

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Merced
 Address: 2222 M Street
Merced, CA 95340

From:

Public Agency: City of Los Banos
 Address: 520 J Street
Los Banos, CA 93635
 Contact: Stacy Souza Elms, Community and Economic Development Director
 Phone: 209-827-7000

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2006011135

Project Title: Villa Burano Area Plan EIR Addendum

Project Applicant: Stonefield Home Inc., 923 E. Pacheco Boulevard, Suite C, Los Banos, CA 93635 (209-826-6200)

Project Location (include county): City of Los Banos, County of Merced

Project Description:

The proposed Northpointe at Regency Park Project consists of developing approximately 114 acres into a Planned Development community, including 543 single-family residential lots, six open space lots to be dedicated to the City, a one-acre lot for future Fire Station #3 to be dedicated to the City, and 4.23 acres reserved for a range of 84 to 127 multi-family residential units.

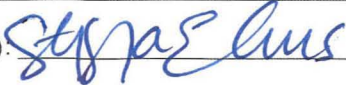
This is to advise that the City of Los Banos has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 12/03/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency):  Title: Community and Economic Development Director

Date: December 10, 2025 Date Received for filing at OPR: _____