 40 CFR Part 81

^bSee CCR Title 17 Sections 60200-60210

^cOn September 25, 2008, EPA redesignated the San Joaquin Valley to Attainment for the PM10 National AAQS and approved the PM10 Maintenance Plan

^dThe SJV is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the SJV as nonattainment for the 2006 PM2.5 on November 13, 2009 (effective December 14, 2009).

^eThough the SJV was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved reclassification of the SJV to extreme nonattainment in the Federal Register on May, 2010 (effective June 4, 2010).

^fEffective June 15, 2005, the EPA revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA has previously classified the SJV as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

The SJVAPCD has adopted a CEQA impact analysis guideline titled *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The GAMAQI is utilized in the following air quality impact analysis where applicable. The GAMAQI establishes impact significance thresholds for the non-attainment pollutant PM10 and precursors to the non-attainment pollutant ozone: reactive organic gases (ROG) and oxides of nitrogen (NOx).

ROG	10 tons/year
NOx	10 tons/year
PM10	15 tons/year

Projects that do not generate emissions in excess of these thresholds are considered to have less than significant air quality impacts. In accordance with GAMAQI, the proposed project is considered a small project according to the Small Project Analysis Level (SPAL), as the project will only consist of the land division of two (2) parcels into six (6) parcels. Because the proposed project qualifies as small project in accordance to SPAL, GAMAQI notes that it has no possibility of exceeding emission thresholds.

The project will not consist of any construction, only a land division of two (2) parcels into six (6) parcels. Therefore, the project will not have any effects on the air quality.

The project will not generate any amounts of new on-road traffic and associated ROG, NOx and PM emissions during project operation as the project only consists of a land division. Therefore the project will not generate any substantial air emissions.

Potentially significant emissions related to the construction and operation of land development projects are subject to regulation under SJVAPCD Rule 9510 Indirect Sources. The proposed project does not include development and will not exceed the thresholds triggering the requirements of Rule 9510. Therefore, the project will not be required to comply with Rule 9510 and conduct an Indirect Source Review (ISR) process with the SJVAPCD as the project will only consist of a land division with no development.

COMMENTS:

- a) The proposed project will not involve any conflict with, or potential to obstruct, implementation of, applicable Air Quality Attainment Plans. As discussed above, the project will not generate air emissions. Therefore, the proposed project will have a no impact.
- b) Proposed project consist of a land division with no construction. No emissions will be generated nor will the project contribute to or cause violation to any air quality standards. The proposed project will not involve any substantial operational emissions. Therefore, the proposed project will have no impact.
- c) The proposed project consists of a land division of two (2) parcels into six (6) parcels with no proposed construction. The project activities will not result in any amounts of ROG, NOx, and particulate matter emissions and will contribute to existing non-attainment status of the SJVAB for ozone and particulate matter. Therefore, the proposed project will have no impact.
- d) Sensitive receptors are defined as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. There are no sensitive receptors located near the project site nor will the project not impact the air quality, as the project only consist of a land division with no development.

The proposed project is located in vacant area with two (2) retail; uses, a propane sales business to the west, and a large equipment retailer and mechanic shop for large equipment to the east. As result of the project only consisting of a land division with no proposed development the project is on too minute of a scale to be analyzed with the Small Project Analysis Level (SPAL) under GAMAQI, the proposed project has no possibility of exceeding the emission thresholds and therefore, will have no impact.

- e) The proposed project does not involve any features that will generate odors. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

IV. **Biological Resources** Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: As noted previously, the proposed project is located on vacant land. However, based on a review of the City's 2030 General Plan EIR, and most notably, Figure 3.8-1, the proposed project is not located within any areas known for the potential of containing special status species and or habitats. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Based on the Los Banos 2030 General Plan and EIR, the proposed project is not located within an area known to contain riparian habitat. Most, if not all, of the riparian habitat located within the City is located along Los Banos Creek. The proposed project is not located within, or adjacent to Los Banos Creek. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Based on the Los Banos 2030 General Plan and EIR, there are no identified wetlands within the project site. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project is surrounded by vacant land, and there is an existing propane business to the west and an agricultural equipment sales and mechanic shop to the east. The land division of two (2) parcels into six (6) parcels as a result of the proposed project would have no impacts to wildlife corridors, as there is no proposal for development at this time. Therefore, the proposed project will have no impact.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not require the removal of any trees as the project only consist of land division. Therefore, the proposed project will have no impact.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The City of Los Banos, including the proposed project, is not located within an adopted Habitat Conservation Plan or Natural Community Plan. Therefore, the proposed project will have no impact.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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V. **Cultural Resources** Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project site is currently vacant with minimal vegetation and does not contain any buildings or structures. Based on a review of the Los Banos 2030 General Plan EIR, there are thirteen (13) historic resource sites within the City's Planning Area, primarily in the downtown area. None of these sites include the proposed project site. As such, there are no historic resources or sites as defined by Section 15064.5 of the Government Code within the proposed project area. Therefore, the proposed project will have no impact.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Based on a review of the Los Banos 2030 General Plan and EIR, the Los Banos Creek area has been identified as a highly sensitive area for potential archaeological sites. The proposed project is not located within the Los Banos Creek area, and therefore, potential impacts to archaeological resources are considered to be minimal. The project site has been disked yearly to reduce potential fire hazards and given the disturbed nature of the project site, it has been determined the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The Los Banos 2030 General Plan and EIR do not identify any unique paleontological resources or sites or unique geologic features within the proposed project area. As noted in the 2030 General Plan, paleontological resources have been typically identified within the Los Banos Creek area. Therefore, the proposed project will have no impact.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division of two (2) parcels into six (6) parcels. The land division will not disturb any human remains, therefore the project will have no impact.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. **Geology and Soils** Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: No known earthquake faults traverse the project site. The effects of seismic activity were addressed in the Los Banos General Plan EIR and found to be potentially significant. Implementation of General Plan policies S-I-8 mitigates this potentially significant impact to a less than significant level. Policy S-I-8 requires all new buildings be built according to the seismic requirements of the Uniform Building Code. However, the project only consists of a land division and no development. Therefore, the project will pose no impacts. No further environmental review is necessary.

b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: The project consists of land division with no development. Therefore, the proposed project will have no impact.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: According to the United States Department of Agriculture (USDA) <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> the soils in the area are of the project site are primarily Stanislaus-Dosamigos-Urban land complex on flat or nearly flat ground that may be subject to vertical displacement under seismic or static conditions. Such movement could include settlement, compaction, or liquefaction. The project will not consist of development only a land division, therefore the project will have no impact.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: As noted above, the soils within the project area are generally Stanislaus-Dosamigos-Urban land complex. The soil is well drained, but has moderate expansion potential. The proposed project does not propose development, only a land division of two (2) parcels into six (6) parcels. Therefore, the project will not have no impact.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comments: The proposed project consists of a land division only in which will not have a necessity for any septic. Sewer systems. Therefore, the proposed project will have no impact.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
VII. Greenhouse Gas Emissions Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background Discussion:

Human-generated emissions greenhouse gases (GHGs) are understood to be an important cause of global climate change, which is a subject of increasing scientific, public concern, and government action. Atmospheric concentrations of GHGs that trap heat in the earth's atmosphere and lead to a variety of effects, including increasing temperature, changes in patterns and intensity of weather and various secondary effects resulting from those changes, including potential effects on public health and safety.

California AB 32 identifies global climate change as a "serious threat to the economic well-being, public health, natural resources and the environment of California." As a result, global climate change is an issue that needs to be considered under CEQA.

GHGs include carbon dioxide (CO2), the most abundant GHG, as well as methane, nitrous oxide and other gases, each of which have GHG potential that is several times that of CO2. GHG emissions result from combustion of carbon-based fuels; major GHG sources in California include transportation (40.7%), electric power generation (20.5%), industrial (20.5%), agriculture and forestry (8.3%) and others (8.3%).

The State of California is actively engaged in developing and implementing strategies for reducing GHG emissions. State programs for GHG reduction include a regional cap-and-trade program, new industrial and emission control technologies, alternative energy generation technologies, advanced energy conservation in lighting, heating, cooling and ventilation, reduced-carbon fuels, hybrid and electric vehicles, and other methods of improving vehicle mileage reduction programs. Using these and other strategies, the State's Global Climate Change Scoping Plan, adopted in December 2008, proposes to achieve a 29% reduction in projected business-as-usual emission levels for 2020.

The City of Los Banos 2030 General Plan and EIR includes policies and mitigation measures that reduce the impact level that is less than significant. Policies POSR-I-46, 52, 53, and C-I-4 of the City's 2030 General Plan include measures, that upon implementation, helps reduce the amount of greenhouse gases generated per capita in the City. It is important to note that the proposed project is consistent with the City's 2030 General Plan.

The SJVAPCD adopted a Climate Change Action Plan in 2008, and issued guidance for development project compliance with the plan in 2009. The guidance adopted an approach that relies on the use of Best Performance Standards to reduce GHG emissions. Projects implementing Best Performance Standards would be determined to have a less than cumulatively significant impact. For projects not implementing Best Performance Standards, demonstration of a 29% reduction in GHG emissions from business-as-usual conditions is required to determine that a project would have a less than cumulatively significant impact.

Comments:

- VII-a) The proposed project would not generate any substantial greenhouse gas emissions as the project is only a land division with no development proposed. Therefore, the project will have no impact.
- VII-b) The proposed project will not involve any known conflict with any adopted plan, policy, or regulation for reducing greenhouse gas emissions. The project will only consist of a land division of two (2) parcels into six (6) parcels. Therefore, the project will no impact

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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VIII. **Hazards and Hazardous Material** Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consist of a land division only. No hazardous materials will be handled as part of the project. Therefore, the project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: It is not anticipated that through the land division of the proposed project, foreseeable upset and accident conditions will occur. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project is located approximately 0.96 miles to the nearest school which is greater than the stated quarter mile proximity. However, as noted above in VIII-a, land divisions do not involve the emission or handling of hazardous materials. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Appendix A of the Los Banos 2030 General Plan provides a list of hazardous sites within the City of Los Banos. Based on a review of Appendix A, the proposed project is not located on a site identified as hazardous. Therefore, the proposed project will have no impact.

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| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The Los Banos Municipal Airport is located within the City of Los Banos and is a general aviation facility with a single paved runway 3,800 feet in length. According to the Merced County Airport Land Use Compatibility Plan, adopted June 21, 2012, the proposed project is not located within the airport's "Airport Influence Area". Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division for a tentative vesting parcel map and will not interfere with adopted emergency response plan or emergency evacuation plan. Therefore, the proposed project will have no impact.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Comments: The proposed project is located on vacant land within the City of Los Banos. In accordance to the 2030 General Plan Figure 7-3, Wildfire and Hazardous Materials map, the property is deemed to be located within a low and moderate wildfire hazard area. However, the proposed project will only consist of a land division and will not expose people or structures to any significant risk of loss, injury or death due to wildfires. Therefore, the proposed project will have no impact.

Categories and Issues:	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. **Hydrology and Water Quality** Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division and will not violate any Federal, State, or local water quality standards or waste discharge requirements. Therefore, the proposed project will have no impact.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Comments: Domestic water infrastructure is not proposed as part of the proposed project. The proposed project consists of a land division only, with no proposed development. Therefore, the proposed project will have no impact.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division with no proposed development. The project will not alter any existing drainage pattern of the site. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not contribute runoff water as the project consists of a land division with no proposed development. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division with no proposed development and will not degrade water quality within the vicinity of the project site. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Comments: Please refer to the comments and determination above, for IX-a.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Based on a review of FEMA Flood Map No. 06047C0850G, dated December 2, 2008, which includes the proposed project site, the proposed project is not located within a 100-year flood plain. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Please refer to the comments and determination above, for IX-g.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Comments: The proposed project is located within the Planning Area as it defined in the Los Banos 2030 General Plan. According to Section 7.2 of the Los Banos 2030 General Plan, *“three dams close to Los Banos have the potential of inundating portions or the whole of the Planning Area. Flood zone mapping by the U.S. Army Corps of Engineers indicates that all of the Planning Area is located within the San Luis Reservoir dam inundation area. Northern portions of the Planning Area are also located within the Los Banos Detention Reservoir and the Little Panoche Reservoir Dam inundation area.”* All three dams are owned by the Bureau of Reclamation, and are inspected regularly for their structural integrity. In response to the potential of inundation by a result of dam failure, the City has adopted General Plan policies, which include coordination with the U.S. Army Corps of Engineers on potential flooding risks, and ensuring that City staff and Emergency Response Services are trained to respond to catastrophic dam failure. The proposed project consists of a land division with no proposed development and will not expose people of structures to any significant risk of loss, injury, or death due to flooding or failure of the three dams. Therefore, the proposed project will not have an impact.

- j. Inundation by seiche, tsunami, or mudflow?

Comments: The City of Los Banos, including the proposed project, is located approximately sixty-six (66) miles east of the Pacific Ocean. Exposure of future residents within the proposed project to the risk of seiches, tsunami, or mudflows is minimal. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

X. **Land Use and Planning** Would the project:

a. Physically divide an established community?

Comments: The proposed project is located within the City of Los Banos, along State Route 152. Specifically, the proposed project is surrounded mainly by vacant land and there is an existing commercial propane business to the west and an existing agriculture equipment sales and mechanic shop. The proposed project consists of a land division with no proposed development. Therefore, the proposed project would not physically divide the established community, and would have no impact.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Comments: The proposed project would be consistent with existing uses in the project vicinity and would not result in substantial land use conflicts with the surrounding uses in the area. The project proposes to divide two (2) parcels into six (6) parcels with no proposed development. Thus, the proposed vesting tentative parcel map would be consistent with the overall intent of the Los Banos 2030 General Plan and the Los Banos Municipal Code.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Comments: The proposed project is not located within an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XI. **Mineral Resources** Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments XI-a,b: Section 5.6 of the Los Banos 2030 General Plan, dated July 15, 2009, states, “According to the Department of Conservation: Mines and Geology, there are no known significant mineral resources located within the Planning Area. The Planning Area contains parts of San Luis Ranch alluvium and Modesto alluvium, known mineral occurrences of undetermined mineral resources significance. According to the State Office of Mine Reclamation, sand and gravel is currently mined within portions of the Los Banos Creek Fan, located southwest of the Planning Area. Although further exploration of the Planning Area could result in the reclassification of specific localities, no mineral resources have been historically exploited or are being currently exploited commercially within the Planning Area.”

The proposed project is located within the Planning Area as it is defined in the Los Banos 2030 General Plan, and is consistent with the land use designation prescribed by the General Plan. Therefore, as determined in the Los Banos 2030 General Plan, the proposed project will have no impact to mineral resources of Statewide or local importance.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XII. **Noise** Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division with no proposed development. The project will not expose persons to or generate noise levels exceeding the noise level standards established in the 2030 Los Banos General Plan. Therefore, the proposed project will have no impact.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division for a vesting tentative parcel map with no proposed construction. The proposed project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Therefore, the proposed project will have no impact.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not substantially increase ambient noise levels in the project area as the project consists of a land division with no construction involved. Therefore, the proposed project will have no impact.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Please refer to XII-c for comments and determination.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Figure 3-11.2 of the 2030 General Plan EIR illustrates the existing noise contours as it relates to the airport. The 55 dBA CNEL noise contour line for the airport does not enter the project site, so noise levels from aircraft operations do not exceed standards. Therefore, the proposed project will have no impact.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts would occur related to noise from a private airstrip.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XIII **Population and Housing** Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division with no proposed development. The project will not induce a substantial population growth. Thus the proposed project would not induce substantial population growth. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not require the displacement of existing housing which would necessitate the construction of replacement housing. Therefore, the proposed project will have no impact.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project site is currently vacant and no development will occur as part of the project, only a land division. Thus, there will not be displacement of a substantial number of existing housing. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XIV. **Public Services**

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The proposed project consists of a land division with no proposed development. The proposed project will not impact fire protection, police protection, schools, parks, and or other public facilities. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

Categories and Issues:

XV. **Recreation**

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will no increase the use of existing park facilities in the City of Los Banos. The proposed project consists of a land division with no proposed development. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division with no proposed development and will not consist of the development of new recreational facilities, nor will it necessitate the construction or expansion of existing recreational facilities. Therefore, the proposed project will have a less than significant impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Categories and Issues:

XVI. | **Transportation / Traffic:** Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division on vacant parcels with no proposed development. Due to the nature of the project, the project will not cause any traffic. Therefore, the project will have no impacts.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Please see the comment above in item XVI-a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not result in the change of air patterns, most notably from the Los Banos Municipal Airport. Therefore, the proposed project will no impact.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project site is vacant and the proposed project consists of a land division of the vacant land with no proposed development. Thus the project will not increase hazards. Therefore, the proposed project will have no impact.

- e. Result in inadequate emergency access?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project site has adequate emergency access available from Santa Fe Grade and E. Pacheco Blvd. (SR 152). The proposed project will only consist of a land division with no proposed development. Therefore, the proposed project will have no impact.

- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will not decrease the performance or safety of these existing facilities. Therefore, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XVII. **Tribal Cultural Resources**

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Tribal cultural resources are generally defined by Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. A Sacred Lands File Search, performed by the Native American Heritage Commission (NAHC) for the immediate project area did not indicate the presence of Native American cultural resources in the immediate project area. The project site was previously utilized for agricultural purposes in which there was constant earth movement as part of the agricultural operation. Since the agricultural operation ceased, the project site has been annually disked and is surrounded by existing developments. As such, the proposed project will only consist of a land division with no development. Therefore, the project will have no impact.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. A resource determined by the lead agency, in its discretion and supported by a substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The project site is not known to contain any identified Native American tribal cultural resources and is not a known Native American sacred site. The City of Los Banos has not received any letters from any Native American tribes requesting tribal consultation per Public Resources Code, Section 210080.3.1(b) regarding the potential for a Native American tribal cultural resource to be located on or near the project site. A Sacred Lands File Search, performed by the Native American Heritage Commission (NAHC) for the immediate project area failed to indicate the presence of Native American cultural resources in the immediate area. In addition, proposed project will consist of a land division of vacant land with no proposed development. Thus, the proposed project will have no impact.

Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
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Categories and Issues:

XVIII. **Utilities and Service Systems:** Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will consist of a land division of vacant land with no proposed development and there will be no necessity to connect to the City's existing sanitary sewer system. However, the City has sufficient capacity and will not exceed any treatment requirements imposed by the Regional Water Quality Control Board. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project will consist of a land division of vacant land with no development, thus there will be no necessity to connect to the City's existing water and sanitary sewer system. However, the City has sufficient capacity in its domestic water and sanitary sewer systems. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The proposed project consists of a land division of vacant land with no proposed development and will not need to connect to the City's existing storm drainage system. Therefore, the proposed project will have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: It has been determined that there is sufficient water supply capacity available, however, the proposed project consists of a land division of vacant parcels with no development proposed. Thus, the proposed project does not require the construction of new or expansion of existing facilities. The project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: It has been determined that there is sufficient waste water supply capacity; however, the proposed project consists of a land division of vacant parcels with no development proposed. The proposed project will not need the connection to the City's wastewater treatment system. Therefore, the project will have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Solid waste in the City of Los Banos is managed by the Merced County Association of Governments. The majority of the City's solid waste is taken to Billy Wright Landfill and additional waste is taken to Highway 59 Landfill. The City's 2030 General Plan EIR determined that there are sufficient options for expansion or relocation of services to meet the demand created by future growth in Los Banos. However, the proposed project consists of a land division of vacant parcels with no proposed development. Thus the project will not generate any solid waste and will not need the landfill services. Therefore, the proposed project will have no impact.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Comments: The proposed project will comply with all Federal, State, and local statutes and regulations related to solid waste. However the proposed project consists of a land division of vacant parcels with no proposed development and the project will not generate any solid waste. Therefore, the proposed project will have no impact.

	Potentially Significant Impact	Less than Significant w/ Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: Finding (a) is checked as “No Impact” on the basis of the proposed project’s potential impact on biological resources, as described in Category 4 of this Initial Study. The proposed project consists of the land division of vacant parcel with no development proposed. Therefore, no potential impacts were identified in this area and the project is identified to have no impact.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: As described in this Initial Study, the potential environmental effects of the proposed project will have no impact at all.

There are no potential environmental impacts identified in this Initial Study and all environmental impacts have been considered in conjunction with each other as to their potential to generate other potentially significant impacts. The various environmental impacts of the proposed project will not combine to generate any potentially significant cumulative impacts.

The City of Los Banos 2030 General Plan and EIR comprehensively account for ongoing and foreseeable urban development within the City’s “Planning Area” and the cumulative environmental impacts of planned development. Future urban development in Los Banos includes the provision of roads, utilities, schools, and recreational facilities needed to serve City residents and visitors as their demands for urban services increase over time.

The proposed project will not contribute to planned urban development in the City of Los Banos and the project consists of a land division of vacant parcels with no proposed development. The proposed project will not involve any potential environmental impacts identified in the 2030 General Plan EIR, and the proposed project will not result in any substantial contribution to any of the significant cumulative impacts identified in the 2030 General Plan EIR. Thus, the project will have no impact.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: This Initial Study has considered the potential environmental impacts of the proposed project in the discrete issue areas outlined in the CEQA Environmental Checklist. During the environmental analysis, the potential for the proposed project to result in substantial impacts on human beings in these issue areas, as well as the potential for substantial impacts on human beings to occur outside of these issue areas, was considered, and no other such impacts were identified. Therefore, the proposed project will have no impact.

REFERENCES

City of Los Banos 2030 General Plan
 City of Los Banos Municipal Code
 CEQA

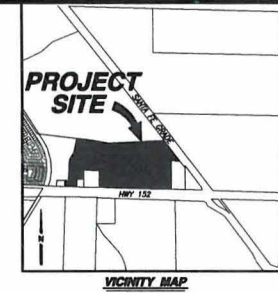
All reference material may be reviewed at the City of Los Banos Community Development Department, 520 J Street, Los Banos, CA 93635.

APPENDIX A

Site Plan

**VESTING TENTATIVE MAP
HOLLT 86 LLC
LOS BANOS, CALIFORNIA**

BEING ALL OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP
FILED FOR RECORD ON APRIL 26, 1988, IN BOOK 61 OF PARCEL MAPS
AT PAGE 36, MERCED COUNTY RECORDS AND ALL OF THE PARCEL
DESCRIBED BY DEED, DOCUMENT NUMBER 2014-016634, SITUATED IN
THE SOUTHERN HALF OF SECTION 17 & 18, TOWNSHIP 11 SOUTH,
RANGE 10 EAST,
MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LOS BANOS,
MERCED COUNTY, STATE OF CALIFORNIA

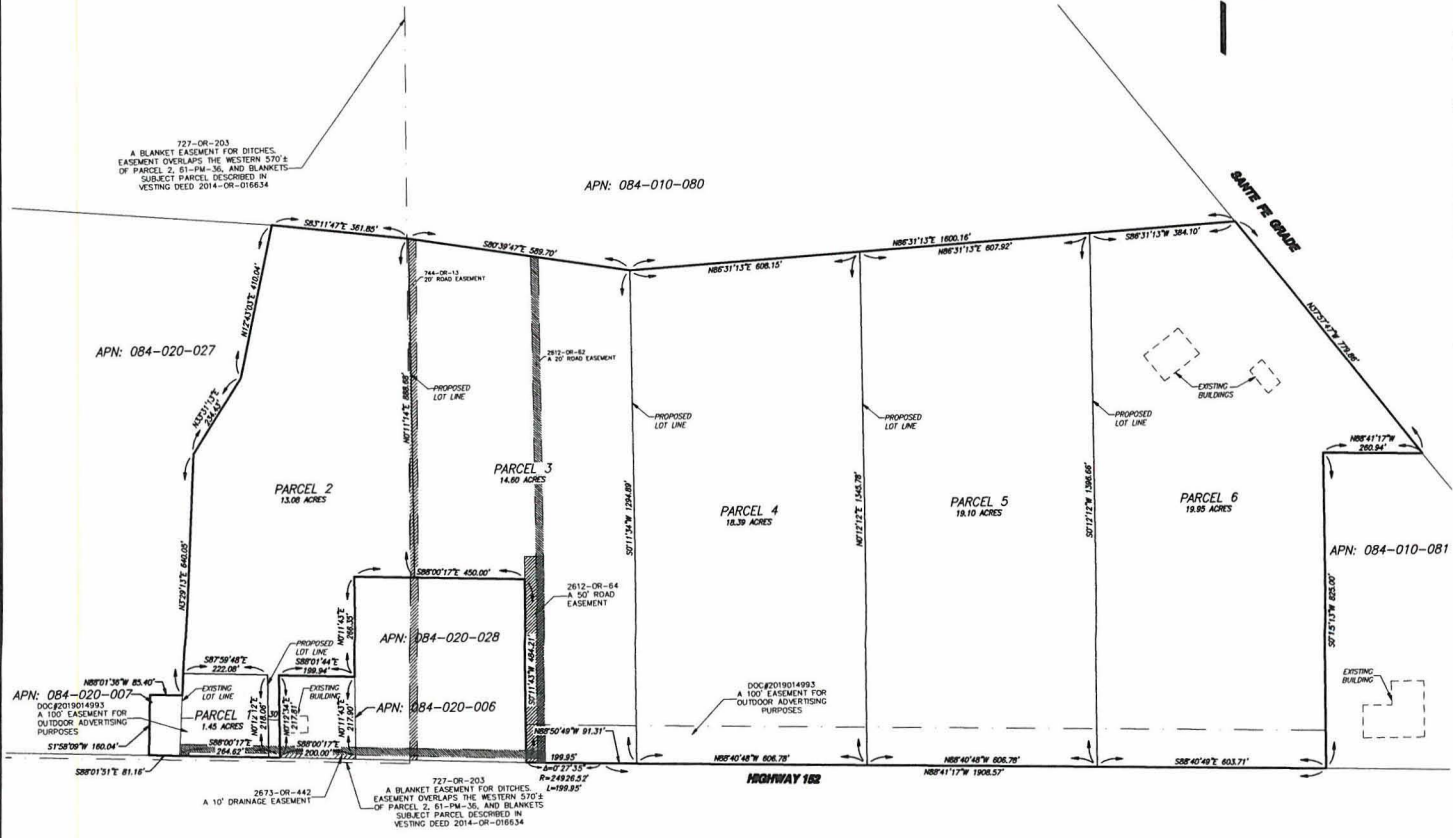


OWNER & SUBDIVIDER
TREVINO PIONEER LLC
823 E PACHICO BLVD STE C
LOS BANOS, CA 93835-8363

HOLLT 86 LLC
823 E PACHICO BLVD STE C
LOS BANOS, CA 93835-8363

- STATEMENT OF SUBDIVIDER**
(AS REQUESTED BY CITY OF LOS BANOS MUNICIPAL CODE, ARTICLE 10 & SECTION 9-2.803.)
- 1) SITE ADDRESS: 3400 E PACHICO BOULEVARD, LOS BANOS, CA 93835-8505
 - 2) ASSESSOR'S PARCEL NO.: 084-010-077, 084-020-007
 - 3) EXISTING GENERAL PLAN: COMMERCIAL
 - 4) EXISTING ZONING: HIGHWAY COMMERCIAL
 - 5) EROSION CONTROL: PER CITY OF LOS BANOS ORDINANCES AND STANDARDS.
 - 6) WATER SUPPLY: BY CITY OF LOS BANOS.
 - 7) SEWAGE DISPOSAL: BY ON SITE STORAGE
 - 8) STORM DRAINAGE: BY ON SITE STORAGE
 - 9) RESTRICTIVE COVENANTS, IF ANY, TO BE SUBMITTED AT THE TIME OF FINAL PARCEL MAP.
 - 10) TREE TYPE AND LOCATION SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT.
 - 11) WATER SUPPLY AND SEWAGE DISPOSAL SHALL BE COMPLIED WITH AS PER ARTICLE 8 OF TITLE 8 OF THE MUNICIPAL CODE.
 - 12) OWNER RESERVES THE RIGHT TO SELL PARCELS ONLY.

- NOTES**
- 1) NO AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE STORM.
 - 2) STRUCTURES PRESENTLY EXIST ON SITE.
 - 3) TOTAL AREA OF THIS PARCEL IS 86.60 ACRES CONTAINING 6 PARCELS.



VESTING TENTATIVE PARCEL MAP

HOLLT 86 LLC
LOS BANOS, CALIFORNIA

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
8115 6TH STREET • HOUSTON, CALIFORNIA • 93884
(209) 737-0600
FAX: (209) 548-8906

DATE: _____
REVISIONS: _____
DATE APPROVED: _____
NO. DESCRIPTION: _____

JOB NO. 209289
DATE 10-28-21
DR BY: DO
CK BY: MR.
SCALE: AS SHOWN

SHEET NUMBER
1
OF 1 SHEETS



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: Holt 86, LLC and Trevino Pioneer, LLC – VTPM #2021-01

Lead Agency: City of Los Banos

Contact Name: Rudy Luquin

Email: rudy.luquin@losbanos.org Phone Number: (209) 827-2432

Project Location: Los Banos Merced County
City *County*

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

The proposed project consists of a Vesting Tentative Parcel Map for the division of two (2) parcels totaling 85.85 acres into six (6) parcels. No development is proposed at this time, only the land division of the parcels. The project is in conformance with the Subdivision Map Act, the Los Banos Municipal Code and the 2030 Los Banos General Plan.

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

N/A

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

N/A

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

City of Los Banos