

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: Madera
Address: 200 W. 4th St.
Madera, CA 93637

From:

Public Agency: Madera County Planning
Address: 200 W. 4th St.
Madera, CA 93637
Contact: Annette Kephart
Phone: 559-675-7821

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):

Project Title: Prj #2025-007

Project Applicant: Minarets Crossing, LLC

Project Location (include county): On the northeast corner of Highway 41 and Road 200, O'Neals

Project Description:

Rezone (CZ #2025-003) of 31.44 acres from PDD (Planned Development District) to CUM (Commercial, Urban, Median) and a change in the O'Neals Area Plan (GP #2025-009) from RC/PL (Resource Conservation and Public Land) to RC (Rural Commercial) to align with the General Plan Designation of CC (Community Commercial)

This is to advise that the Madera County has approved the above (Lead Agency or Responsible Agency)

described project on March 10, 2026 and has made the following determinations regarding the above described project.

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

Madera County Planning Division, 200 W 4th Street, Madera, CA 93637

Signature (Public Agency): Annette Kephart Title: Administrative Services Manager

Date: 3/11/2025 Date Received for filing at OPR: