NOTICE OF INTENT

PROJECT: MCCLURE SUBDIVISION PROJECT

Notice is hereby given that the City of Modesto is the lead agency for the preparation of a Mitigated Negative Declaration (MND) for the McClure Subdivision Project. The proposed Project is an infill development project in collaboration with Self-Help Enterprises and Stanislaus Equity Partners. Located at 3401 N. McClure Road, the project site is located on the west side of McClure Road, north of Yosemite Boulevard (State Route 132), in the City of Modesto. The Project site includes three (3) contiguous parcels (APNs: 033-089-030, -035, and -036) totaling 4.15 acres.

The proposed Project would subdivide approximately ±4.15 gross acres (±3.22 net acres) of vacant land into 38 single-family residential parcels ranging in size from approximately 3,024 to 4,854 square feet. The proposed Project requires a General Plan amendment from Commercial to Residential, and a Rezone from C-3 (Highway Commercial) to a single-family residential (R-1) zoning designation. Development would include construction of a new public street (Street "A"), utility extensions, sidewalks, and associated frontage improvements along McClure Road. All homes will be reserved for households earning at or below 80% of the Area Median Income (AMI), with construction anticipated to begin in November 2025. This effort aims to expand affordable homeownership options and enhance neighborhood stability in one of Stanislaus County's most disinvested census tracts.

For more details regarding the project background, project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see the Initial Study/Mitigated Negative Declaration available at: https://www.modestogov.com/DocumentCenter/View/24339/McClure-Meadows-3401-N-McClure-Road?bidId=

The City of Modesto has reviewed and considered the proposed Project and has determined that the Project will not have a significant effect on the environment, based on substantial supporting evidence provided in the Initial Study. The City proposes to adopt an MND for this Project in accordance with the requirements of the California Environmental Quality Act.

A 30-day public review period for the Initial Study/Mitigated Negative Declaration will commence on August 29, 2025, and will end on September 28, 2025, for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Initial Study/Mitigated Negative Declaration are due by 5:00 p.m. on September 28, 2025 and should be submitted to the attention of Michael Hren, Principal Planner at the City of Modesto, 1010 10th Street, Modesto, CA 953541; or by e-mail to mhren@modestogov.com. If we do not receive a response from you, we will presume that you have no response to make. Copies of the Initial Study/Mitigated Negative Declaration can be reviewed at the City of Modesto, located at the address above, during normal business hours, and online at: https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB-

QUESTIONS: Questions regarding the City of Modesto's review of the Project or MND may be directed to Michael Hren, Principal Planner, at the address above or at (209) 577-5273 or mhren@modestogov.com.