



**COUNTY OF MADERA
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
Conditional Use Permit (CUP) #2025-008 – Oakstone Yosemite Resort**

Project Title	Conditional Use Permit #2025-008 – Oakstone Yosemite Resort
Project Location	42484 State Route 41, Oakhurst, California
Assessor's Parcel Number	057-200-054
Lead Agency	County of Madera, Community and Economic Development Department Planning Division
Review Period	September 18, 2026 through October 19, 2026 (30-day public review period)
Document	Draft Initial Study/Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that the County of Madera, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Initial Study and Mitigated Negative Declaration (MND) for Conditional Use Permit #2025-008 – Oakstone Yosemite Resort. The County intends to consider adoption of the MND in connection with the proposed project.

PROJECT DESCRIPTION The Oakstone Yosemite Resort Project would renovate, enhance, and modestly expand the existing RV resort and event venue on approximately 8 acres at 42484 State Route 41 in the unincorporated community of Oakhurst, Madera County (APN 057-200-054). The existing site includes an operational RV resort with 30 RV spaces, a banquet hall, event venue, restaurant and bar, and seven short-term lodging rooms.

The completed project will include 42 lodging units: 14 glamping tents, 4 stargazing domes, 4 Airstream RV trailers, 13 park-model RV units, and 7 short-term lodging rooms. In addition, the existing event center will be renovated to include a banquet hall, a cooking kitchen, a catering kitchen office, a restaurant, a bar, and restrooms, totaling approximately 9,025 square feet. The banquet hall will accommodate up to 250 guests, while the restaurant and bar will provide around 50 seats.





Additional improvements will include the reconfiguration of onsite circulation and parking, upgrades to internal access roads and driveways, and the addition of pedestrian walkways and outdoor recreation and gathering areas. Amenities will also feature a swimming pool and hot tub, water storage and fire protection improvements, as well as upgrades to the onsite wastewater treatment system. The project will offer 118 onsite parking spaces, and existing access points from State Route 41 and Golden Horse Drive will continue to serve the site.

ENVIRONMENTAL REVIEW The Initial Study assesses the project in accordance with the California Environmental Quality Act (CEQA) and concludes that it could have potentially significant effects related to aesthetics as well as cultural and tribal resources. However, the study determines that the proposed mitigation measures can reduce these effects to levels that are not significant. All other environmental issues were found to have less-than-significant impacts or no impacts. Based on the Initial Study findings, an Environmental Impact Report is not required, and a Mitigated Negative Declaration (MND) is proposed.

MITIGATION MEASURES

AES-MM-1: Project structures and site improvements shall utilize non-reflective materials and natural or earth-tone colors and shall be designed to be visually compatible with surrounding development, subject to County review.

AES-MM-2: All exterior lighting shall be shielded and directed downward in compliance with Madera County lighting standards to avoid glare onto the roadway.

MM CUL-1: Before ground-disturbing activities, a qualified archaeologist shall conduct Cultural Resources Awareness Training for all construction personnel. The training shall include examples of potential cultural materials, reporting protocols, penalties for unauthorized disturbance, and procedures for immediate notification of the archaeologist. Attendance shall be documented on a sign-in sheet retained by the contractor and provided to Madera County upon completion of construction.

MM CUL-2: Ground-disturbing activities shall be located at least 100 feet (30 meters) from known archaeological resources. If resources are discovered, work within 100 feet (30 meters) of the find shall halt immediately, and the area shall be protected from further disturbance. The archaeologist, in consultation with a Native American representative, if applicable, shall evaluate the find for significance and recommend treatment consistent with CEQA Guidelines Section 15126.4(b)(3)(C). Avoidance shall be the preferred mitigation; if avoidance is infeasible, data recovery or other appropriate treatment may be implemented. Construction shall resume only after





approval by the qualified archaeologist.

MM CUL-3: If human remains are encountered during construction, all work in the vicinity shall cease. The Madera County Coroner shall be notified immediately. If the remains are determined to be Native American, the NAHC shall be notified in accordance with PRC Section 5097.98, and a Most Likely Descendant shall be identified. The County and the descendant shall confer to determine appropriate treatment and disposition of the remains. Construction shall not resume until approved by the County and the qualified archaeologist.

PUBLIC REVIEW The Draft Initial Study/MND will be available for public review for 30 days, from September 18, 2026 through October 19, 2026. Submit written comments on the environmental analysis to the Madera County during the review period.

DOCUMENT AVAILABILITY Copies of the Draft Initial Study/MND are available for review at the County of Madera Community and Economic Development Department, Planning Division, 200 West 4th Street, Suite 3100, Madera, California 93637, and may also be made available through the County's website and the State Clearinghouse CEQAnet system, as applicable.

SUBMITTING COMMENTS Written comments may be submitted by mail or email to:

Annette Kephart
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County of Madera – Community and Economic Development Department
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Madera, California 93637
Phone: 559-675-7821
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Comments must be received no later than 5:00 p.m. on October 19, 2026. Please reference "CUP #2025-008 – Oakstone Yosemite Resort" in all correspondence.

Date of Notice: September 18, 2026