

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: CUP 2025-008

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 County

City/Nearest Community: Oakhurst

Cross Streets: Hwy 41 and Golden Horse Dr.

Zip Code: NA

Longitude/Latitude (degrees, minutes and seconds): 37 ° 3655 ' 09 " N / -119 ° 6329 ' 76 " W Total Acres: 7.85

Assessor's Parcel No.: 057-200-054

Section: 36

Twp.: T06S

Range: R21E

Base:

Within 2 Miles: State Hwy #: Highway 41

Waterways: Lewis Fork

Airports:

Railways:

Schools:

Document Type:

CEQA:

☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA:

☐ NOI☐ EA☐ Draft EIS☐ FONSI

Other:

☐ Joint Document☐ Final Document☐ Other:**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☒ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational:☐ Recreational: RV/Glamping with events, restaurant and bar☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Agricultural Land☐ Air Quality☒ Archeological/Historical☐ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☐ Geologic/Seismic☐ Minerals☐ Noise☐ Population/Housing Balance☐ Public Services/Facilities☐ Recreation/Parks☐ Schools/Universities☐ Septic Systems☐ Sewer Capacity☐ Soil Erosion/Compaction/Grading☐ Solid Waste☐ Toxic/Hazardous☐ Traffic/Circulation☐ Vegetation☐ Water Quality☐ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☐ Land Use☐ Cumulative Effects☐ Other:**Present Land Use/Zoning/General Plan Designation:**

A 30 site RV resort with events and a restaurant-bar/Planned Development District/Community Commercial

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

Enhance the existing RV Resort and Event Venue by adding five new RV spaces to the current thirty. Install a new septic system to connect all spaces, ensuring that waste is treated on site. Additionally, introduce tent glamping sites and tiny home-style cabin rentals alongside the improved RV spaces. Renovate the existing Event Hall and Bar, and add campground amenities such as a pool and improved parking facilities. The Resort already features seven short-term rental rooms.

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.

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

_____ x _____ Office of Historic Preservation
 _____ Office of Public School Construction
 _____ Parks & Recreation, Department of
 _____ Pesticide Regulation, Department of
 _____ Public Utilities Commission
 _____ Regional WQCB # _____
 _____ Resources Agency
 _____ Resources Recycling and Recovery, Department of
 _____ S.F. Bay Conservation & Development Comm.
 _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 _____ San Joaquin River Conservancy
 _____ Santa Monica Mtns. Conservancy
 _____ State Lands Commission
 _____ SWRCB: Clean Water Grants
 _____ SWRCB: Water Quality
 _____ SWRCB: Water Rights
 _____ Tahoe Regional Planning Agency
 _____ Toxic Substances Control, Department of
 _____ Water Resources, Department of
 _____ Other: _____
 _____ Other: _____

Starting Date September 18, 2026 Ending Date October 19, 2026

Consulting Firm: _____	Applicant: <u>Oakstone LLC</u>
Address: _____	Address: <u>46436 Eastwood Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Oakhurst, CA 93644</u>
Contact: _____	Phone: <u>503-544-8099</u>
Phone: _____	

Digitally signed by Annette Kephart
Date: 2026.09.17 14:10:13 -07'00'

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