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

20119069078

Local Action Type:		County		Contact Person: Qui	
CityNearest Community: Sonora Zip Code: 95370 Zip Code: 9537	-				
Project Location: County Tuolumne CryNearest Community: Senora Zig Code; 98370 Longitude Jatimide (degrees, injuries and secondo): "	City: Sonora			County: Tuolumne	
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Water New Discussed in Document Type: CEQA NOP					
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Decument Type: CEQA NOP		,	0.1		- Contin One als
CEQA NOP	Airport	s: n/a	Railways: Sierra	Sch	nools: Curtis Creek
General Plan Element Sixe Plan Development Sixe Plan Community Plan Sixe Plan	CEQA: NOP Early Cons Neg Dec		NEPA: t EIR Governo	☐ NOI SOffice of Planning & Res ☐ Draft EIS ☐ IFQNSI 8 2010	Joint Document Final Document Other:
Development Type:	Local Action Type:		A	Atcy 12-pm	IICE
General Plan Element Sixe Plan Development Sixe Plan Community Plan Sixe Plan		☐ Specific Plan	R STA	TE CLEARING HU	Annexation
Development Type:	⊠ General Plan Amenda	ment Master Plan	Prezon	e	Redevelopment
Residential: Units 29		Planned Unit Develor	pment 🔲 Use Pe	rmıt	Coastal Permit
Sesidential: Units 29	Community Plan	☐ Site Plan	X Land D	Pivision (Subdivision, etc.	.) Uther:
Project Issues Discussed in Document: Aesthetic/Visual Aesthetic/Visual Fiscal	Office: Sq.ft Commercial: Sq.ft Industrial: Sq.ft Educational:	Acres Employe Acres Employe Employe	ees	ng: Mineral r: Type e Treatment: Type	MW MGD
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Sesthetic/Visual Fiscal	Project Issues Discuss	ed in Document:			
1. Tentative Subdivision Map to divide a 5± acre parcel into 29 residential lots. 2. Zone Change to rezone the 5± acre project site from RE-1 and RE-5 to R-1-PD. 3. General Plan Amendment to amend the land use designation from Light Industrial to LDR. 4. Planned Unit Development to allow a reduction in minimum parcel sizes, setbacks, and utility easements. Clearinghouse Contact: (916) 445-0613 Review Began: (916) 445-0613 (916) 445-0613 X Resources Boating & Waterways ARB: Airport & Freight ARB: Major Industrial Processor Colorado Ryr Bd Colorado Ryr Bd Resources, Recycl. & Rec Conservation X CPFW # SWRCB: Div. of Drinking Cal Fire SWRCB: Div. Financial A Historic Preservation X Parks & Rec SWRCB: Wr Quality SWRCB: Wr Quality SWRCB: Wr Quality DWR Toxic Sub Crl-CTC Yth/Adlt Corrections Corrections Independent Comm Delta Stewardship Council Energy Commission Lift: See forward late comments directly to the lagency D/APCD 36 State/Consumer Sves General Services Conservancy	 ☒ Air Quality ☒ Archeological/Historic ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption 	☐ ☐ Forest Land/Fire Haz cal ☐ ☐ Geologic/Seismic ☐ ☐ Minerals ☐ Noise ☐ Population/Housing I	ard Septic Sys Sewer Cap Soil Erosi Solid Was Balance Toxic/Haz	stems pacity on/Compaction/Grading ste cardous	 ★ Water Supply/Groundwater ★ Wetland/Riparian ★ Growth Inducement ★ Land Use ★ Cumulative Effects
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Rev	riewing Agencies Checklist				
	Agencies may recommend State Clearinghouse distribute have already sent your document to the agency pleas				
<u>X</u>	Air Resources Board	<u> </u>	Office of Historic Preservation		
	Boating & Waterways, Department of		Office of Public School Construction		
	California Emergency Management Agency	<u> </u>	_ Parks & Recreation, Department of		
X	California Highway Patrol		Pesticide Regulation, Department of		
X	Caltrans District # 10		Public Utilities Commission		
	Caltrans Division of Aeronautics	X	Regional WQCB #5		
	Caltrans Planning		Resources Agency		
	Central Valley Flood Protection Board		Resources Recycling and Recovery, l	Department of	
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Developme	nt Comm.	
			San Gabriel & Lower L.A. Rivers &	Mtns. Conservancy	
	Colorado River Board		San Joaquin River Conservancy		
	Conservation, Department of	۵_	Santa Monica Mtns. Conservancy		
	Corrections, Department of		State Lands Commission		
	Delta Protection Commission		SWRCB: Clean Water Grants		
	Education, Department of	X	SWRCB: Water Quality		
	Energy Commission	X	SWRCB: Water Rights		
X	Fish & Game Region #4		Tahoe Regional Planning Agency		
	Food & Agriculture, Department of		Toxic Substances Control, Departme	nt of	
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of		
	General Services, Department of				
	Health Services, Department of		Other:		
X	Housing & Community Development		Other:		
X	Native American Heritage Commission				
Loc	al Public Review Period (to be filled in by lead agend	 cy)			
Starting Date June 19, 2019		Endir	Ending Date July 18, 2019		
Lea	d Agency (Complete if applicable):				
C	sulting Firm: Raney Planning and Management	A 1.	cant: Oxbow Investments		
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95834			ess: 23311 Oxbow Lane North		
			City/State/Zip: Sonora, CA 95370		
Contact: Tim Raney			Phone: 209-533-5633		
Pho	ne: 916-372-6100	_			
Sig	nature of Lead Agency Representative:			Oate:	

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

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