



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2019029024

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 - VIG-GOLDEN STATE, LLC.

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristin Doud

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus County

Project Location: 5049 Kiernan Court City/Nearest Community: Salida

Cross Streets: Kiernan Court & Kiernan Avenue Zip Code: 95368

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 3.06

Assessor's Parcel Number: 136-017-017 Section: 34 Twp.: 2 Range: 8 Base:

Within 2 Miles: State Hwy #: 99 & 219 Waterways: Stanislaus River

Airports: Railways: Union Pacific Schools: Salida Union Schools

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

Starting Date: June 19, 2019 Ending Date: July 22, 2019

Document Type:

- CEQA: NOP, Draft EIR, Early Cons, Supplement/Subsequent EIR, Neg Dec, Mit Neg Dec
NEPA: NOI, EA, Draft EIS, FONSI
OTHER: Joint Document, Final Document, Other
Governor's Office of Planning & Research
JUNE 21 2019

STATE CLEARINGHOUSE

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, Office, Commercial, Industrial, Educational, Recreational, OCS Related
Water Facilities, Transportation, Mining, Power, Waste Facilities, Hazardous Waste, 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, Geological/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:

Parcel is currently vacant. Zoning - Expired Planned Development (319), General Plan - Planned Development

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

This is a request to Rezone a 3.06-acre parcel currently zoned P-D (319), which is expired, to a new P-D (Planned Development) to allow the construction of a 62,185 square-foot hotel and a 15,025 square-foot office/warehouse (to be developed in the future). A parcel map is included with the project to create a 2-acre parcel (Parcel 1) and a 1.06-acre parcel (Parcel 2).

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 21 - 2019

SCH COMPLIANCE

7 - 22 2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Colorado Rvr Bd, Conservation, CDFW # 4, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl.& Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 55, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019029024

Please forward late comments directly to the Lead Agency

AQMD/APCD

(Resources: 6 / 22)

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Reviewing Agencies Checklist:

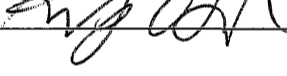
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 10 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning & Community Dev
 Address: 1010 10th St. Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Kristin Doud
 Phone: (209) 525-6330

Applicant: Horizon Consulting
 Address: P.O. Box 1448
 City/State/Zip: Modesto, CA 95353
 Contact: Dennis E. Wilson
 Phone: (209) 613-8625

Signature of Lead Agency Representative: 

Date: 6/19/19