

**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  
Phone: (209)827-2433

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): 2002061015

Project Title: Villages VI Subdivision

Project Applicant: Castlewood Properties, Inc.

Project Location (include county): Assessor's Parcel Number: 430-060-005, Merced County

**Project Description:**

The proposed project consists of the following entitlements: a Vesting Tentative Tract Map #2024-02, Final Development Plan #2024-01, and a development agreement. The project will consist of the subdivision of 8.2 acres into 30 single-family residential lots and a pocket park along with associated site improvements. The project has a Planned Development Overlay and is located within the Low-Density Residential (R-1) Zoning District.

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

described project on 2/18/2026 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, 520 J St., Los Banos CA. 93635

Signature (Public Agency):  Title: Community Econ. Dev. Director

Date: 2/19/2026 Date Received for filing at OPR: \_\_\_\_\_