



City of
Los Banos
At the Crossroads of California

City of Los Banos
Notice of Preparation
Los Banos Wal-Mart Expansion Project

Date: Monday, November 24, 2008

To: Public Agencies and Interested Parties

From: Paula Fitzgerald, Planning Director, AICP

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Los Banos Wal-Mart Expansion Project

The City of Los Banos will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of the Los Banos Wal-Mart Expansion Project are described in the attached materials. The City of Los Banos is soliciting comments regarding the scope and content of the environmental information, which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **5 p.m., Tuesday, December 23, 2008**. We will need the name of a contact person in your agency.

City of Los Banos
Planning Department
520 J Street
Los Banos, CA 93635
Attn: Paula Fitzgerald, Planning Director
Phone: (209) 827-7000 x. 118
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Email: paula.fitzgerald@losbanos.org

LOS BANOS WAL-MART EXPANSION PROJECT

1.1 - Project Location

The project site is located at 1575 W. Pacheco Boulevard in the City of Los Banos, Merced County, California (Exhibit 1). The project site consists of two parcels totaling 33.77 acres, bounded by undeveloped and agricultural land (west), existing strip commercial development and W. Pacheco Boulevard/SR-152 (north), Badger Flat Road and undeveloped land (east), and Prairie Springs Drive and new single-family residential construction (south); refer to Exhibit 3-2. The project site is located on the Volta, California, United States Geologic Survey 7.5-minute quadrangle, Township 10 South, Range 10 East, Section 21 (Latitude: 37°3'18" North; 120°52'30" West).

1.2 - Existing Conditions

1.2.1 - Land Use

The project site contains a 109,508-square-foot conventional Wal-Mart discount store (Store No. 2117), parking areas, two stormwater detention basins, and undeveloped land to the west and north (Exhibit 2). The store contains a general merchandise sales floor area, a food sales area, a food tenant area (McDonald's), a stockroom receiving area, loading dock, an outdoor garden center, and a two-bay Tire and Lube Express. The garden center, Tire and Lube Express, and loading dock are located on the east side of the existing store. The store has a main entrance, a garden center entrance, and one loading dock with two doors. A rough-graded pad is located directly west and south of the store, which is intended to accommodate future expansion of the building.

1.2.2 - Land Use Designations

The City of Los Banos General Plan designates the project site as "Commercial." The Los Banos Zoning Ordinance designates the project site "Highway Commercial (H-C)." The existing Wal-Mart store is consistent with both land use designations.

1.3 - Project Description

The proposed project consists of two phases: (1) expanding the existing Wal-Mart store on 23.04 acres and (2) the creation of three commercial retail outlots on 9.16 acres. Each phase is discussed below.

1.3.1 - Phase I: Wal-Mart Expansion

Phase I of the proposed project consists of the expansion and alteration of the existing Wal-Mart store. The project would include the addition of approximately 105,487 square feet of building area to the west, north, and south sides of the structure, for a combined total of 214,995 square feet. For the purposes of providing a conservative evaluation of project impacts, the EIR will analyze the

additional square footage at 108,492 square feet, which is 3 percent larger than the anticipated expansion square footage. Table 1 summarizes the Wal-Mart Supercenter square footage. The store expansion would consist of expanding the west, north, and south sides of the structure. The project site plan is shown in Exhibit 3.

Table 1: Wal-Mart Supercenter Square Footage

Component	Square Feet		
	Existing	Proposed	Change
General Merchandise (including indoor Garden Center)	79,563	106,803	27,240
Grocery Sales	—	47,776	47,776
Grocery Support	—	10,933	10,933
Stockroom/Receiving	9,391	24,251	14,860
Ancillary (offices, break rooms, etc.)	8,679	12,539	3,860
Food Tenant (McDonald's)	1,352	2,170	818
Outdoor Garden Center	5,353	5,353	—
Tire Lube Express	5,170	5,170	—
Total Square Footage	109,508	214,995	105,487
Square Footage to be Analyzed in EIR (3% Larger than Actual)	109,508	218,000	108,492
Source: CEI Engineering, 2008.			

Store Characteristics

The expanded Wal-Mart store would total 218,000 square feet and be upgraded to a Wal-Mart Supercenter. The Wal-Mart Supercenter would retail groceries, in addition to general merchandise, and operate 24 hours a day, 7 days a week. The food tenant area would be increased in size and a new in-store medical clinic to be operated by an independent licensed health care professional would be installed. The existing Tire and Lube Express and Garden Center would be maintained at their current size.

Parking

An undeveloped area, between the existing Wal-Mart parking lot and strip commercial development along W. Pacheco Boulevard would be filled and paved to provide additional parking. Parking would also be provided on the west side of the store expansion. The store expansion would provide 994 off-street parking spaces, which translates to a ratio of 4.7 spaces per 1,000 square feet of gross floor area. More than 250 shade trees would be installed within parking areas, with the objective of achieving 50 percent shade coverage in 15 years, in accordance with City requirements.

Site Drainage

The area immediately north of the existing vestibule would be re-graded to improve drainage. The detention basin, located northeast of the existing store, would be increased in size to compensate for the reduction in size of the southeast detention basin. The expansion area, including the new western parking area, would be served by the City's regional stormwater basin. Storm drain infrastructure would be installed in this area to direct runoff to City storm drains located at Prairie Springs Drive and W. Pacheco Boulevard.

Vehicular Access

The proposed expansion would result in the following modifications to existing vehicular access to the Wal-Mart store:

- A new, full-access signalized access point would be developed at Stonecreek Boulevard and W. Pacheco Boulevard. Stonecreek Boulevard is a future roadway that would be located west of the Wal-Mart store and would provide two driveway connections to the Wal-Mart and commercial retail outlots. Construction of Stonecreek Boulevard would occur during Phase I construction of the outlot retail.
- The existing right-in, right-out access point with W. Pacheco Boulevard would be maintained.
- The northern unsignalized Badger Flat Road access point would be converted to right-in, right-out access.
- The middle unsignalized Badger Flat Road access point would be signalized.
- The southern unsignalized Badger Flat Road access point would be eliminated.
- A new, full-access unsignalized intersection would be installed in the rear of the Wal-Mart on Prairie Springs Drive.

1.3.2 - Phase II: Commercial Retail Outlots

Phase II consists of the creation of three commercial retail outlots along Stonecreek Boulevard to the west of the expanded Wal-Mart site (Exhibit 3). No structures are proposed to be developed at the current time; however, entitlements are being sought for future development with a maximum development potential of 69,900 square feet. The outlots are summarized below.

- **Outlot 1** would abut W. Pacheco Boulevard and would consist of 3.22 acres, with a building envelope of 25,000 square feet.
- **Outlot 2** would be the middle outlot and would consist of 2.56 acres, with a building envelope of 10,000 square feet. This outlot would be tenanted by a high-turnover restaurant with a drive-thru.

- **Outlot 3** would abut Prairie Springs Drive and would consist of 3.38 acres, with a building envelope of 34,900 square feet.

No specific tenants have been identified for Outlots 1 and 3. However, anticipated end uses include specialty retail (e.g., apparel, electronics, health and beauty, novelties, telecommunications) or restaurants (quick-serve and sit-down). As previously stated, Outlot 2 would be tenanted by a high-turnover restaurant use with drive-thru.

As in the Phase I description, Stonecreek Boulevard is a future north-south roadway providing access between W. Pacheco Boulevard and Prairie Springs Drive. Stonecreek Boulevard would demarcate the western boundary of the three outlots. Two driveway connections between Stonecreek Boulevard and the existing Wal-Mart driveway with W. Pacheco Boulevard would be installed. The driveway connections would provide access to the outlots (Exhibit 3).

Storm drainage for the outlots would be provided by the same system that would drain the Wal-Mart expansion area as described under Site Drainage in the Phase I description.

1.4 - Required Approvals

The proposed project requires the following discretionary approvals:

- Site Plan Review - Planning Commission
- Master Sign Plan Review - Planning Commission
- Parcel Map - Planning Commission

1.5 - Potential Environmental Effects

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- Aesthetics, Light, and Glare
- Agricultural Resources
- Air Quality (includes greenhouse gas emissions)
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services and Utilities
- Transportation
- Urban Decay

1.6 - Effects Found Not To Be Significant

Because of site or project characteristics, the proposed project would not have significant effects on the following environmental issue areas listed below. These issues will be scoped out to the Effects Found Not To Be Significant section of the EIR.

Mineral Resources

The project site does not contain any known mineral deposits or active mineral extraction operations. This condition precludes the possibility of the loss of important mineral resources as a result of the development of the proposed project.

Population and Housing

The project site contains an existing Wal-Mart store, associated parking areas, and undeveloped land. No residential uses exist onsite and no residential uses are included in the proposed project. Expansion of the existing Wal-Mart store is expected to generate as many as 237 new jobs, and the retail outlots are anticipated to create as many as 140 new jobs. These would be primarily entry-level positions, both full-time and part-time. The California Employment Development Department indicates that, as of September 2008, there were 1,500 unemployed persons in Los Banos and 11,700 unemployed persons in Merced County. Accordingly, it would be expected that the proposed project's new jobs could be filled readily from the local workforce. Therefore, the proposed project would not have the potential to displace people or housing and would not cause substantial direct or indirect population growth.

Recreation

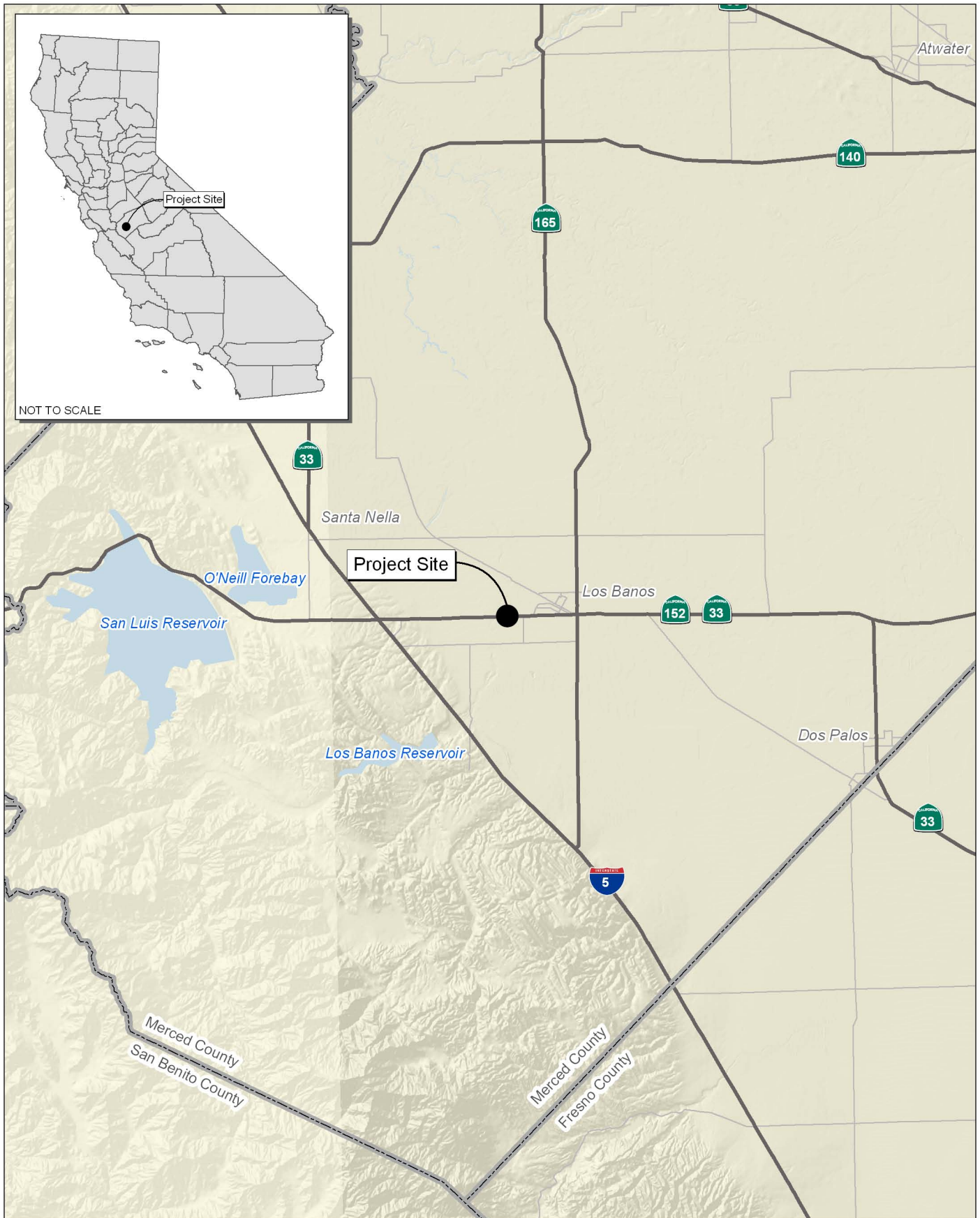
The proposed project would not result in substantial direct or indirect population growth and, therefore, would not increase the use of neighborhood or regional parks. In addition, the proposed project would not contain any recreational components. Accordingly, the proposed project would not have the potential to impact recreational facilities.

1.7 - Scoping Meeting

A public scoping meeting will be held, beginning at **1 p.m., Monday, December 8, 2008**, at the following location:

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

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.



Source: Census 2000 Data, The CaSIL, MBA GIS 2008.

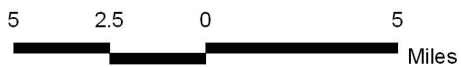


Exhibit 1 Regional Location Map



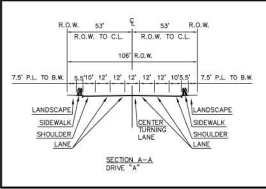
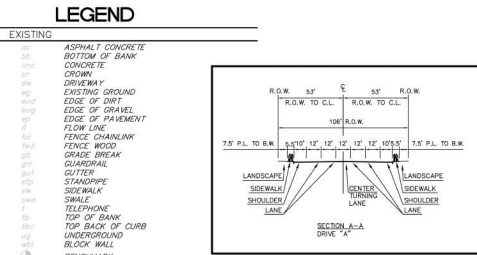
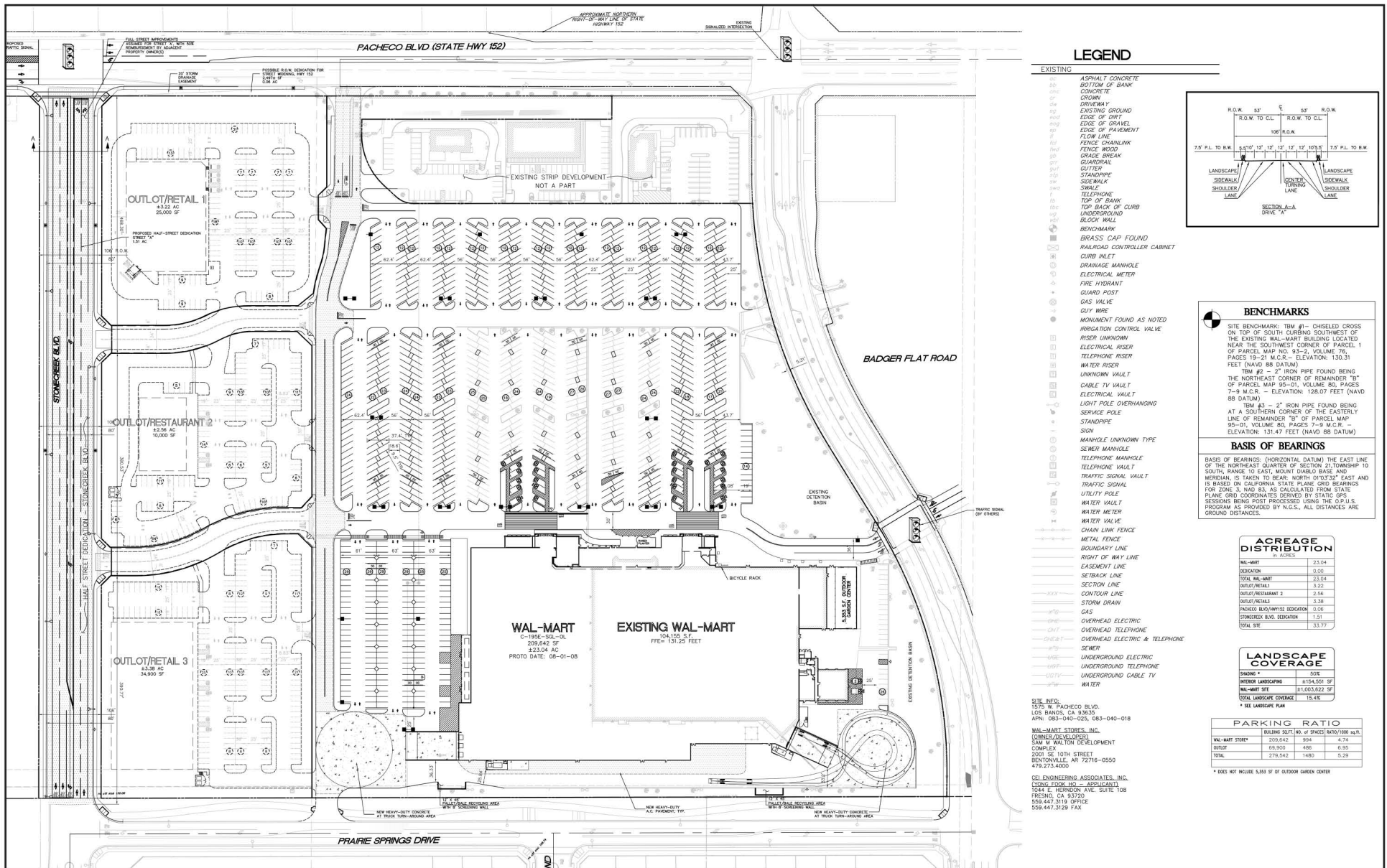
Source: Google Earth Pro, MBA GIS, 2008.



Michael Brandman Associates



Exhibit 2 Local Vicinity Map Aerial Base



BENCHMARKS

SITE BENCHMARK: TBM #1 - CHISELED CROSS ON TOP OF SOUTH CORNER SOUTHWEST OF THE EXISTING WAL-MART BUILDING LOCATED NEAR THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 93-2, VOLUME 76, PAGES 19-21 M.C.R. - ELEVATION: 130.31 FEET (NAVD 88 DATUM)

TBM #2 - 2" IRON PIPE FOUND BEING THE NORTHEAST CORNER OF REMAINDER "B" OF PARCEL MAP 93-01, VOLUME 80, PAGES 7-9 M.C.R. - ELEVATION: 129.07 FEET (NAVD 88 DATUM)

TBM #3 - 2" IRON PIPE FOUND BEING AT A SOUTHERN CORNER OF THE EASTERLY LINE OF REMAINDER "B" OF PARCEL MAP 93-01, VOLUME 80, PAGES 7-9 M.C.R. - ELEVATION: 131.47 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS

BASIS OF BEARINGS: (HORIZONTAL DATUM) THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, IS TAKEN TO BEAR: NORTH 01°03'30" EAST AND IS BASED ON CALIFORNIA STATE PLANE GRID BEARINGS FOR ZONE 3, NAD 83, AS CALCULATED FROM STATE PLANE GRID COORDINATES DERIVED BY STATIC GPS SESSIONS BEING POST PROCESSED USING THE GPS-USA PROGRAM AS PROVIDED BY NGS. ALL DISTANCES ARE GROUND DISTANCES.

ACREAGE DISTRIBUTION

in ACRES

WAL-MART	23.04
DEDICATION	0.00
TOTAL WAL-MART	23.04
OUTLET/RETAIL 1	23.22
OUTLET/RESTAURANT 2	2.56
OUTLET/RETAIL 3	2.38
PACHECO BLVD DEDICATION	0.06
STONEREX BLVD DEDICATION	1.51
TOTAL SITE	33.77

LANDSCAPE COVERAGE

SHADING	50%
WINDROW LANDSCAPING	14,154.250 SF
WAL-MART SITE	14,003,922 SF
TOTAL LANDSCAPE COVERAGE	15.4%

* SEE LANDSCAPE PLAN

PARKING RATIO

WAL-MART STORE#	BUILDING SQ.FT.	NO. of SPACES	RATIO/1000 SQ.FT.
209,642	994	4.74	
19,900	490	6.90	
TOTAL	279,542	1480	5.29

* DOES NOT INCLUDE 5,533 SF of OUTDOOR GARDEN CENTER

SITE INFO:
 1575 W. PACHECO BLVD.
 LOS BANOS, CA 93830
 APN: 083-040-025, 083-040-018

WAL-MART STORES, INC.
 (OWNER/DEVELOPER)
 SAM M WALTON DEVELOPMENT
 COMPLEX
 2001 SE 10TH STREET
 BENTONVILLE, AR 72716-0550
 479.273.4000

CEI ENGINEERING ASSOCIATES, INC.
 (DESIGN ENGINEER - ARCHITECT)
 1044 E. HERNDON AVE., SUITE 108
 FRESNO, CA 93720
 559.447.3119 OFFICE
 559.447.3129 FAX

Source: CEI • Consolidated Land Development Services, 2008.



Michael Brandman Associates
 35570001 • 11/2008 | 3_site_plan.pdf

Exhibit 3
 Site Plan
 CITY OF LOS BANOS • LOS BANOS WAL-MART EXPANSION PROJECT
 NOTICE OF PREPARATION