

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Oxbow Investments, LLC

Lead Agency: Tuolumne County

Contact Name: Quincy Yaley

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Phone Number: 209-533-5633

Project Location: Sonora, unincorporated Tuolumne County

City

County

Project Description (Proposed actions, location, and/or consequences).

The Oxbow Investments Project would include a General Plan Amendment, Rezone, Planned Unit Development, and a Vesting Tentative Subdivision Map to allow the construction of 29 detached, manufactured patio homes, with lots ranging in size from 3,107 square feet (sf) to 6,164 sf.

The project site consists of approximately 5.0 acres located north of Tuolumne Road and northeast of the intersection of Tuolumne Road and Wards Ferry Road in the County of Tuolumne, California. The site is identified by Assessor's Parcel Number (APN) 061-150-25. The project site is currently developed a barn and associated outbuildings.

The site is designated LI per the County's General Plan and is zoned RE-1 and RE-5. The project site is predominantly undeveloped with the exception of an existing barn and several outbuildings. Oak woodlands interspersed with areas of annual grassland cover the majority of the western portion of the site. Portions of Curtis Creek are located on the site. The site has been disturbed through past agriculture activities and the development of the site with the existing structures.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: Substantial Sources of Light. MM: Construction plans shall show that all exterior lighting of roads, driveways and the exterior of structures shall be designed (aimed down and towards the site) to provide adequate illumination without a glaring effect.

Biological: Habitat modifications, riparian habitat, wetlands, local ordinances. MMs: pre-construction surveys, avoidance, payment to oak woodland fund or replanting.

Cultural Resources/Tribal Cultural Resources/Geology and Soils: potential for subsurface resources. MM: Stop work procedures.

Greenhouse Gases: emissions. MM: Implement Blueprint Report measures

Noise: Construction noise. MM: construction hours

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

none

Provide a list of the responsible or trustee agencies for the project.

- TAPCD
- SWRCB
- CDFW