



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

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
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Project Title: General Plan Amendment & Rezone Application No. PLN2018-0081 - Libitzky Management Corporation
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald
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: Kiernan Avenue and Tully Road Zip Code: 95356
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: Railways: Union Pacific Schools: Stanislaus & Woodrow Elem., Davis HS,

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

Starting Date: May 6, 2021 Ending Date: June 8, 2021

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [x] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] 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:
[ ] Office Sq.ft.: Acres: Employees:
[ ] Commercial Sq.ft.: Acres: Employees:
[x] Industrial Sq.ft.: 300,000 Acres: 17.16 Employees: 250
[ ] Educational
[ ] Recreational
[ ] OCS Related
[ ] Water Facilities Type: MGD
[ ] Transportation Type:
[ ] Mining Mineral:
[ ] Power Type: MW
[ ] Waste Facilities Type: MGD
[ ] Hazardous Waste Type:
[ ] Other

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[x] 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 [x] Traffic/Circulation [ ] Other

Present Land Use/Zoning/General Plan Designation:

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

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

Request to amend the General Plan and zoning designations of a 17.16-acre parcel from Urban Transition and A-2-10 (General Agriculture) to P-D (Planned Development), to allow the construction of a 300,000 square-foot building for various light industrial uses. Jackrabbit, a designer and fabricator of agricultural equipment, is expected to occupy 150,000 square-feet of the proposed building, but may not be the final user. No showroom is planned, but there will be an area for parts sales for existing Jackrabbit customers. No other tenants have been identified for the remaining 150,000 square feet of building space at this time. However, the remainder of the building may be suited depending on the user. Proposed hours of operation are 24 hours a day, seven days a week, with 250 people on a maximum shift, and three shifts per day. A maximum of 25 daily customers and 1,488 truck/vehicle trips are anticipated per day. The trip generation estimate considers the "worst case" scenario for a variety of light industrial uses in the event Jackrabbit does not occupy either a portion, or all of the building. The project proposes to share access, and to connect to the existing public water system and stormwater basin, located on the adjacent site to the east, which is zoned P-D (131). The proposed building will be served by an on-site septic system. A reciprocal access agreement will be recorded for the adjacent parcel. A six-foot tall chain link fence is proposed along the south and east property lines, and a six-foot tall wrought iron fence is proposed along the north and west property lines along site's the road frontage. The project site has access to County-maintained Tully Road and Kiernan Avenue, via the shared access on the adjacent parcel to the east, and is within the City of Modesto's LAFCO adopted Sphere of Influence. Parking lot lighting, signage, and landscaping will be designed to comply with City of Modesto standards.

**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 checked="" 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>4</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           | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board         | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission       |   |

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

Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Teresa McDonald, Associate 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: 5/3/21