

Notice of Preparation

To: All Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Lodge at Yosemite South Project

Date: October 22, 2020

Lead Agency Name and Address: Madera County 200 W. 4 th St. Suite 3100 Madera, CA 93637	Contact Person and Phone Number: Jamie Bax, Deputy Director of Community and Economic Development-Planning (559) 675-7821 Ext. 3221
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Madera County will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the proposed Lodge at Yosemite South project. The County Community and Economic Development Department, Planning Division, will prepare the EIR and is requesting information as to the scope and content of the environmental information to be included in the EIR from any interested parties. If you represent an agency with statutory responsibilities in connection with the proposed project, your agency will need to use the EIR prepared by Madera County when considering issuance of permits or other approvals for the project.

Due to the time limits mandated by State law, your written response to this Notice of Preparation (NOP) must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The response deadline is November 23, 2020. Please send your response to Jamie Bax, Deputy Director at the address shown above or via email at jamie.bax@maderacounty.com.

A scoping meeting will be conducted by the County to receive public and agency input on the scope of environmental issues to be addressed in the EIR. The scoping meeting will be held via teleconference/webinar on November 5, 2020 at 2:00 p.m. The meeting can be joined using the following website or phone number:

Website: <https://us02web.zoom.us/j/88460988458?pwd=TmpIelBiUk9qVW/whUjB6MzZHTWFsUT09>

Phone: 1-669-900-6833 (Meeting ID: 884 6098 8458 and Passcode: 189661)

If COVID restrictions allow, the County will also provide for in-person participation in the November 5th scoping meeting at the Madera County Satellite Government Center in Oakhurst at 40232 Junction Dr, Oakhurst, CA 93644 at 2:00 p.m. on November 5, 2020.

Project Title: The Lodge at Yosemite South	Project Location: 50833 and 50691 Road 632, Oakhurst, CA. Unincorporated Madera County, approximately 1 mile northeast of Oakhurst and 0.3 mile east of State Route 41 (see attached figure).
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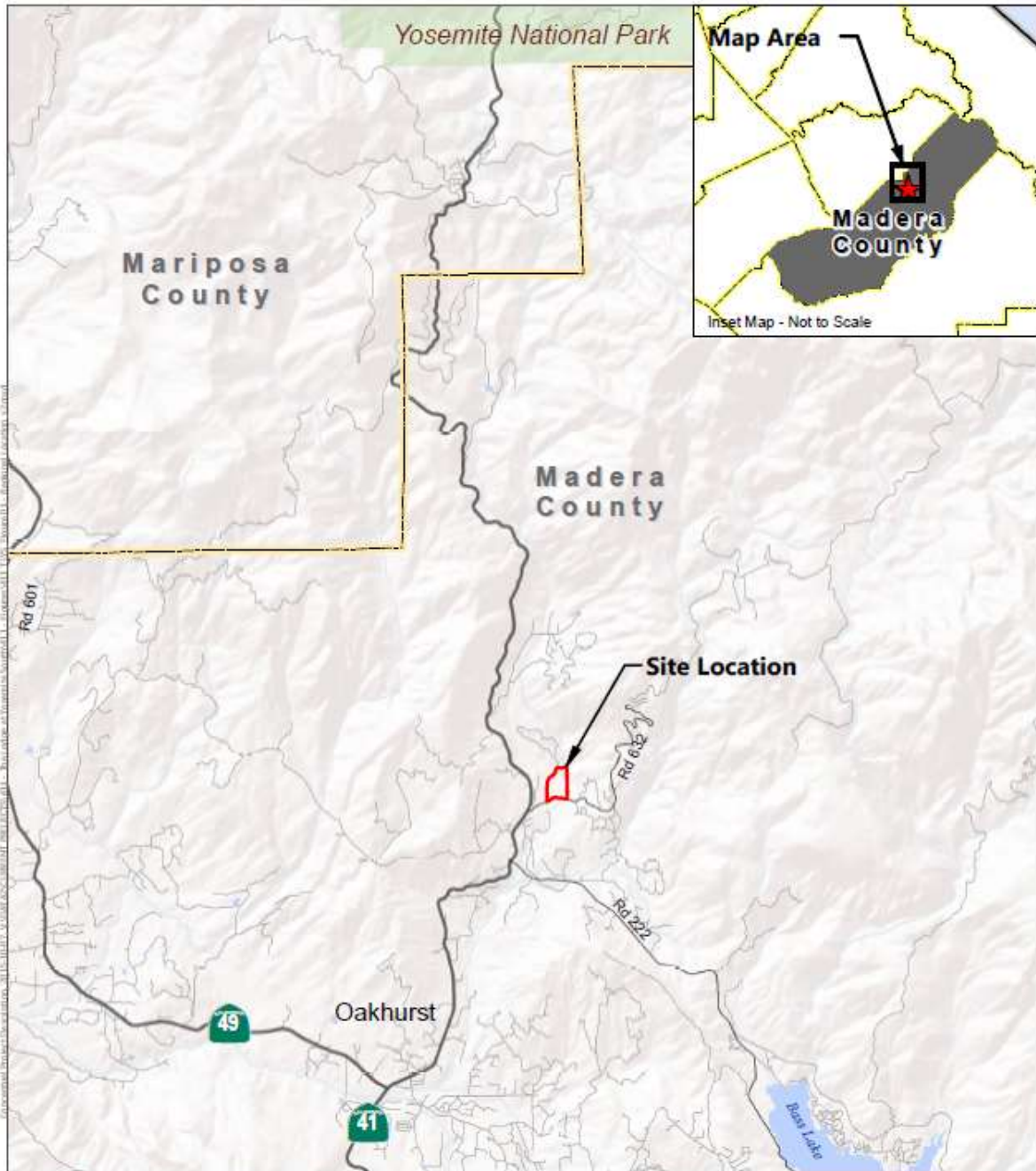
Project Description: The proposed project would develop a resort-style camping facility on a 38.62-acre site, composed of two adjacent parcels (Assessor's Parcel Numbers [APNs] 057-180-037 and 057-600-013) adjacent to Road 632 in unincorporated Madera County northeast of Oakhurst, as shown on the accompanying figure. The Applicant, RTA Sierra Sky Ranch LLC, requests a Madera County General Plan Amendment to re-designate the existing Rural Residential (RR) land use designation to Community Commercial (CC) and amend the Oakhurst Area Plan from Rural Residential (RR) to Community Commercial (CC), and issuance of a Conditional Use Permit (CUP) by the County in accordance with the County zoning for the Planned Development District (PDD). The proposed project would provide overnight lodging opportunities including tent camping, recreational vehicle (RV) spaces, cabins, huts, and similar accommodations. Proposed amenities include a check-in office, gift shop/store, lodge, pool, spa, restrooms, clubhouse, food service, walking trails, seating areas, and open space areas. The proposed site plan includes 93 RV sites, 79 cabins/huts, and 35 car camp sites. Visitor occupancy is estimated at an average range of 286 to 340 per day and a maximum range of 520 to 620 per day. Additional information regarding the proposed project is provided in the project application materials which are available for viewing at the Madera County Planning County at 200 W. 4th St. Suite 3100, Madera, CA 93637.

The County has determined that an EIR is the appropriate CEQA document for the current application. The EIR will evaluate environmental resource issues as identified in Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et sec.) including, but not be limited to, the following resource subjects: aesthetics, air quality, biological resources, cultural resources, greenhouse gases, geology and soils, hazards and

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hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire. The proposed project supersedes previous applications for development at the site. Comments on prior applications and the previously circulated IS/MND pertaining to the project site are not considered to be comments on the current application; therefore, agencies and other stakeholders choosing to provide input on the scope of the EIR for the current application must provide comments in response to this notice.

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SOURCES: ESRI World Shaded Relief accessed May 2019; ESRI World Topographic Map accessed May 2019; ESRI World Streetmap, 2009; compiled by Benchmark Resources in 2020

-  Site Boundary
-  County Boundary
-  Yosemite National Park
-  State Highway
-  County/Local Road



Project Location
THE LODGE AT YOSEMITE SOUTH