



Community and Economic Development Planning Division

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2023-31

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/Mitigated Negative Declaration (MND) 2023-16 for public comment.

Project/Location: The subject property is located on the south side of Road 274 approximately 150' east of road 434, Bass Lake.

Project Description: 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 gallon water tank, and the construction of two luxury tent cabins, a septic system, and parking facility.

Document Availability: The Initial Study/MND will be available for review at the following location beginning on Wednesday, December 28, 2023.

- 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/MND is from January 5, 2024, to February 5, 2024.

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 Monday February 5th, 2024. Written comments may be sent to Annette Kephart, Senior Planner, County of Madera Community & Economic Development Planning Division, 200 W 4th Street, Ste. 3100, Madera, CA 93637

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration (MND 2023-31) has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate any potentially significant impacts.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

