

NOTICE OF AVAILABILITY
SCANNELL INDUSTRIAL PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

TO:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations	FROM:	Jessica Hill, Director City of Modesto Planning Division 1010 10th St., Modesto, CA 95354 (209) 577-5267 planning@modestogov.com
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PROJECT TITLE: Scannell Industrial

PROJECT LOCATION: The Scannell Industrial Project (proposed Project) consists of approximately 145 acres located at the northwest corner of Kiernan Avenue and Dale Road intersection, within the unincorporated Community of Salida. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The following provides a brief summary and overview of the proposed Project. Chapter 2.0 of the EIR includes a detailed description of the proposed Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the proposed Project.

The proposed Project will result in the construction of up to 2,503,230 square feet (sf) of warehouse, distribution, and manufacturing space. In addition, a small approximately 3-acre retail site is proposed at the corner of Dale Road and Kiernan Avenue (SR 219) to provide retail service for the proposed Project. The maximum development scenario for the retail site is 6,000 square feet of convenience store, and 8,000 sf of quick serve restaurants. The proposed Project is characterized as follows:

- 2,503,230 sf of industrial land uses; specific tenants are not known; therefore, a mix of warehouse, manufacturing and distribution uses are assumed for purposes of the Project description. It is noted that this reflects an even allocation of square footage among these uses, except for less square footage devoted to cold storage, and no allocation for data centers which are prohibited from this site:
 - 667,528 sf of warehouse uses.
 - 667,528 sf of manufacturing uses
 - 667,528 sf of distribution uses
 - 500,646 sf of cold storage uses.
- Up to 1,963 off-street parking stalls for industrial use
- Up to 788 off-street trailer parking stalls for industrial uses
- Approximately 2.8 acres (121,450 square feet) of developable land area is designated for retail development; specific tenants and uses have not yet been identified. For the purposes of this analysis, it is assumed that the following land uses could be accommodated within this area:
 - Gas station with eighteen vehicle fuel positions and a 6,000-sf convenience store.
 - Two fast-food restaurants with drive-through windows, each with 4,000 sf of building area, totaling 8,000 sf.

The proposed Project includes a Tentative Map that would create eight parcels for the industrial and retail buildings. Figure 2.0-7 in Chapter 2.0 provides an illustration of the proposed buildings and parcel lines. Figure 2.0-8 provides an illustration of the utility plan.

For more details regarding the Project background, development allowance, land uses, and guiding principles, please see Chapter 2.0, Project Description, of the Draft EIR available at:

<https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Aesthetics; Cumulative Aesthetics; Agricultural Resources; Cumulative Agricultural Resources; Air Quality; Noise; Cumulative Noise; Transportation and Circulation; and Cumulative Transportation and Circulation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on June 10, 2026 and end on July 24, 2026 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on July 24, 2026 and should be submitted to the attention of Jessica Hill, Director, at the City of Modesto | Planning Division, 1010 10th Street, Modesto, CA 95354; or by e-mail to planning@modestogov.com. Copies of the Draft EIR are available for review at the City of Modesto Planning Division (1010 10th Street, Modesto, CA 95354). The Draft EIR also may be reviewed at the City of Modesto's website:

<https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->