

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: 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): 2026071289

Project Title: CUP #2024-018, Steve Kuljis

Project Applicant: Steve Kuljis

Project Location (include county): Meadow Vista Drive and Highway 49, Oakhurst, CA , Madera County

Project Description:

Development and operation of a 106-unit, age-restricted (55+) manufactured home park situated on approximately 40 acres of currently vacant land. The manufactured homes will be installed on permanent foundations and organized along internal private roadways. Key features of the project will include paved internal circulation routes, designated parking areas for residents and guests, a community center/clubhouse, a pickleball court, perimeter fencing, landscaping, lighting, and essential +

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

described project on Sept. 2, 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:

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

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

Date: 09/15/2026 Date Received for filing at OPR: _____