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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit #2023-018 Two Luxury Glamping Tents

Lead Agency: Madera County Planning Division

Contact Name: Annette Kephart

Email: annette.kephart@maderacounty.com Phone Number: 559-675-7821

Project Location: Bass Lake (*City*) Madera (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project is a request for a Conditional Use Permit (CUP #2023-018) to allow construction of two luxury glamping tents for year-round short-term rental. The tents will be approximately 530 square feet in size and include the following amenities: a full (private) bathroom, electric fireplace heat, ceiling and floor fans, king size bed, kitchenette, desk, leather couch bed, walnut flooring, sliding glass doors, a locking main entry door, hi speed Wi-fi, and a patio/deck with a BBQ, sitting area, propane fire pit and soaking tub. The project would entail the removal of an existing 400,000 water tank, and the construction of two luxury tent cabins, a septic system, and parking facility. The project is located n the south side or Road 274 approximately 150' east of road 434 Bass Lake, CA.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - 1. Project must use low-glare lighting to minimize nighttime glare effects on neighboring parcels.
2. Lighting must be hooded directed away from neighboring parcels.

Air Quality - 1. To reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

Cultural Resources - 1. The project will cease all operations in the event that any human remains, cemeteries, archaeological, paleontological, or historic resource is uncovered during the construction or operational phase of the project, until the County can determine whether or not the project can continue.
2. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities are to be halted and a professional archaeologist will be brought in to determine the culture of the deposits.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

none

Provide a list of the responsible or trustee agencies for the project.

CalTrans District 6
Fish & Game Region 4
Regional WQCB #5
SWRCB
State Water Resources
California Housing and Community Development