



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

February 6, 2019

To: Reviewing Agencies

Re: Rezone and Parcel Map Application No. PLN2018-0173 - VIG-Golden State, LLC
SCH# 2019029024

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:

**Kristin Doud
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2019029024 in all correspondence concerning this project.

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

Attachment
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029024
Project Title Rezone and Parcel Map Application No. PLN2018-0173 - VIG-Golden State, LLC
Lead Agency Stanislaus County

Type CON Early Consultation
Description This is a request to rezone a 3.06 acre parcel currently zoned P-D (319), which is expired, to a new P-D to allow the construction of a 62,185 sf hotel and a 15,025 sf 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).

Lead Agency Contact

Name Kristin Doud
Agency Stanislaus County
Phone (209) 525-6330 **Fax**
email
Address 1010 10th Street, Suite 3400
City Modesto **State** CA **Zip** 95354

Project Location

County Stanislaus
City
Region
Cross Streets Kiernan Court & Kiernan Ave
Lat / Long
Parcel No. 136-017-017
Township 2 **Range** 8 **Section** 34 **Base**

Proximity to:

Highways 99, 219
Airports
Railways UPRR
Waterways Stanislaus River
Schools Salida Union Schools
Land Use Vacant; Z: Expired planned dev (319), GP: PD

Project Issues

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); State Water Resources Control Board, Division of Water Quality; Native American Heritage Commission; Delta Protection Commission; Delta Stewardship Council; Public Utilities Commission; Office of Emergency Services, California

Date Received 02/06/2019 **Start of Review** 02/06/2019 **End of Review** 02/25/2019

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): _____ "N / _____ "W **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:** February 5, 2019 **Ending Date:** February 25, 2019
FEB 06 2019

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

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.:** 5,000 **Acres:** _____ **Employees:** _____ Transportation **Type:** _____
 Commercial **Sq.ft.:** 5,000 **Acres:** _____ **Employees:** _____ Mining **Mineral:** _____
 Industrial **Sq.ft.:** 5,000 **Acres:** _____ **Employees:** _____ Power **Type:** _____ **Watts** _____
 Educational _____ Waste Facilities **Type:** _____ **MGD** _____
 Recreational _____ Hazardous Waste **Type:** _____
 OCS Related _____ Other 62,185 sq hotel

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:
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: 2-6-2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO
LEAD AGENCY BY: 2-25-2019

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

SCH#: 2019029024

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 2 / 9)

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input checked="" type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recyc. & Recovery
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> SWRCB: Div. of Drinking Water
<input type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div Drinking Wtr #
<input checked="" type="checkbox"/> CDFW # 4	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Cal Fire	<input checked="" type="checkbox"/> SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Reg. WQCB # 58
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Toxic Sub Ctrl-CTC
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Corrections
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Independent Comm
<input checked="" type="checkbox"/> CHP	<input checked="" type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> Caltrans # 10	<input checked="" type="checkbox"/> Delta Stewardship Council
<input type="checkbox"/> Trans Planning	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Education	<input checked="" type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> HCD	<input type="checkbox"/> State Lands Comm
<input checked="" type="checkbox"/> OES	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Conservancy
<input type="checkbox"/> General Services	