



2019039139

## Referral Early Consultation

**Date:** March 22, 2019  
**To:** Distribution List (See Attachment A)  
**From:** Rachel Wyse, Senior Planner, Planning and Community Development  
**Subject:** GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2018-0081  
 – LIBITZKY MANAGEMENT CORPORATION  
**Respond By:** April 9, 2019

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** Kevin Perkins, Libitzky Holdings, LP  
**Project Location:** 1224 Kiernan Avenue, at the southeast corner of Tully Road and Kiernan Avenue, in the Modesto area.  
**APN:** 046-001-001  
**Williamson Act Contract:** Not Applicable  
**General Plan:** Urban Transition  
**Current Zoning:** A-2-10 (General Agriculture)

**Project Description:** 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).

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>

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