

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Concern that the Project conflicts with a Salida Initiative, Election/ballot initiative, Board of Supervisors decision regarding Salida Community Plan;
- Concern over constitutional rights of citizen;
- Concern that City staff will be held personally liable for constitutional violations;
- Concern over fiscal/economic impacts, cost recovery of services;
- Concern that project is a "land grab;"
- Concern regarding detachment from Salida Fire Protection District and needs a review of fire services;
- Concern regarding County Services, Salida Sewer District, and the need to review all public services;
- Concern regarding school services, and impacts on existing school near project site;
- Concern regarding stormwater, groundwater, and surface water impacts;
- Concern regarding agricultural conversion and impacts on existing agricultural operations;
- Concern regarding air quality Impacts, construction/operational emissions above thresholds, toxic air contaminants, and heat impacts;
- Concern regarding tribal cultural resources/archaeological resources/native American consultation;
- Concern regarding increased traffic, truck routing, heavy-duty trucks, safety, and congestion;
- Concern regarding cumulative impacts.

Provide a list of the responsible or trustee agencies for the project.

CITY OF MODESTO

- Certification of the Environmental Impact Report (EIR).
- Adoption of the Findings of Fact, Statement of Overriding Considerations (if necessary), and Mitigation Monitoring and Reporting Program (MMRP).
- Approval of City of Modesto General Plan Amendment to Salida Community Plan-Industrial (SCP-I).
- Approval of City of Modesto Rezoning to Heavy Industrial (M-2).
- Approval of a Conditional Use Permit to allow retail use on the 3-acre site at the corner of Kiernan Avenue and Dale Road.
- Approval of Recommendation to LAFCo for an Amendment to the City's SOI to include the Project site.
- Approval of Recommendation to LAFCo for Annexation of the Project site into the City of Modesto.
- Approval of an Amendment to the City of Modesto Municipal Service Review (MSR).
- Approval of Development Plan Review for building design, landscaping, and other site features.
- Issuance of grading, encroachment, and building permits as necessary for Project construction.

OTHER GOVERNMENTAL AGENCY APPROVALS

- California Department of Transportation (Caltrans), District 10 – Encroachment Permit for any work within the State right-of-way of Kiernan Avenue (SR-219); Caltrans is a Responsible Agency with commenting authority over Project traffic impacts on the State Highway System.
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) NOI pursuant to the Clean Water Act.
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits.
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – As an industrial development, the Project may be subject to Indirect Source Review (ISR).
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – As an industrial development, the Project may be subject to Authority to Construct depending on the industrial user.