

NOTICE OF PREPARATION

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

FROM: Tristan Osborn | Planning Manager
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SUBJECT: Notice of Preparation – Environmental Impact Report for the Scannell Industrial Project

Notice is hereby given that the City of Modesto is the lead agency for the preparation of an Environmental Impact Report (EIR) to consider the Scannell Industrial Project. The proposed Project will result in the construction of between 2,000,000 and 2,500,000 square feet of warehouse, distribution, and manufacturing space. In addition, a small 2–3-acre retail site is proposed at the corner of Dale Road and Kiernan Avenue (SR 219) to provide retail service to the project. The proposed Project includes a Tentative Map that would create eight parcels for the industrial and retail buildings. A detailed Project Description can be reviewed at the City or by accessing the City's website: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

The City of Modesto is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Project. Responsible/trustee agencies will need to use the EIR prepared by the City of Modesto when considering applicable permits, or other approvals for the proposed project. Due to the time limits mandated by State law, your response must be sent and received by the City of Modesto not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins February 21, 2025 and ends on March 27, 2025. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to Tristan Osborn | Planning Manager at the City of Modesto | Planning Division, 1010 10th Street, Modesto, CA 95354. If you have any questions, please contact Modesto Planning at 209-577-5267 or via email at: planning@modestogov.com.

SCOPING MEETING: A virtual scoping meeting for this project will be held on March 20, 2025 from 3:00 p.m. to 4:00 p.m.. You may attend the meeting by going to <https://modestogov.zoom.us/j/6152421565?omn=88291759833> clicking "join."

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR: All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed within the EIR, including: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Growth Inducing Impacts. An Initial Study has not been prepared for the proposed Project.