



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

## CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

**Date:** June 19, 2019

**To:** Distribution List (See Attachment A)

**From:** Kristin Doud, Senior Planner  
Planning and Community Development

**Subject:** REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, LLC.

**Comment Period:** June 19, 2019 – July 22, 2019

**Respond By:** July 22, 2019

**Public Hearing Date:** August 15, 2019

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You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

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**Applicant:** Dennis E. Wilson, Horizon Consulting Services

**Project Location:** 5049 Kiernan Court, north of Highway 99 & Kiernan Interchange, in the Community of Salida.

**APN:** 136-017-017

**Williamson Act Contract:** N/A

**General Plan:** Planned Development (P-D)

**Community Plan:** Salida – Planned Development

**Current Zoning:** P-D (319) (Planned Development)

**Project Description:** 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 15,725 square-foot office/warehouse. A parcel map to create parcels of 2 and 1.06 acres is also included with the request. The hotel, located on Parcel 1, is proposed to be four stories and 51 feet in height with 94 rooms. Hours of operation are seven days a week, 24 hours a day, with six

employees on a maximum shift and a peak daily customer visit of 81. The hotel is designed to allow for extended stays and will include rooms ranging from studios to one-bedroom units, each with a kitchenette. The hotel will also include an enclosed pool area, banquet rooms, meeting areas, and a combination of fitness and laundry room. The hotel proposes to include 99 parking stalls, parking lot lighting, screen landscaping along the rear property line adjacent to single-family residences, and an 8-foot tall block wall against the rear (north) and side (east and west) property lines. Construction is estimated to begin on or before June 1, 2021 and to be completed by June 1, 2022.

The office/warehouse, located on Parcel 2, is proposed to be one story, 22 feet in height, and to be utilized for various light industrial, low people intensive commercial, and office uses. The proposed office/warehouse does not currently have identified tenants, but proposed hours of operation are six days a week, 7 a.m. to 6 p.m., with five employees on a maximum shift and a peak daily customer visit of 10. Construction is estimated to begin on or before June 1, 2022 and to be completed by June 1, 2023.

The project will be served by the City of Modesto for water and Salida Sanitary District for sewer services. The site has access to County-maintained Kiernan Court.

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