



Notice of Completion and Environmental Document Transmittal

SCH# 2019039139

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: 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 Kiernan Avenue City/Nearest Community: Modesto
Cross Streets: Tully Avenue & Tunson Road Zip Code: 95320

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 17.16
Assessor's Parcel Number: 046-001-001 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 [ ] 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: [ ] 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
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)

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



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

**Request to amend the General Plan designation from Urban Transition to Planned Development and rezone the 17.16 acre parcel from A-2-10 (General Agriculture) to P-D (Planned Development) and construct six 50,000 square-foot buildings for industrial and warehousing uses. The project site will develop as an expansion of the eastern adjacent P-D 131, sharing the existing well and stormwater basin, and utilizing on-site septic systems. Days and hours of operation are seven days a week and 24 hours a day. (See Applicant's Project Description).**

**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 # <u>10</u>  | <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 checked="" type="checkbox"/> Regional WQCB # <u>5</u>                     |
| <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 # <u>5</u>  | <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           | Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board         | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission       |  |

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County Planning  
 Address: 1010 10<sup>th</sup> St., Suite 3400  
 City/State/Zip: Modesto/CA/95354  
 Contact: Rachel Wyse, Senior Planner  
 Phone: (209) 525-6330

Applicant: Kevin Perkins, Libitzky Holdings, LP  
 Address: 1475 Powell St., Suite 201  
 City/State/Zip: Emeryville, CA 94608  
 Contact: Dave O. Romano, P.E.  
 Phone: (209) 521-9521

Signature of Lead Agency Representative: 

Date: March 22, 2019