

Los Banos Unified School District
REQUEST FOR PRELIMINARY COMMENT
Transitional Kindergarten Center Project

To:

Responsible, Trustee and Interested Agencies
Interested Persons

From:

Los Banos Unified School District
Sherry Munday
Facilities & Special Projects Manager
646 Pacheco Boulevard
Los Banos, CA 93635
Telephone: (209) 826-1936
Email: SMunday@losbanosusd.k12.ca.us

Date: February 21, 2023

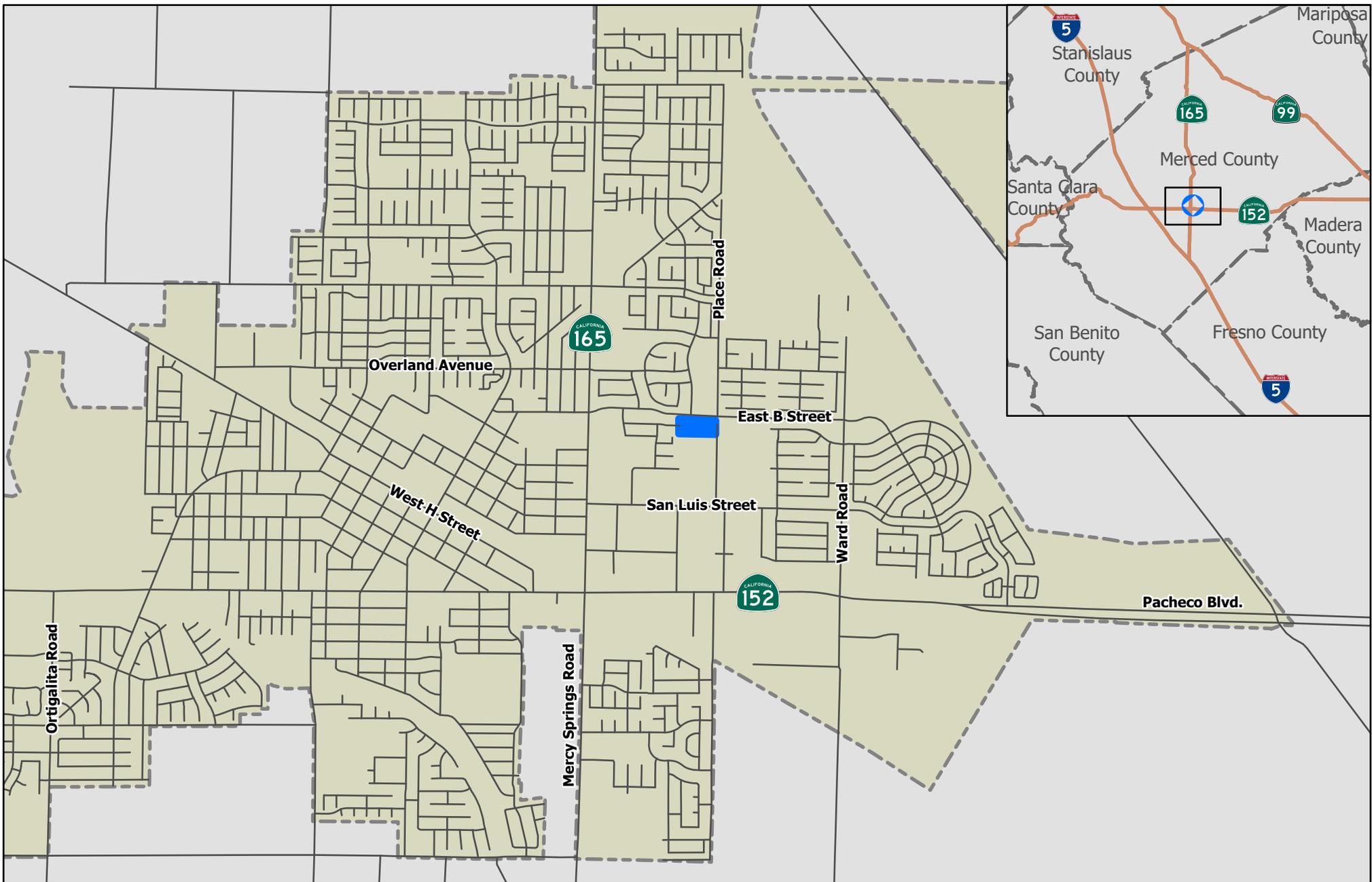
Purpose: The Los Banos Unified School District (District) is proposing to undertake the Transitional Kindergarten Center Project (project). The purpose of this Request for Preliminary Comment is to invite responsible, trustee and interested agencies, as well as interested persons, to submit written comments on any concerns they may have on the environmental effects of the project. The District will consider the comments in preparing a California Environmental Quality Act Initial Study for the project and in determining whether to prepare an Environmental Impact Report for the project or to adopt a Negative Declaration or Mitigated Negative Declaration. You will have the opportunity to comment again after you have reviewed the completed environmental documents.

Comments: Please send any comments in response to this Request for Preliminary Comment to Sherry Munday, Facilities & Special Projects Manager (contact information provided above). **The deadline for submission of preliminary comments is Friday, March 10, 2023.**

Project Location and Description: The project site is located on approximately 4.58 acres at the southwest corner of East B Street and Place Road in the City of Los Banos, Merced County, California. The site consists of vacant undeveloped land located at the northern end of a 28.3-acre parcel (APN 428-030-022). The Los Banos Junior High School campus is located immediately to the south of the project site on the same parcel. The project site location is displayed on Figures 1 and 2, and a preliminary site plan for the project is included as Figure 3.

The District is proposing to construct and operate the Transitional Kindergarten Center Project to serve TK students in the District as a result of the implementation of universal TK in California. Facilities proposed as part of the project include five classroom buildings, an office/multi-purpose building, playground areas with shade structures, grass-turfed play areas, and other related hardscape and landscape features. Four of the five classroom buildings will contain four classrooms, and one of the buildings will include three classrooms and a student services room. Each of the classroom buildings will include two shared restroom/workroom areas. The total number of classrooms is 19, of which 15 will be used for TK students and four will be used for Pre-K students. The project will also include construction of a staff parking lot with bus drop-off/loading area, and a parent/visitor parking lot with drop-off area. Access to the staff parking lot and bus drop-off area will be provided from East B Street. The entrance to the parent/visitor parking lot and drop-off area will be provided from East B Street and parent/visitor traffic must exit on Place Road, limited to right turn (southbound) movements.

If approved, construction of the project will begin in Fall 2023 and is anticipated to be completed and operational by August 2024.



Project Location

Transitional Kindergarten Center Project
 Los Banos Unified School District

ODELL *Planning & Research, Inc.*
 Environmental Planning • School Facility Planning • Demographics

- Project Site
- Los Banos City Limits

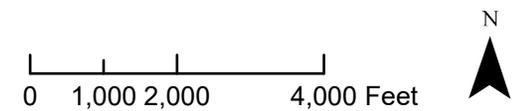


Figure 1



Project Site

Transitional Kindergarten Center Project
 Los Banos Unified School District

ODELL *Planning & Research, Inc.*
 Environmental Planning • School Facility Planning • Demographics

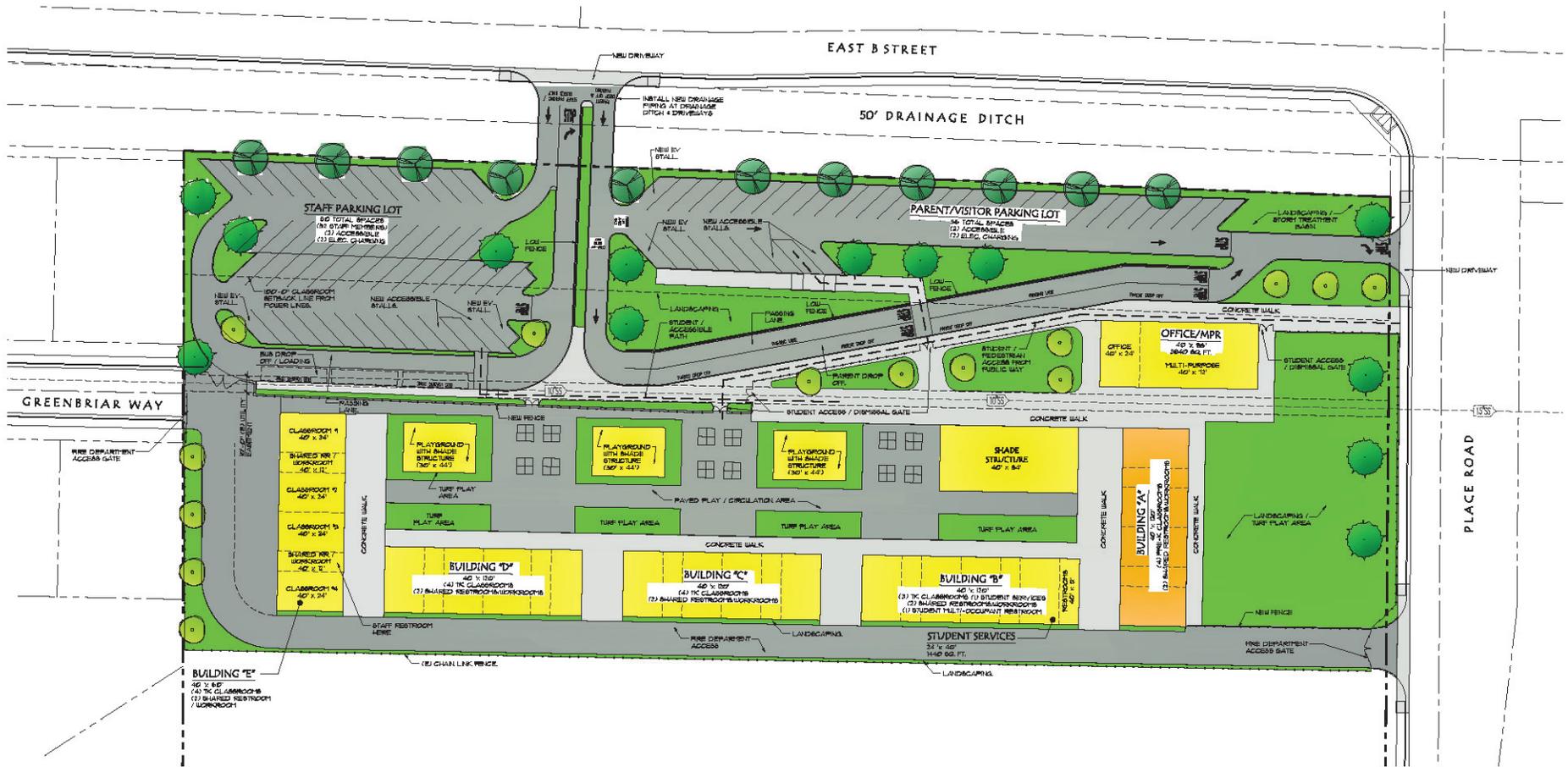
 Project Site

1" = 500'



Figure 2

Figure 3: Preliminary Site Plan



PRELIMINARY SITE PLAN - EAST "B" STREET ACCESS OPTION #2:

NEW TRANSITIONAL KINDERGARTEN (TK) CENTER LOS BANOS UNIFIED SCHOOL DISTRICT

EAST "B" STREET AND PLACE ROAD
LOS BANOS, CALIFORNIA