

MITIGATED NEGATIVE DECLARATION

MND 2023-31

RE: Garland Russel Shaw– Conditional Use Permit #2023-018

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the south side of Road 274 approximately 150' east of road 434 (39762 Road 274) Bass Lake. 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 400,000water tank, and the construction of two luxury tent cabins, a septic system, and parking facility.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR MITIGATED NEGATIVE DECLARATION:

1. Please see attached Mitigation Monitoring Report.



Annette Kephart
Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4th Street, Ste. #3100, Madera, California.

DATED: December 27, 2023

FILED:

PROJECT APPROVED: