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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Founders Point East

Lead Agency: City of Modesto

Contact Name: Katharine Martin, Senior Planner

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Project Location: City of Modesto, Stanislaus County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project includes an amendment of the City of Modesto Urban Area General Plan Land Use Diagram to amend the land use of a 70-acre portion of the 220-acre Project site from Business Park (BP) to Residential (R). The 70-acrearea is located north of Pelandale Avenue, south of Bangs Avenue, between Tully Road and Virginia Corridor Trail. The balance of the Project site includes 150 acres that is already designed for BP uses in the Kiernan/McHenry CPD for BP uses. This area is partially developed and involves no change from the existing land use.

The residential component of the proposed Project is projected to develop at an average density of about 6.6 du/acre, resulting in about 420 single-family units on lots ranging from 3,000 to 6,000 square feet. The proposal includes a park/open space area and onsite linear park/storm basin adjacent to Virginial Corridor Trail. The plan will also include approximately 150 acres within the Kiernan/McHenry CPD for BP uses. The BP use is an existing use and no change is proposed and no physical development is proposed. The BP use will allow for office, commercial-industrial and light-industrial uses (shown as Subarea B). The Floor Area Ratio (FAR) for BP non-residential land uses is 0.40. Therefore, the maximum industrial space that can be built is approximately 2,613,600 square feet. However, it is noted that there is no current proposed to build industrial in this area, and there is no change to the land use proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts were identified in the following areas: Agriculture and Forest Resources, Air Quality, Geology and Soils, Noise, and Transportation/Traffic. The IS/MND includes measures associated with the potentially significant impact, which is anticipated to reduce the impact to an insignificant level.

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

N/A

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

N/A