

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Stanislaus
 Address: 1021 I Street, Suite 101
 Modesto CA 95354

From:

Public Agency: City of Modesto
 Address: 1010 10th Street
 Modesto, CA 95354

Contact: Michael Hren, Principal Planner
 Phone: 209.577.5273

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024091127

Project Title: Amendments to the Modesto Zoning Ordinance for residential density and duplexes

Project Applicant: City of Modesto

Project Location (include county): City of Modesto Stanislaus County

Project Description:

The Project includes amendments to the Zoning Ordinance to change the allowed density within the MU-P, MU-H, P-D, R-1, R-2, and R-3 zones to allow additional capacity within the Planning Area, and to allow duplexes to be approved ministerially in the R-1 zone (approximately 38,000 lots). Existing realistic yield on vacant and underutilized land within the city limits would increase from 11,085 units to 19,615 units, representing an increase of 8,530 units in capacity. Existing realistic yield on vacant and underutilized land outside the city limits would increase from 28,321 units to 41,628 units, representing an increase of 13,307 units in capacity.

This is to advise that the City of Modesto has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 6/25/25 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1010 10th Street, Modesto CA 95354

Signature (Public Agency):

Title:

Date:

Date Received for filing at OPR: