



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

DATE: February 7, 2024

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: Jeremy Ballard, Senior Planner, Stanislaus County Planning and Community Development Department

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT, REZONE, AND DEVELOPMENT PLAN APPLICATION NO. PLN2023-0044 - SCANNELL PROPERTIES, LLC.

Stanislaus County (herein referred to as the “County”) is the lead agency for preparation of an environmental impact report (EIR) that addresses the potential impacts of a General Plan Amendment, Rezone, and Development Plan Application No. PLN2023-0044 – Scannell Properties, LLC. (herein referred to as the “Project”). The EIR will evaluate potential environmental effects associated with implementation of the Project. The County will use the EIR when considering approval of the Project. Responsible Agencies, which are public agencies other than the County that also have a role in approving or implementing the Project, will likewise need to consider the EIR prepared by Stanislaus County when issuing permits or other approvals for the implementation of the Project.

The County is issuing this Notice of Preparation (NOP) pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of this NOP is to provide agencies, interested parties, members of the public, and organizations with sufficient information describing the proposed Project and the potential environmental effects to enable meaningful input on the scope and content of environmental information to be included in the EIR. The EIR will evaluate the potential direct, indirect, and cumulative environmental impacts of implementing the Project and identify feasible mitigation measures or alternatives that may lessen or avoid any significant impacts. Comments received during the public comment period will be used to inform and focus the environmental analyses in the EIR.

Public Review Period and Scoping Meeting

This NOP is available for public review and comment for 30 days beginning February 7, 2024. Copies of this NOP may be reviewed in the Planning and Community Development Department at:

1010 10th Street, Suite 3400
Modesto, CA 95354

Project materials, including this NOP, are available online at:

<https://www.stancounty.com/planning/pl/act-projects.shtm>

The County will hold a public scoping meeting to inform interested parties about the Project and provide agencies and the public with an opportunity to submit comments on the scope and content, including alternatives, that should be addressed in the EIR. The public scoping meeting will be conducted virtually on February 21, 2024, at 2:00 p.m. See the following link to register for the meeting:

https://us06web.zoom.us/webinar/register/WN_PgKthuhwRZmEcbqWsSuGBA

Any interested person may appear at the public hearing. If you have any questions regarding the scoping meeting, contact Jeremy Ballard, Senior Planner at (209) 525-6330 or BALLARDJ@stancounty.com.

Providing Comments on this Notice of Preparation

Comments and suggestions as to the appropriate scope of analysis in the EIR, potential mitigation measures, and alternatives are invited from all interested parties. Written and/or email comments or questions concerning the EIR should be directed to Jeremy Ballard at the address provided above. Comments should be provided at the earliest possible date but must be received by **5:00 p.m. on March 7, 2024**. Please include the commenter's full name and address.

Project Overview

Project Location: The Project is located at 3243 Kiernan Avenue (State Route 219), at the northwest corner of Kiernan Avenue and Dale Road intersection, within the Community of Salida (APN: 003-019-026). The Project location is shown on Figure 1. As shown on Figure 2, the Project site and surrounding properties are generally in agricultural use. There are also light industrial developments east and west of the project site, along Kiernan Avenue. Joseph A. Gregori High School is located northwest of the site and the Kaiser Permanente Modesto Medical Center and similar business park uses are located immediately south, within the City of Modesto.

The project site is in the Salida Community Plan Amendment Area. The Salida Community Plan provides land use planning and guidance for development of approximately 4,600 acres of land in the Salida area. The Community Plan encompasses the existing community of Salida, which was part of the previously approved Salida Community Plan (the "Existing Plan Area"), and an amendment area encompassing approximately 3,383 acres (the "Amendment Area"). The Salida Community Plan (SCP) Zoning District, which was created for the Amendment Area, encourages the use of flexible development standards designed to ensure the development of the Amendment Area as a master planned community and includes specific district standards, procedures, and required findings for development. Currently, the Salida Community Plan and Chapter 21.66 of the County Code designates the project site for Business Park and Planned Industrial uses and includes provisions for consistent zoning (Figure 3).

Project Description: Scannell Properties, Inc. (Project Applicant) proposes to develop approximately 145± acres of land at the northwest corner of Kiernan Avenue and Dale Road. The Project would include the construction of approximately seven buildings comprising of between 2,000,000 and 2,500,000± square feet of warehouse, distribution, and manufacturing space. Additionally, up to three acres of retail development would be constructed at the corner of Dale Road and Kiernan Avenue. The retail use is currently projected to be a fueling station for both passenger vehicles and heavy trucks with a convenience store. No overnight parking of either passenger vehicles or heavy trucks is being requested. Main access would be provided from Dale Road with right-in/right-out access to Kiernan Avenue. See Figure 4 for a conceptual site layout.

As currently planned, seven industrial buildings would be constructed. The warehouse buildings would be single-story, with a maximum height of 45 feet. The size of each building is summarized in Table 1, below. For the purpose of analysis, future uses are anticipated to be evenly split between manufacturing, warehouse, and distribution uses.

Table 1 Summary of Proposed Office and Warehouse Buildings

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7
Site Area (sf)	1,145,488	1,116,754	753,947	988,633	627,181	601,557	316,397
Building Area (sf) Office/Warehouse	20,000/ 531,640	20,000/ 510,160	20,000/ 322,700	20,000/ 435,230	20,000/ 240,010	20,000/ 240,010	10,000/ 93,480
Parking Provided Standard/Trailer	290/200	275/200	401/105	265/178	357/ 89	358/89	225/0

This property has a split General Plan, Community Plan, and zoning designation with the northern portion of the site zoned SCP - Planned Industrial and the southern portion zoned SCP – Industrial Business Park. Additionally, the proposed commercial development would be inconsistent with the SCP – Industrial Business Park zoning designation. As described in the Salida Community Plan, to effectively implement the Planned Industrial, Business Park, or Commercial Land Use designations within the Amendment Area, the Board of Supervisors may, at its discretion, rezone land zoned as SCP-C-1, SCP-C-2, SCP-PI, or SCP-IBP, to Planned Development. Additionally, as the balance of the property has a split General Plan, Community Plan, and zoning designation, the request also amends the General Plan, Community Plan, and zoning designation of the site to a SCP – Planned Development. The SCP-Planned Development zoning would allow uses consistent with SCP – Industrial Business Park and Planned Industrial, with limited allowance for commercial uses that support other portions of the project site and surrounding areas.

The project would operate continuously, and the site would be active 24 hours a day, seven days a week. The County estimates that the warehouse facilities would provide approximately 1,000 employment opportunities, based on the employment generation assumptions in the Salida Community Plan.

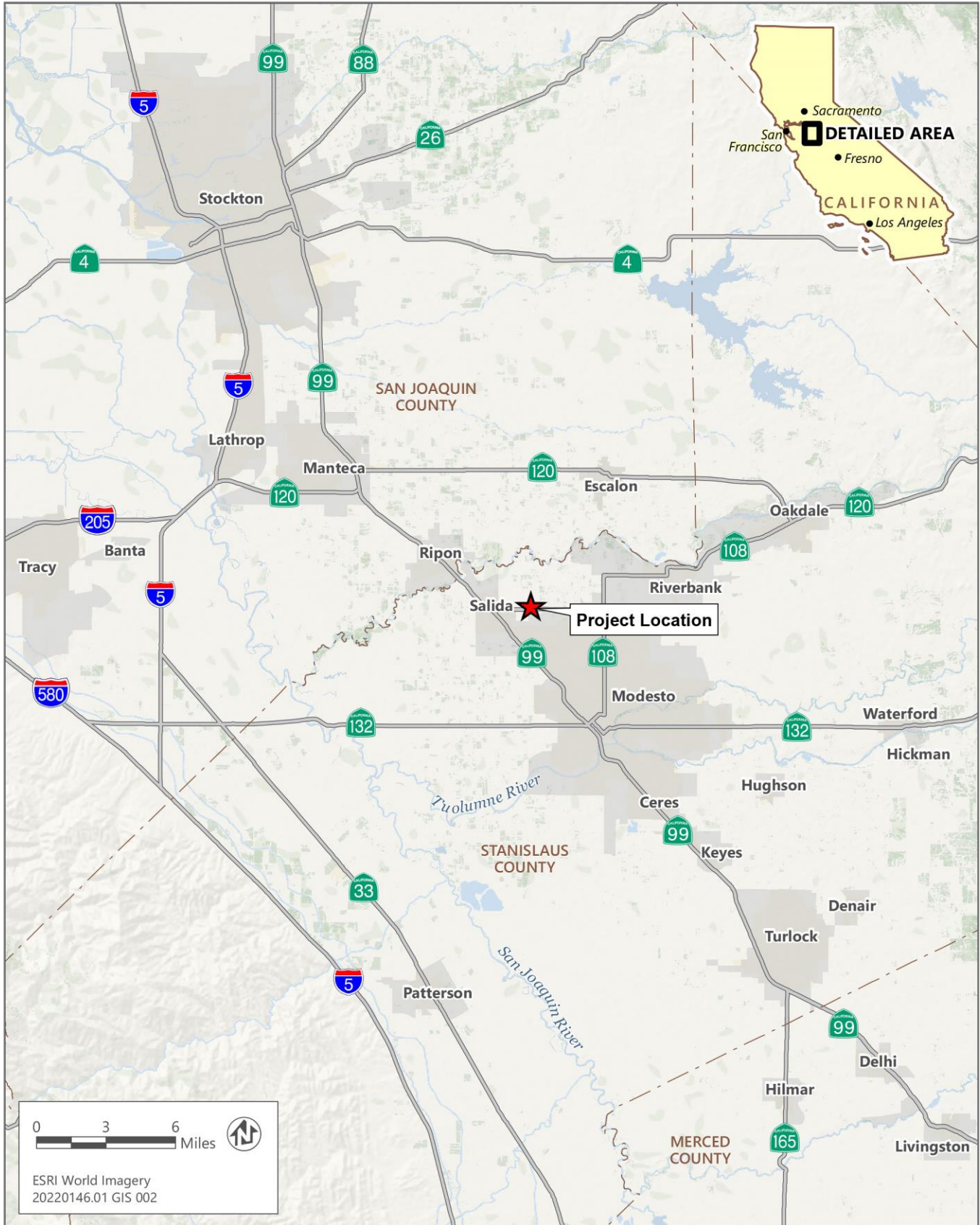
The applicant proposes that water and sewer services are provided either by the City of Modesto or through an on-site private water system and an on-site centralized septic system. The project site is in an area that does not have a public storm drain system. Stormwater would be maintained on-site with a drainage basin located along the western edge of the project site, with the option for underground storage of stormwater, if necessary (see Figure 4).

Environmental Process and Public Input: Following receipt of input during the public comment period of this NOP, the County will prepare a Draft EIR that will describe the Project and evaluate the following environmental issue areas for both project-level and cumulative effects:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology / Soils / Mineral Resources
- Greenhouse Gas Emissions
- Hazards / Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Population / Housing
- Public Services
- Transportation
- Utilities / Service Systems
- Wildfire

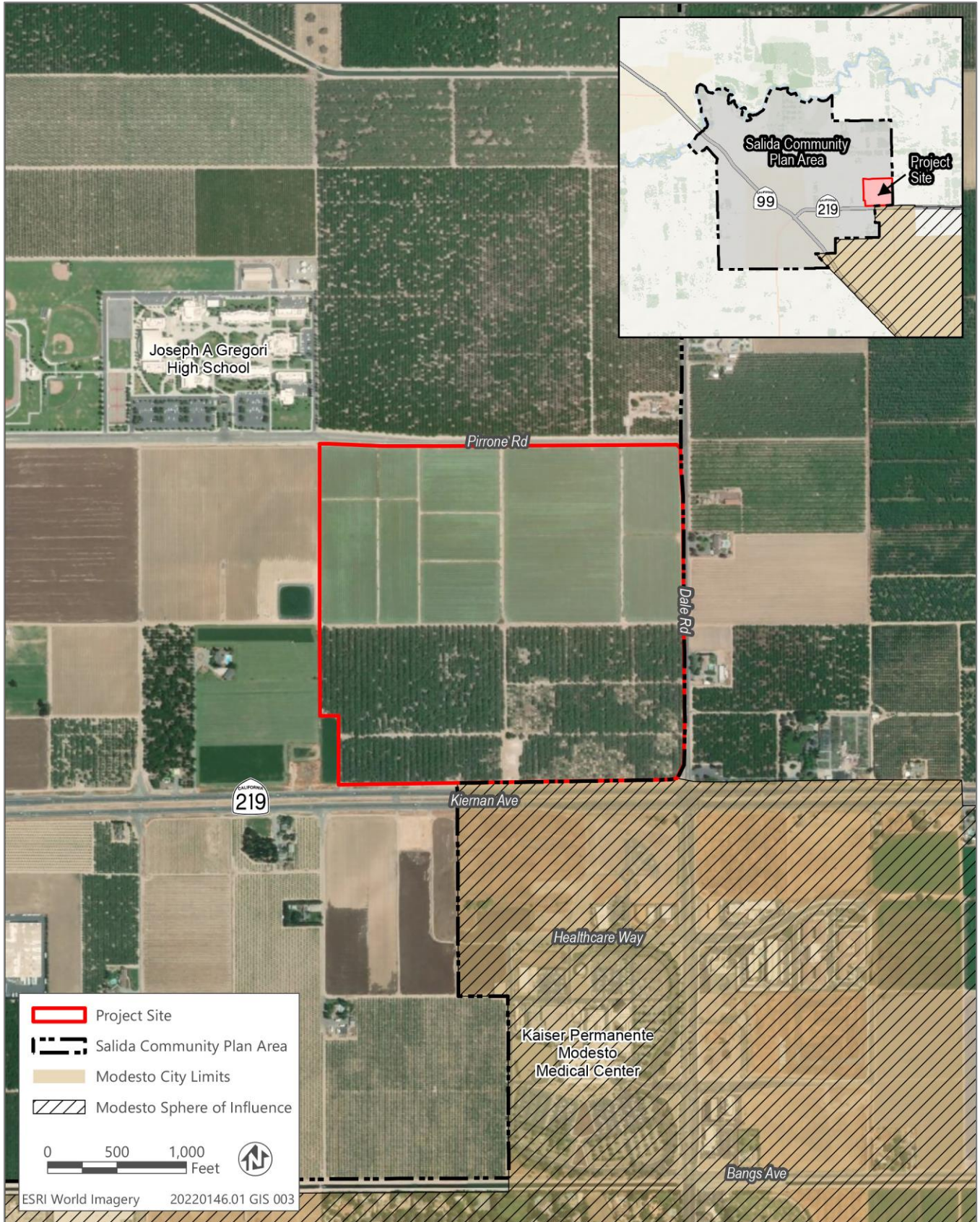
The EIR will also describe alternatives (including a no project alternative as required by CEQA as well as a reduced project alternative) and identify mitigation measures that may be necessary to minimize or avoid potential environmental effects. The Draft EIR will be made available for public review and input for a 45-day review period. The County will consider all comments received and will prepare a Final EIR that identifies any necessary changes to the Draft EIR and provides responses to all comments on the Draft EIR. The County Board of Supervisors will consider certification of the Final EIR prior to approval of actions required for undertaking the Project.

Figure 1 Regional Location



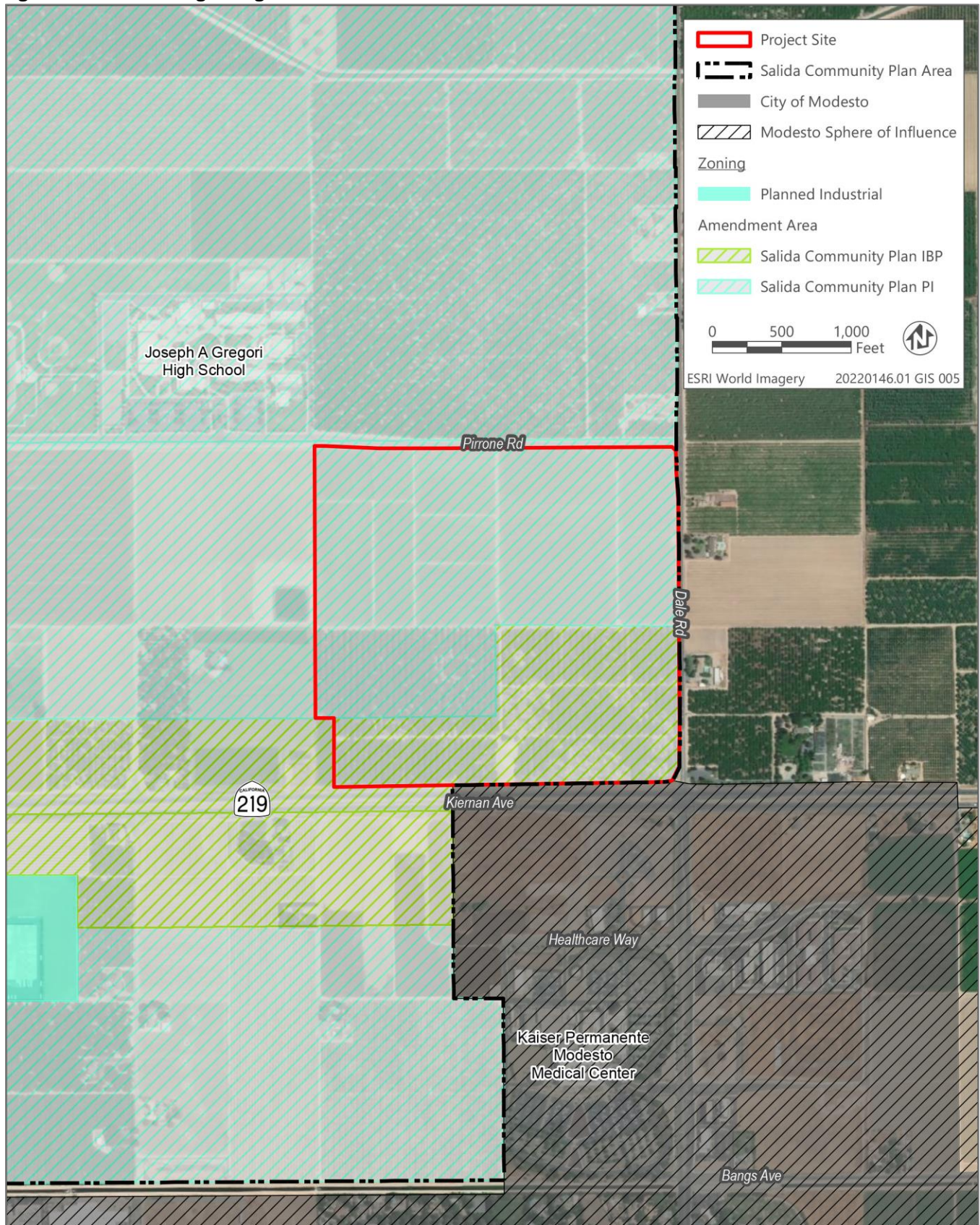
Source: adapted by Ascent in 2023.

Figure 2 Project Site



Source: adapted by Ascent in 2023.

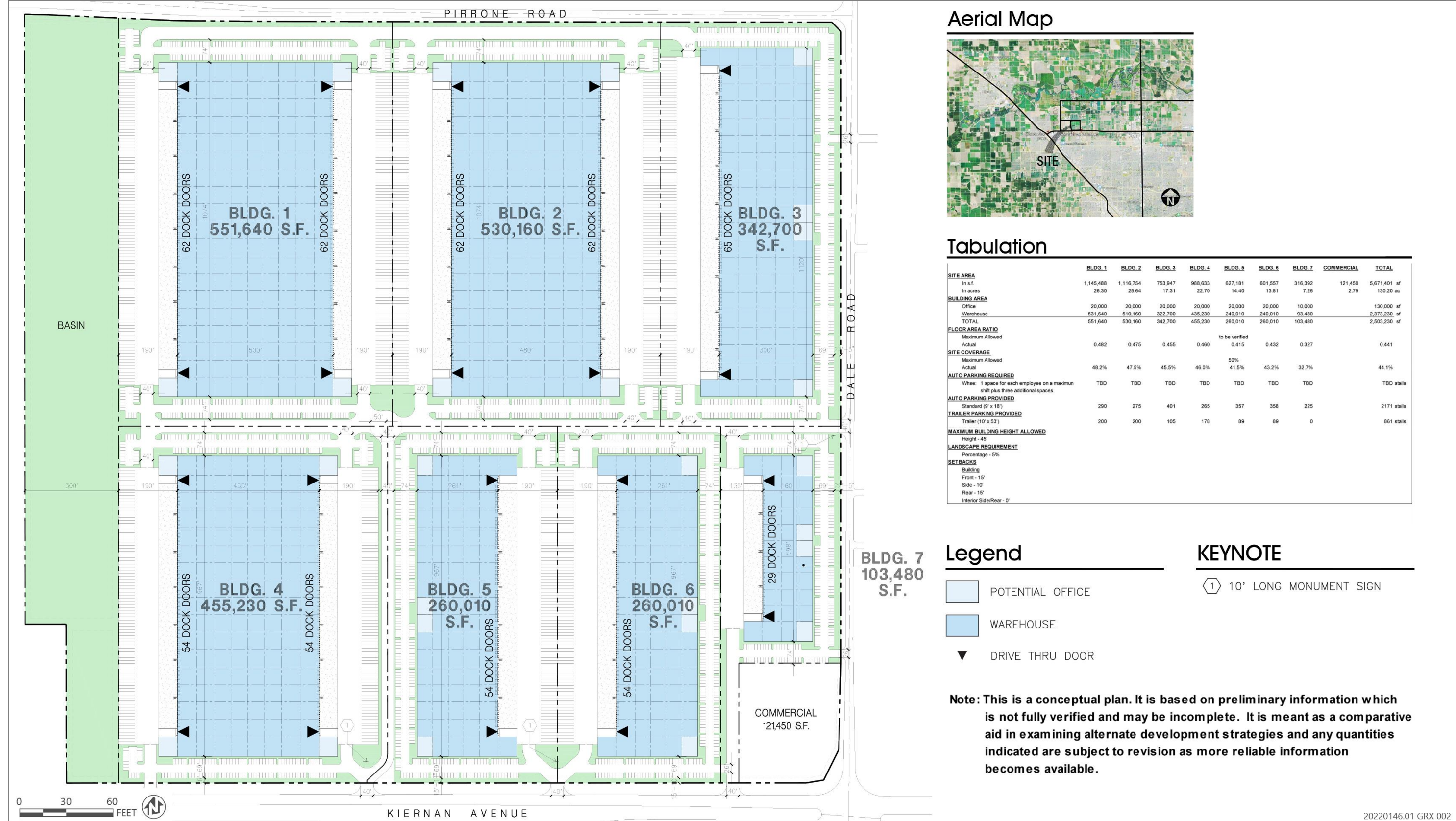
Figure 3 Existing Zoning



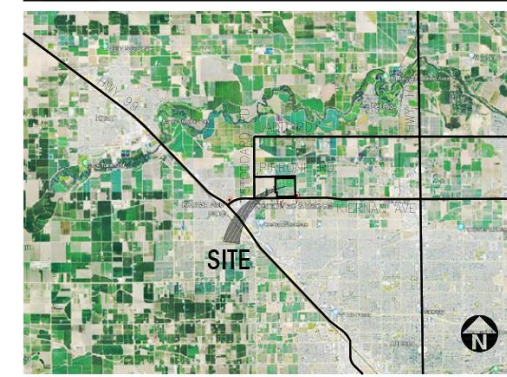
Source: Downloaded from Stanislaus County in 2023; adapted by Ascent in 2023.

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Figure 4 Conceptual Site Plan



Aerial Map



Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	COMMERCIAL	TOTAL
SITE AREA									
In s.f.	1,145,488	1,116,754	753,947	988,633	627,181	601,557	316,392	121,450	5,671,401 sf
In acres	26.30	25.64	17.31	22.70	14.40	13.81	7.26	2.79	130.20 ac
BUILDING AREA									
Office	20,000	20,000	20,000	20,000	20,000	20,000	10,000		130,000 sf
Warehouse	531,640	510,160	322,700	455,230	240,010	240,010	93,480		2,373,230 sf
TOTAL	551,640	530,160	342,700	455,230	260,010	260,010	103,480		2,503,230 sf
FLOOR AREA RATIO									
Maximum Allowed					to be verified				
Actual	0.482	0.475	0.455	0.460	0.415	0.432	0.327		0.441
SITE COVERAGE									
Maximum Allowed					50%				
Actual	48.2%	47.5%	45.5%	46.0%	41.5%	43.2%	32.7%		44.1%
AUTO PARKING REQUIRED									
Whse: 1 space for each employee on a maximum shift plus three additional spaces	TBD	TBD	TBD	TBD	TBD	TBD	TBD		TBD stalls
AUTO PARKING PROVIDED									
Standard (9' x 18')	290	275	401	265	357	358	225		2171 stalls
TRAILER PARKING PROVIDED									
Trailer (10' x 53')	200	200	105	178	89	89	0		861 stalls
MAXIMUM BUILDING HEIGHT ALLOWED									
Height - 45'									
LANDSCAPE REQUIREMENT									
Percentage - 5%									
SETBACKS									
Building									
Front - 15'									
Side - 10'									
Rear - 15'									
Interior Side/Rear - 0'									

Source: Image produced and Provided by HPA Associates in 2023, adapted by Ascent in 2023.