



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2023-27

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the County of Madera is circulating Initial Study/Negative Declaration (ND) 2025-01 for public comment.

Project/Location: The O'Neals Area Plan Boundary boundaries run as far west as the Bondadelle Ranchos on the valley floor, south to the Bondadelle 9 subdivision (directly west of Tesoro Viejo), east to the San Joaquin River, and as far north as Yosemite Springs Parkway and Veater Ranch on the northeastern side.

Project Description: The project consists of a General Plan Amendment (GPA) to modify the southern boundary of the O'Neals Area Plan. Specifically, the GPA would shift the southern boundary northward, thereby removing approximately 11,551 acres from the existing Area Plan. The area proposed for removal consists primarily of agricultural land, along with some existing residential and commercial uses.

The O'Neals Area Plan, originally adopted in 1980, is guided by the principle of preserving the historical land use pattern, with cattle grazing identified as the predominant use within the plan area. The plan's goals and policies are focused on maintaining and enhancing the rural-foothill character of the region, while ensuring that any new rural development remains compatible with the area's natural features and community values. It is important to note, however, that while the plan supports the continuation of cattle grazing, it does not prohibit changes to land use designations or zoning that could allow for future development, provided such changes are consistent with the overall goals and policies of the plan.

The current boundaries of the O'Neals Area Plan extend west to the Bondadelle Ranchos on the valley floor, south to the Bondadelle 9 subdivision (directly west of Tesoro Viejo), east to the San Joaquin River, and north to Yosemite Springs Parkway and Veater Ranch. As proposed, the GPA would eliminate the southern portion of the Area Plan, which encompasses approximately 11,551 acres.

The project is limited to the boundary modification described above. No changes to land use designations, zoning, or physical development are proposed as part of this project. (Refer to Figure 1 for a depiction of the proposed boundary adjustment.)

Document Availability: The Initial Study/ND will be available for review at the following location beginning on May 5th, 2025:

- County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Madera, CA 93637

Public Review Period: The 30-day public review period for the Initial Study/ND is from May 5th to June 4th, 2025.

Comments: Any person who wishes to comment on the County's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Tuesday, June 4th, 2025. Written comments may be sent to Samuel J. Rashe, Senior Planner, County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Ste. 3100, Madera, CA 93637

