

Notice of Determination

Appendix D

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

[] County Clerk
County of: Merced
Address: 2222 M St.
Merced, CA 95340

From: Public Agency: City of Los Banos
Address: 520 J St.
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): 2001021115

Project Title: Overland Trail Subdivision

Project Applicant: Stonefield Home, Inc.

Project Location (include county): Assessor' Parcel Number: 428-310-011, Merced County

Project Description:

The proposed project consists of the following entitlements: a Vesting Tentative Tract Map #2025-01 and a Final Development Plan #2025-01. The project will consist of the subdivision of 7.8 acres into 50 single-family residential lots along with associated site improvements, to be located east of Mercey Springs Road, south of Mission Drive, and north of Willmott Avenue. The project has a Planned Development Overlay and is located within the Medium-Density Residential (R-2) Zoning District.

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

described project on 03/04/2026 and has made the following determinations regarding the above 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 Street, Los Banos, CA. 93635

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

Date: 03/09/2026 Date Received for filing at OPR: