

Scannell Development Project

Stanislaus County

(Application No. PLN2023-0044)

ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

FEBRUARY 21, 2024



Scoping Meeting Logistics



This meeting is
being recorded



Video and audio
are disabled by
default



Use Q&A window
to send questions



*Thank you for your
participation*

Introductions

Stanislaus County, Planning and Community Development Department

- Jeremy Ballard, Senior Planner
- Kristy Doud, Deputy Director of Planning

Ascent, County Consultant

- Jessica Babcock, Project Manager
- Gary Jakobs, Principal
- Tracy Prybyla, Facilitator

Scannell Properties, LLC, Project Applicant

Meeting Purpose

1. To receive input from the public, agencies, and interested parties on the scope and content of the environmental impact report
2. To provide information on the project and the environmental review process to inform helpful input

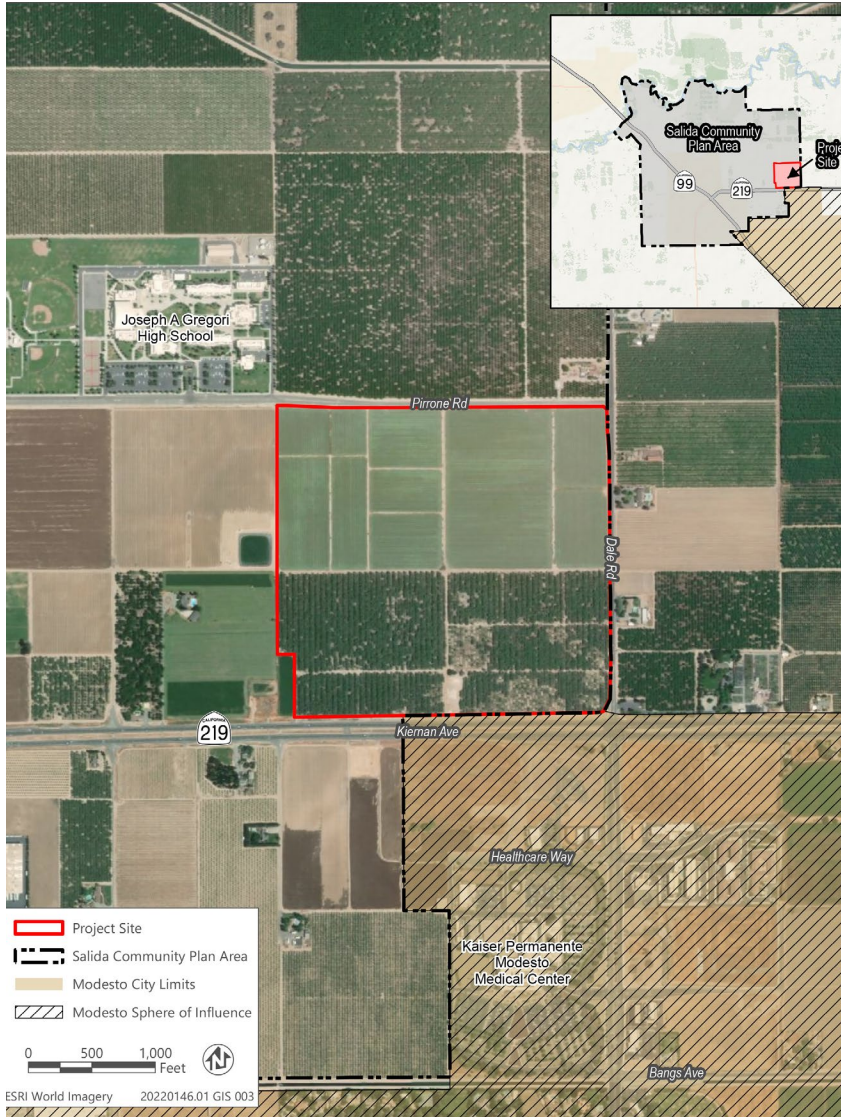
Scoping Meeting Agenda

1. Project Summary
2. Overview of CEQA and the Environmental Review Process
3. EIR Scope and Schedule
4. Public and Agency Comments on the Scope of the EIR

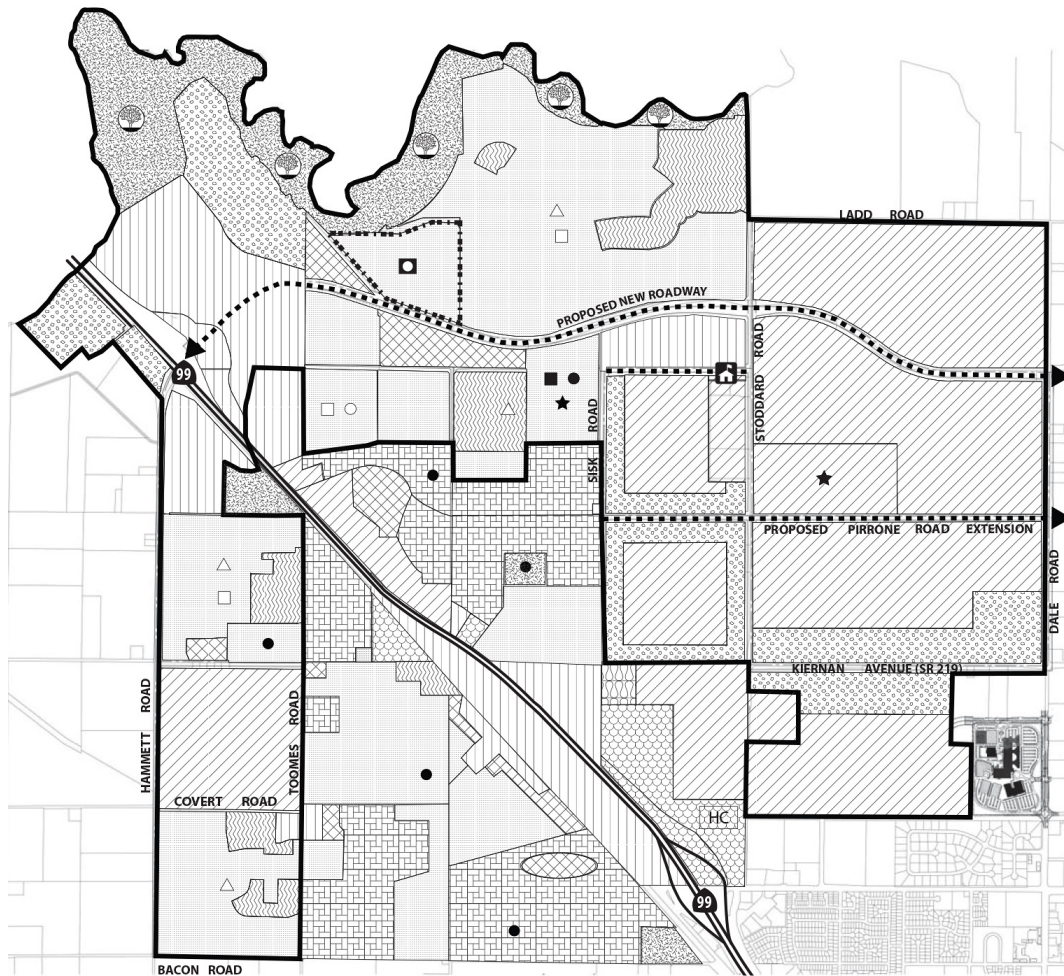
Project Summary

Project Location

- 3243 Kiernan Avenue (State Route 219), between Dale Road and Stoddard Road, in the Community of Salida
- Approximately 145 acres
- APN: 003-019-026
- Adjacent to City of Modesto
- Within the Salida Community Plan Amendment Area



Salida Community Plan



➤ Provides land use planning and guidance for development of approximately 4,600 acres of land in the Salida area

➤ The Salida Community Plan (SCP) Zoning District applies to the Amendment Area, consisting of 3,383 acres

LAND USES

	Low Density Residential
	Low Density Residential (Within Project Boundary)
	Medium Density Residential
	Medium High Density Residential
	Business Park
	Planned Development

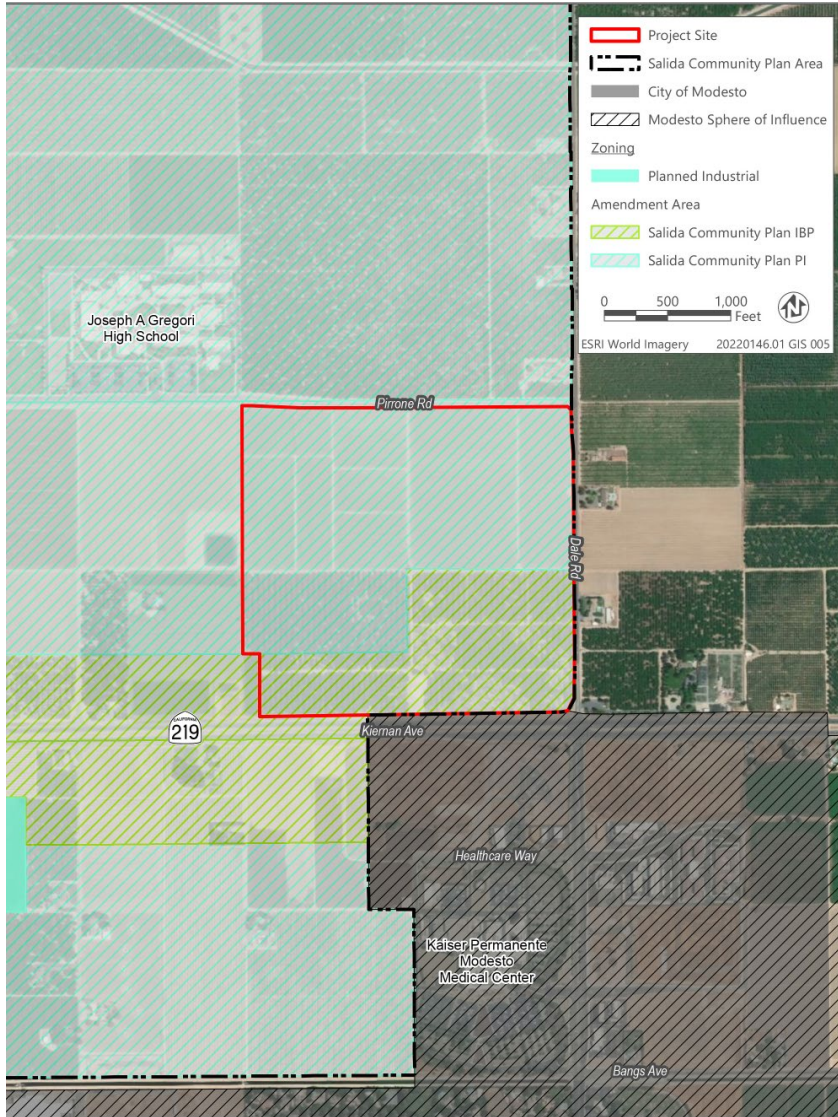
PARKS AND SCHOOLS

Existing	Proposed	
		Neighborhood Park*
		Elementary School*
		Middle School*
		High School*

PUBLIC FACILITIES

	New Road
	Special Treatment Area
	Amendment Area Boundary
	Existing Waste Water Treatment Plant*
	Proposed Fire Station*

Salida Community Plan



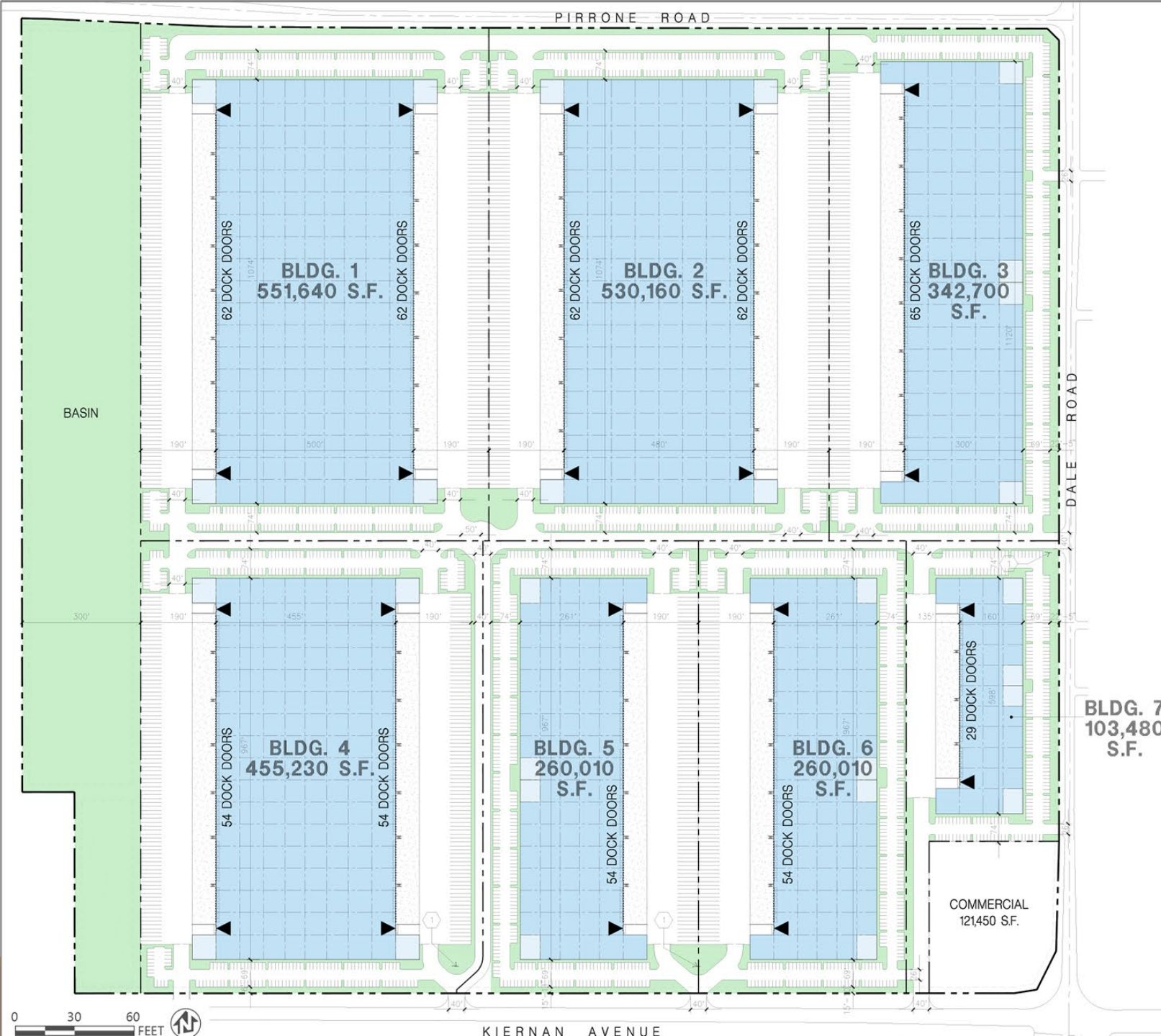
- Salida Community Plan designate the project site for Business Park (SCP-BP) and Planned Industrial (SCP-PI)
- Salida Community Plan allows the Board of Supervisors to rezone land zoned as SCP-PI and SCP-IBP to Planned Development to effectively implement the commercial, business park, and industrial designations

Proposed Project Summary

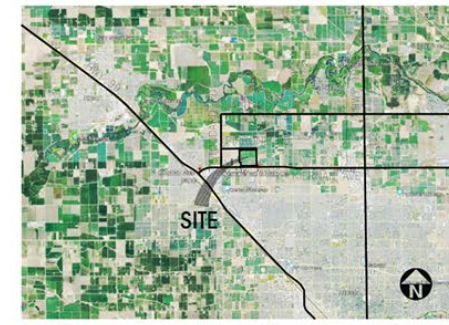
- General Plan Amendment, Rezone, and Development Plan Application

- Office and Warehouse Buildings
 - Approximately 7 buildings
 - 2,000,000 to 2,500,000 square feet of warehouse, distribution, and manufacturing space

- Retail Development
 - Approximately 3 acres
 - Corner of Dale Road and Kiernan Avenue
 - Fueling station with a convenience store
 - No overnight parking



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	435,230	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 PROVIDED									
Whse: 1 space for each employee on a maximum #18 plus three additional spaces	TBD	TBD	TBD	TBD	TBD	TBD	TBD		TBD stalls
AUTO PARKING PROVIDED									
Standard (8' 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'									

BLDG. 7
103,480
S.F.

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

KEYNOTE

- 1 10' LONG MONUMENT SIGN

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



KIRNAN AVENUE

Project Operation

- The site would be active 24 hours a day, seven days a week
- Approximately 1,000 employees
- Water and Sewer
 - Provided either by the City of Modesto or through an on-site private water system and an on-site centralized septic system
- Stormwater
 - On-site drainage basin located along the western edge of the project site, with the option for underground storage of stormwater, if necessary

Overview of CEQA and the Environmental Review Process

California Environmental Quality Act

Information disclosure:

- Inform decisionmakers and the public about potentially significant environmental effects of a proposed project

Impact reduction:

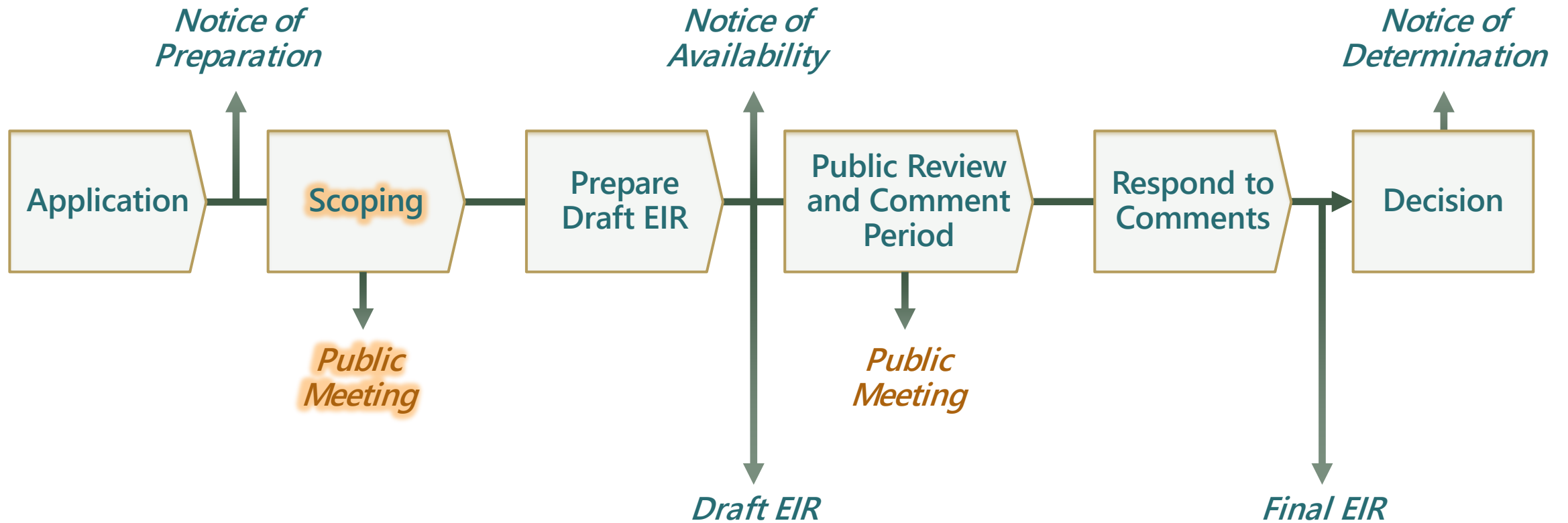
- Identify mitigation measures and alternatives that could avoid or lessen significant impacts

Public participation:

- Allow for meaningful public participation and opportunities for comment

CEQA document: Environmental Impact Report (EIR)

Environmental Review Process



EIR Scope

Topics EIR will Address

- 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

Environmental Analysis

Existing Setting

- Environmental setting
- Regulatory setting

Environmental Thresholds of Significance

- What defines a “significant” impact?

Identify Environmental Impacts and Mitigation

- Mitigation measures
- Significance after mitigation – how does mitigation reduce the impact?
- Significant and unavoidable impacts

Cumulative Impacts

Alternatives to the Project

Public and Agency Comments on the Scope of the EIR

Providing Scoping Comments

1. Verbal comments will be accepted today
2. Written comments
 - Either mail or email
 - Must be received by close of day on March 7, 2024

Please use the Q&A feature for technical issues and clarifying questions, not comments

Providing Written Comments

By mail:

Jeremy Ballard, Senior Planner
1010 10th Street, Suite 3400
Modesto, CA 95354

By electronic mail: BALLARDJ@stancounty.com

Types of Scoping Comments

- Scope of environmental analysis
 - Information on resources potentially present, impact mechanisms
- Suggested mitigation measures
- Suggested alternatives to the project that could reduce or avoid potentially significant impacts
- Public agencies, public and private organizations/groups, and individuals who should receive project notices

ZOOM Instructions

Select Raise Hand if you wish to be added to the queue to speak

Example of host would like you to unmute

Mute

Chat Raise Hand Q&A English

The host would like you to unmute your microphone

Stay muted Unmute myself

Leave

The image shows a Zoom control bar with several icons: Mute, Chat, Raise Hand, Q&A, and English. A red arrow points from the text 'Select Raise Hand if you wish to be added to the queue to speak' to the 'Raise Hand' icon. Another red arrow points from the text 'Example of host would like you to unmute' to a notification box that says 'The host would like you to unmute your microphone' with two buttons: 'Stay muted' and 'Unmute myself'. A 'Leave' button is visible in the bottom right corner of the control bar.

Phone Instructions

- Press Star (*) 9 to indicate you would like to speak
- Listen for the message: “The host would like you to unmute your microphone. You can press Star (*) 6 to unmute”
- When you are done with your comment, please press Star (*) 6 to re-mute

Thank You for Joining Us

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

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

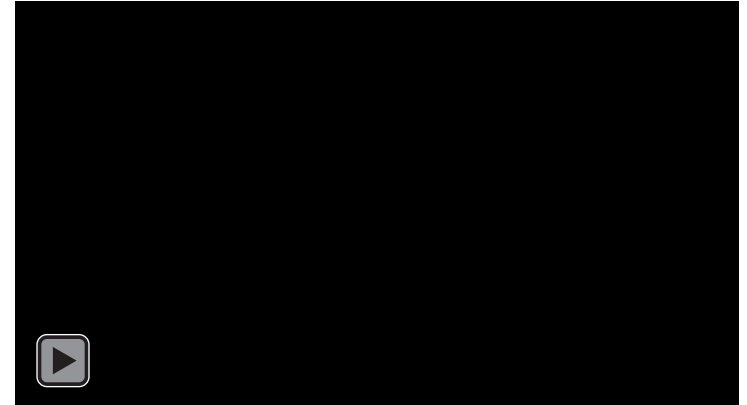
Direct comments to:

Jeremy Ballard, Senior Planner

1010 10th Street, Suite 3400

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The Scoping Comment Period closes at 5:00 pm on March 7, 2024