



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Request for Early Consultation

March 25, 2019

To: Reviewing Agencies

Re: General Plan Amendment & Rezone Application No. PLN2018-0081 - Libitzky Management Corporation
SCH# 2019039139

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

**Rachel Wyse
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354**

with a copy to the State Clearinghouse in the Office of Planning and Research to state.clearinghouse@opr.ca.gov. Please refer to SCH Number 2019039139 in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019039139/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency



Environmental Document Transmittal

California Environmental Quality Act

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) 525-7758

Project Title: General Plan Amendment & Rezone Application No. PLN2018-0081 -- Libitzky Management Corporation
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Rachel Wyse, Senior Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 1224 Kieran Avenue City/Nearest Community: Modesto
Cross Streets: Tully Avenue & Tunson Road Zip Code: 95320
Longitude/Latitude (degrees, minutes and seconds): _____ "N" / _____ "W" Total Acres: 17.16
Assessor's Parcel Number: 048-001-001 Section: 5 Twp.: 3S Range: 9E Base: MDB&M

Within 2 Miles: State Hwy #: 108 & 219 Waterways: Modesto Main Canal, MID Lateral No. 6, Hetch Hetchy Aqueduct
Airports: N/A Railways: Union Pacific Schools: Stanislaus & Woodrow Elem., Davis HS

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

Starting Date: March 22, 2019 Ending Date: April 9, 2019

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR Other: _____
 Early Cons Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____
NEPA: NOI EA Draft EIS FONSI
OTHER: Joint Document Final Document Other: _____
MAR 25 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 Units: _____ Acres: _____ Employees: _____ Water Facilities Type: _____ MGD _____
 Office Sq.ft.: _____ Acres: _____ Employees: _____ Transportation Type: _____
 Commercial Sq.ft.: _____ Acres: _____ Employees: _____ Mining Mineral: _____
 Industrial Sq.ft.: 300,000 Acres: 17.16 Employees: _____ Power Type: _____ Watts _____
 Educational _____ Waste Facilities Type: _____ MGD _____
 Recreational _____ Hazardous Waste Type: _____
 OCS Related _____ Other _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geological/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other _____

Present Land Use/Zoning/General Plan Designation:

Orchard and vacant land/A-2-10 (General Agriculture)/Urban Transition (UT)

State Clearinghouse Contact: _____

(916) 445-0613

Project Sent to the following State Agencies

State Review Began: 3-25-2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO

LEAD AGENCY BY: 4-9-2019

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

SCH#: 2019039139

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 3 / 30)

Resources
 Boating & Waterways
 Central Valley Flood Prot.
 Coastal Comm
 Colorado Rvr Bd
 Conservation
 CDFW # 4
 Cal Fire
 Historic Preservation
 Parks & Rec
 Bay Cons & Dev Comm.
 DWR

CalSTA
 Aeronautics
 CHP
 Caltrans # 10

 Trans Planning
Other
 Education
 Food & Agriculture
 HCD
 OES
 State/Consumer Svcs
 General Services

Cal EPA
 ARB: Airport & Freight
 ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recyc. & 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
 NAIIC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency

Conservancy

Other