

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Conditional Use Permit 2023-018 - two luxury camping tents

Lead Agency: County of Madera Contact Person: Annette Kephart
 Mailing Address: 200 W 4th Street Phone: 559-675-7821
 City: Madera Zip: 93637 County: Madera

Project Location: County: Madera City/Nearest Community: Bass Lake
 Cross Streets: Road 274 and Road 434 Zip Code: 93604

Longitude/Latitude (degrees, minutes and seconds): 37 ° 322 ' 3653 " N / 119 ° 554 ' 5452 " W Total Acres: _____
 Assessor's Parcel No.: 070-111-022 Section: 15 Twp.: T7S Range: R22E Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: Bass Lake, Lewis Creek
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Two Luxury Glamping Tents Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

PDD (Planned Development District) Zone District, LDR (Low Density Residential) General Plan Designation

Project Description: (please use a separate page if necessary)

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>Central Valley</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>Central</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 01-05-24 Ending Date 02-05-24

Lead Agency (Complete if applicable):

Consulting Firm: <u>Garland Russell Shaw</u>	Applicant: <u>Bass Lake LLC</u>
Address: <u>PO Box 1569</u>	Address: <u>PO Box 90</u>
City/State/Zip: <u>Oakhurst, CA 93644</u>	City/State/Zip: <u>Bass Lake, CA 93604</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Annette Kephart  Digitally signed by Annette Kephart
Date: 2024.01.05 09:58:12 -0800 Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.