2.1 PROJECT LOCATION

REGIONAL LOCATION

The City of Modesto is located in the heart of California's Central Valley, in Stanislaus County. Modesto is situated approximately 30 miles southeast of Stockton, 70 miles south of Sacramento, and 80 miles east of Oakland. Stanislaus County is bordered by San Joaquin County to the north; Calaveras, Tuolumne, and Mariposa Counties to the east; Merced County to the south; and Santa Clara and Alameda Counties to the west.

The Tivoli North Specific Plan (TNSP or Project) area is located approximately five miles northeast of downtown Modesto, approximately six miles east of State Route (SR) 99, and approximately two miles east of Kiernan Avenue/SR-219, an east-west six-lane expressway that connects to SR 99 to the west. Nearby communities include Salida, Ripon, and Manteca to the northwest; Riverbank to the north; and Ceres, Turlock, and Merced to the south.

Figure 2.0-1 shows the regional location.

PLAN AREA LOCATION AND BOUNDARIES

The TNSP Area (Plan Area) encompasses approximately 663 gross acres within unincorporated Stanislaus County, located within the City of Modesto's Sphere of Influence (SOI) and adjacent to the City's northeastern municipal boundary. The Plan Area is generally bounded by:

- North: Claribel Road
- West: Coffee Road (southern segment) and Oakdale Road (northern segment)
- South: Claratina Avenue
- East: Roselle Avenue

Oakdale Road bisects the Plan Area in a north-south alignment, defining the boundary between two Community Planning Districts (CPDs): the Roselle-Claribel CPD (east of Oakdale Road) and the Hetch-Hetchy CPD (west of Oakdale Road). The Plan Area encompasses 37 separate parcels under varying ownership, including private individuals, trusts, limited liability companies, religious institutions, and public entities.

Figure 2.0-2 shows the Plan Area context and setting.

EXISTING SITE CONDITIONS

The Plan Area is predominantly composed of active agricultural land, including cultivated row crops, orchards, and fallow fields. Existing vegetation consists predominantly of orchard trees, irrigated row crops, fallow agricultural lands, and grasses, with ornamental landscaping associated with existing rural structures. Scattered rural residences, barns, and agricultural outbuildings are distributed throughout the Plan Area, reflecting a low-density rural pattern of development. No urban infrastructure or internal street network currently exists within the Plan Area. The site lacks curb, gutter, sidewalk, and stormwater management improvements.

Figure 2.0-4 shows an aerial view of the Plan Area.

The topography of the Plan Area is generally flat, with surface elevations ranging from approximately 129 feet in the northeast to approximately 108 feet in the southwest. Existing drainage occurs primarily via on-site open irrigation ditches and natural percolation. The Plan Area is located outside the 100-year and 500-year Federal Emergency Management Agency (FEMA)-designated floodplain.

The Plan Area is served by existing dry utility infrastructure, including overhead and underground electric lines, natural gas facilities, and telecommunications infrastructure located primarily along perimeter roads.

2.2 BACKGROUND AND PLANNING CONTEXT

EXISTING GENERAL PLAN DESIGNATIONS

Under the Stanislaus County General Plan, the Plan Area is currently designated as Urban Transition, a designation intended to preserve land for agricultural use until formal approval of urban development consistent with a city's or unincorporated community's General Plan.

Under the City of Modesto Urban Area General Plan, the Plan Area is designated primarily as Village Residential (VR), with two areas designated Regional Commercial (RC) located along Oakdale Road. The Village Residential designation supports compact, mixed-use, pedestrian- and transit-oriented neighborhoods accommodating a range of residential housing types and neighborhood-serving commercial and community uses. The Regional Commercial designation supports large-scale commercial development at a floor area ratio (FAR) of approximately 0.35.

Figure 2.0-5 shows the existing General Plan land uses.

EXISTING ZONING

The Plan Area is located within unincorporated Stanislaus County. Upon adoption of the TNSP and completion of annexation proceedings, the entire Plan Area will be re-zoned to the Specific Plan (SP) Zone under Title 10 of the Modesto Municipal Code. The Specific Plan designation will serve as the governing zoning layer, with the TNSP's development standards taking precedence over the underlying zoning code in the event of conflict. Where the TNSP is silent, Modesto Municipal Code Title 10 standards apply.

Figure 2.0-5 shows the existing zoning.

NORTH COUNTY CORRIDOR

A critical element of the planning context for the TNSP is the North County Corridor (NCC) Project. Stanislaus County, in partnership with the Stanislaus Council of Governments (StanCOG), the Cities of Modesto, Riverbank, and Oakdale, and the California Department of Transportation (Caltrans), is implementing the NCC. The NCC is a planned 18-mile realignment of SR 108 around the communities of Modesto, Riverbank, and Oakdale.

NCC Phase 1 directly traverses and bisects the TNSP area, effectively dividing it into northern and southern sections. Phase 1 begins at the Claribel Road/Oakdale Road intersection, proceeds south, and then runs eastward parallel to Claribel Road on a new alignment, connecting to Claus Road at the existing Claribel Road intersection. Phase 1 improvements include:

- Construction of a new four-lane, access-controlled expressway;
- A new interchange at Roselle Avenue;
- Grade-separated structures over the Burlington Northern Santa Fe (BNSF) rail line, Terminal Avenue, and the Modesto Irrigation District (MID) Main Canal; and
- New frontage roads to maintain access to adjacent properties.

The NCC accounts for approximately 77.81 acres within the TNSP boundary. The NCC is currently in final design, with groundbreaking anticipated in 2026 and completion expected by 2029. The TNSP has been designed to coordinate with the NCC alignment, including integration of access points, utility crossings, and landscape treatments. The EIR will analyze potential conflicts and coordination needs associated with concurrent NCC and TNSP construction activities.

Figure 2.0-6 shows the NCC footprint and improvements within the Plan Area.

2.3 PROJECT DESCRIPTION

PROJECT OVERVIEW

The proposed Project, the TNSP, is a comprehensive planning document prepared pursuant to California Government Code Section 65450 et seq. The TNSP establishes a regulatory framework governing land use, development standards, design guidelines, infrastructure, circulation, parks and recreation, and community services for the approximately 663-acre Plan Area. The TNSP is intended to guide the orderly, phased conversion of predominantly agricultural land to a mixed-use urban community consistent with the goals and policies of the City of Modesto Urban Area General Plan.

The TNSP also includes the following regulatory actions required to implement the TNSP:

- General Plan Amendment to redesignate the Plan Area from VR and RC to a combination of Mixed Use (MU), Commercial (C), Low Density Residential (LDR), High Density Residential (HDR), and Open Space;
- Pre-zoning of the unincorporated Plan Area to the SP Zone in anticipation of annexation;
- Annexation of the Plan Area to the City of Modesto through the Local Agency Formation Commission (LAFCO); and
- Future adoption of a Facilities Master Plan (FMP) and Infrastructure Financing Plan (IFP) prior to approval of any tentative map or development entitlement.

PROPOSED LAND USES

The TNSP establishes the following land use designations, as depicted on the Land Use Diagram and summarized in Table 2.0-1:

TABLE 2.0-1: LAND USE SUMMARY

CATEGORY	ACRES	% OF PLAN	NOTES
Low-Density Residential (LDR)	261.61	39%	Primary detached housing
High Density Residential (HDR)	28.76	4%	Vertical or horizontal mixes
Mixed-Use (MU) - incl. MDR/HDR	161.36	24%	Vertical or horizontal mixes
Commercial (C)	9.4	1%	Adjacent to future NCC
Park/Basin (P)	19.85	3%	Adjacent to future NCC
Backbone Roads	104.21	16%	Arterial and Collector Roads Only
NCC Corridor	77.81	12%	Existing NCC Corridor

The zoning districts which correspond to the proposed land use designations are summarized in Table 2.0-2.

TABLE 2.0-2: CORRESPONDING ZONING DISTRICTS

TNSP LAND USE DESIGNATION	CORRESPONDING ZONING DISTRICT FROM MODESTO MUNICIPAL CODE
Low Density Residential (LDR)	Low Density Residential Zone (R-1)
High Density Residential (HDR)	Medium High Density Residential Zone (R-3)
Mixed Use (MU)*	Medium Density Residential Zone (R-2) Medium High Density Residential Zone (R-3) Mixed Use Pedestrian Oriented Zone (MU-P) Mixed Use Highway Zone (MU-H) Neighborhood Commercial Zone (C-1) General Commercial Zone (C-2) Highway Commercial Zone (C-3)
Commercial (C)	Neighborhood Commercial Zone (C-1) General Commercial Zone (C-2) Highway Commercial Zone (C-3)

** MU DESIGNATIONS ARE INTENDED TO PROVIDE FOR DEVELOPMENT FLEXIBILITY AND MAY INCLUDE ONE, OR ANY COMBINATION OF THE USES AND CORRESPONDING ZONING DISTRICTS IDENTIFIED IN TABLE 2.0-2.*

Figure 2.0-7 shows the proposed land use diagram. Figure 2.0-8 shows the proposed prezoning.

Low Density Residential (LDR)

The LDR designation encompasses approximately 261.61 gross acres distributed across 12 Planning Areas. LDR permits detached single-family homes on lot sizes ranging from 3,000 to 5,000 square feet (with exceptions for cul-de-sac and corner lots up to approximately 12,000 square feet). The maximum allowable density is 10.9 dwelling units per acre (du/ac). Projects over 20 acres or 100 units must achieve a minimum average density of 6.0 du/ac. Up to two primary units and two accessory dwelling units (ADUs) per lot are permitted by right consistent with State law and the R-1 zoning standards of the Modesto Municipal Code.

LDR areas accommodate a projected 2,053 realistic dwelling units (at an assumed density of 8.72 du/ac), serving an estimated population of approximately 6,159 residents. Using the maximum allowed density, the LDR areas could accommodate a maximum of 2,566 dwelling units, serving an estimated population of approximately 7,699 residents.

High Density Residential (HDR)

The HDR designation encompasses approximately 28.76 gross acres across three Planning Areas (Planning Areas 6, 25, and 26). HDR permits multi-family housing types including walk-up apartments, stacked flats, and podium buildings at densities of 22–45 du/ac, with an average assumed density of 31.5 du/ac.

HDR areas are projected to yield approximately 815 realistic dwelling units serving an estimated population of approximately 2,445 residents. Using the maximum allowed density, the HDR areas could accommodate a maximum of 1,164 dwelling units, serving an estimated population of approximately 1,910 to 3,493 residents.

Mixed Use (MU)

The MU designation encompasses approximately 161.36 gross acres across 11 Planning Areas. MU is the most flexible designation in the TNSP, permitting:

- Residential-only projects at Medium Density Residential (MDR) densities of 10.9 to 22 du/ac or High Density Residential (HDR) densities of 22 to 45 du/ac;
- Commercial-only projects consistent with Neighborhood Commercial (NC), General Commercial (GC), or Regional Serving Commercial (RSC) standards, with a maximum FAR of 0.35; and
- Traditional mixed-use development - either vertical (residential above ground-floor commercial) or horizontal (residential adjacent to commercial) - at densities of 10.9 to 45 du/ac with a non-residential FAR of up to 0.35.

At assumed densities, MU areas are projected to yield approximately 2,287 realistic dwelling units and up to approximately 1,107,009 square feet of non-residential development. Using the maximum allowed density, the MU areas could accommodate a maximum of 3,267 dwelling units, serving an estimated population of up to 9,802 residents.

Commercial (C)

A 9.40-acre Commercial designation is proposed at the northeast corner of the Plan Area at the intersection of Claribel Road and Roselle Avenue (Planning Area 8), intended to serve as a Regional Serving Commercial site. The C designation permits a broad range of retail, service, dining, and office uses with a maximum FAR of 0.35. At full buildout, this area could accommodate up to approximately 143,318 square feet of non-residential development.

Parks and Open Space

Approximately 19.85 gross acres (17.87 net acres) are designated for neighborhood parks, distributed across four Planning Areas (Planning Areas 5, 17, 22A, and 22B). All park areas are designed as dual-use facilities serving both active and passive recreation and stormwater retention and infiltration functions, consistent with the City's Dual-Use Standards (adopted December 12, 2000).

Roads and NCC Corridor

The Plan Area includes approximately 104.321 acres of backbone roads (arterial and collector roads only) and 77.81 acres for the future NCC Corridor.

DEVELOPMENT PROGRAM AND BUILDOUT PROJECTIONS

At full buildout, the TNSP is projected to support:

- **Residential Units:** Between 3,831 and 6,998 units (realistic average of approximately 4,911 to 5,156 units)
- **Projected Population:** Between 11,495 and 20,995 residents (realistic average of approximately 15,466 residents [at 3.0 persons per household])
- **Non-Residential Development:** Up to approximately 1,250,327 square feet of commercial/mixed-use floor area
- **Employment:** Approximately 2,501 jobs (at 1 job per 500 square feet of non-residential space)

These projections represent realistic buildout assumptions and do not reflect the maximum permitted development envelope. Actual buildout densities and intensities will depend on market conditions, infrastructure phasing, and the development decisions of individual property owners.

Table 2.0-3 shows the realistic buildout summary. Table 2.0-4 shows the allowed minimum and maximum buildout summary by Planning Area.

The EIR will analyze the maximum buildout allowed by the TNSP.

PLANNING AREAS

The Plan Area is organized into 31 individual Planning Areas structured around the backbone road network and proposed park spaces. Each Planning Area is assigned a land use designation, density or intensity range, realistic unit count, and projected population. Planning Areas may be developed individually or grouped into larger project areas consistent with the phasing strategy established in the FMP and IFP. Table 2.0-4 summarizes the land use and development assumptions for each Planning Area.

Figure 2.0-9 shows the Planning Areas.

TABLE 2.0-3: LAND USE TABLE AND REALISTIC BUILDOUT SUMMARY

LAND USE DESIGNATION	*ACRES*[1]	*ALLOWED DENSITY AND/OR BUILDING INTENSITY*	*ASSUMED REALISTIC DENSITY AND/OR BUILDING INTENSITY*[2]	*REALISTIC UNITS*[3]	*PROJECTED REALISTIC POPULATION*[4]	*NON-RESIDENTIAL SQUARE FEET*	*JOBS*[5]
RESIDENTIAL LAND USES							
Residential – Low Density	261.61	0 – 10.9 du/ac	8.72 du/ac	2,053.13	6,159	0	0
Residential – High Density	28.76	22 – 45 du/ac	31.50 du/ac	815.21	2,445	0	0
Residential – Mixed Use[6]	161.36	10.9 – 45 du/ac	27.95 du/ac	2,287.21	6,861	0	0
Residential Total	**480.98**	**--**	**--**	**5,155.55**	**15,466**	**--**	**--**
NON-RESIDENTIAL LAND USES							
Commercial	9.40	0.35 FAR	0.35 FAR	--	--	143,318.28	286.64
Mixed Use	161.36	0.35 FAR	0.35 FAR	--	--	1,107,009.02	2,214.02
Non-Residential Total	**170.76**	**--**	**--**	**--**	**--**	**1,250,327.30**	**2,500.65**
PARKS, OPEN SPACE, AND BASINS							
Park/Basin	19.85	--	--	--	--	--	--
BACKBONE ROAD/NCC CORRIDOR							
Backbone Roads	104.21	--	--	--	--	--	--
NCC Corridor	77.87	--	--	--	--	--	--
TOTALS							
Land Use Total	480.98	--	--	5,155.55	15,466	--	--
Backbone/NCC	182.02	--	--	--	--	1,250,327.30	2,500.65
Grand Total	**663.00**	**--**	**--**	**5,155.55**	**15,466**	**1,250,327.30**	**2,500.65**

FOOTNOTES:

1. *ACRES ARE GIVEN AS GROSS ACREAGES, WHICH DO NOT INCLUDE THE RIGHT-OF-WAY FOR MAJOR ROADWAYS. NUMBERS ARE ROUNDED UP.*
2. *DENSITY/BUILDING INTENSITY INCLUDES BOTH RESIDENTIAL DENSITIES, EXPRESSED AS DWELLING UNITS PER ACRE, AND NONRESIDENTIAL INTENSITY, EXPRESSED AS FLOOR AREA RATIO (FAR), WHICH IS THE AMOUNT OF BUILDING SQUARE FEET IN RELATION TO THE SIZE OF THE LOT. TABLE USES AN ASSUMED DENSITY AND/OR BUILDING INTENSITY TO ESTABLISH POTENTIAL BUILDOUT TOTALS. HISTORICALLY, CITYWIDE BUILDOUT LEVELS DO NOT ACHIEVE THE MAXIMUM ALLOWABLE DENSITY/INTENSITY ON EVERY PARCEL, AND ARE, ON AVERAGE, LOWER THAN ALLOWED. ACCORDINGLY, THE PROJECTIONS IN THIS PLAN DO NOT ASSUME BUILDOUT AT THE MAXIMUM DENSITY OR INTENSITY, BUT ARE ADJUSTED DOWNWARD TO ACCOUNT FOR VARIATIONS IN DEVELOPMENT.*
3. *REALISTIC UNITS INCLUDE A MULTIPLIER TO SIMULATE A REDUCED CAPACITY AND OR THE REALISTIC DEVELOPABLE AREAS OF A GIVEN USE. THIS INCLUDES 70% FOR MIXED USES AND HDR RESIDENTIAL USES, AND 80% FOR LDR USES.*
4. *THE POPULATION PROJECTION WAS CALCULATED ASSUMING 3.0 PERSONS PER HOUSEHOLD.*
5. *THE JOB PROJECTION WAS CALCULATED ASSUMING A 1 JOB PER 500 SQUARE FEET OF NON-RESIDENTIAL SQUARE FOOTAGE.*
6. *MDR IS AN ALLOWED USE IN ALL RESIDENTIAL MIXED USE AREAS.*
7. *PARK SPACE WILL ALSO BE UTILIZED AS STORMWATER BASIN, PLEASE CLARIFY IF THE PARK SPACE LISTED HERE WILL ALSO BE BASIN OR NOT.*

TABLE 2.0-4: PLANNING AREAS AND ALLOWED BUILDOUT SUMMARY

PLANNING AREA	GROSS ACREAGE	LAND USE	LAND USE TYPES	ZONING	MAX. COMMERCIAL SF (FAR 0.35)	REALISTIC UNITS	REALISTIC PROJECTED POPULATION	MAX. ALLOWED UNITS	MAX. ALLOWED POPULATION
1	6.55	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	44,955.26	92.88	278.65	132.69	398.07
2A	5.85	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	40,116.72	82.89	248.66	118.41	355.22
2B	15.07	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	103,417.51	213.67	641.02	305.25	915.74
3	19.00	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	130,381.69	269.38	808.15	384.83	1,154.50
4	6.23	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	42,733.86	88.29	264.88	126.13	378.40
5	3.93	Open Space	Open Space	Open Space	-	-	-	-	-
6	10.69	HDR	HDR	R-3	-	303.07	909.22	432.96	1,298.89
7	14.11	LDR	LDR	R-1	-	110.70	332.11	138.38	415.14
8	9.40	Regional Commercial	Regional Commercial	C-3	143,318.28	-	-	-	-
9	10.91	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	74,859.13	154.67	464.00	220.95	662.86
10A	4.35	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	29,831.56	61.64	184.91	88.05	264.15
10B	8.88	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	60,941.05	125.91	377.73	179.87	539.62
11A	3.55	LDR	LDR	R-1	-	27.86	83.57	34.82	104.46
11B	13.30	LDR	LDR	R-1	-	104.41	313.22	130.51	391.52
12A	6.24	LDR	LDR	R-1	-	48.98	146.94	61.22	183.67
12B	23.98	LDR	LDR	R-1	-	188.21	564.63	235.26	705.79
13	28.32	LDR	LDR	R-1	-	222.26	666.77	277.82	833.46
14	23.33	LDR	LDR	R-1	-	183.09	549.28	228.87	686.60
15	18.13	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	124,376.81	256.98	770.93	367.11	1,101.33
16	31.47	LDR	LDR	R-1	-	246.95	740.84	308.68	926.05
17	5.69	Open Space	Open Space	Open Space	-	-	-	-	-
18	53.48	LDR	LDR	R-1	-	419.73	1,259.18	524.66	1,573.98
19	12.64	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	86,719.11	179.17	537.52	255.96	767.88
20	36.53	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	250,645.35	517.86	1,553.59	739.80	2,219.41
21	22.26	LDR	LDR	R-1	-	174.71	524.12	218.38	655.15
22A	5.12	Open Space	Open Space	Open Space	-	-	-	-	-
22B	5.12	Open Space	Open Space	Open Space	-	-	-	-	-
23	23.32	LDR	LDR	R-1	-	183.04	549.11	228.80	686.39
24	18.25	LDR	LDR	R-1	-	143.21	429.62	179.01	537.02
25	8.84	HDR	HDR	R-3	-	250.52	751.55	357.88	1,073.65
26	9.23	HDR	HDR	R-3	-	261.62	784.85	373.74	1,121.22
27	17.20	Mixed Use	Commercial/MDR/HDR	C-2/R-2/R-3	118,030.97	243.87	731.60	348.38	1,045.14
Total	**480.98**	**--**	**--**	**--**	**1,250,327.30**	**5,155.55**	**13,831.69**	**6,998.44**	**20,995.31**

NOTE: EACH PLANNING AREA CORRESPONDS TO FIGURE 2.0-9.

GENERAL PLAN AMENDMENT

Implementation of the TNSP requires an amendment to the City of Modesto Urban Area General Plan, Land Use Element, to redesignate the entire 663-acre Plan Area from VR and RC to the following combination of General Plan land use designations consistent with the TNSP's proposed land use diagram:

- Mixed Use
- Commercial (including Regional Commercial)
- Low Density Residential
- High Density Residential
- Open Space

As TNSP Planning Areas are entitled, annexed, and developed over time, General Plan land use designations are expected to be updated to reflect the more detailed land uses established by the Specific Plan.

2.4 PROPOSED INFRASTRUCTURE AND PUBLIC FACILITIES

CIRCULATION IMPROVEMENTS

The TNSP proposes the following roadway improvements:

Arterial Streets: Four-lane arterial improvements with Class I bike paths (12 feet wide), separated landscape strips, and raised medians are proposed along Claratina Avenue, Oakdale Road, Roselle Avenue, and Claribel Road (southern half), each within a 124-foot right-of-way with 15-foot landscape lots on each side (total 154 feet). Two-lane roundabouts with bypass lanes are proposed at all major arterial intersections.

Collector Streets: Two-lane collector roads with 74-foot rights-of-way, on-street parking, detached sidewalks, and 12-foot Class I multi-use paths (paseos) are proposed within the Plan Area. The Tivoli Specific Plan roundabout standard will be applied at all collector intersections with the circular neighborhood parks.

Paseo/Greenway: A 30-foot-wide linear paseo/greenway are proposed along primary collector streets, serving as the main Class I multi-use path and providing continuous pedestrian and bicycle connectivity linking neighborhoods, parks, and mixed-use areas.

Local Streets: Two 10-foot travel lanes, 8-foot on-street parking, 6.5-foot landscaped parkway, and detached 4-foot sidewalks are proposed within a 60-foot right-of-way.

North County Corridor Coordination: Final collector alignments, access point geometry, utility crossings, and sound wall/landscape buffer treatments will be coordinated with the NCC Phase 1 final design through the FMP.

Figure 2.0-10 shows the proposed circulation system.

WATER SUPPLY

The TNSP will be served by the City of Modesto's conjunctive-use water system, which blends surface water from the Modesto Regional Water Treatment Plant (MRWTP) - operated by the Modesto Irrigation District with a capacity of 60 million gallons per day (mgd) of treated Tuolumne River water - with groundwater from municipal wells. The proposed water distribution network consists of looped 12-inch and 16-inch grid mains along arterial and collector roadways, with 8-inch laterals on interior streets. Final pipe sizing, storage, and well requirements will be established through a Water Supply Assessment (WSA) and Water System Hydraulic Model as part of the FMP. Performance standards require a minimum pressure of 55 psi at peak hour and fire flows consistent with Fire Department requirements.

Figure 2.0-11 shows the proposed water system.

WASTEWATER

The Plan Area lies within City Sewer District No. 1. The TNSP proposes an 8- to 15-inch gravity sewer network draining to a confluence point from which a new 21-inch trunk line will discharge to a lift station north of Claratina Avenue, with a 12-inch force main returning flow to the City's existing 24-inch trunk line. Septic systems are prohibited within the Plan Area. Final trunk line sizing and lift station requirements will be established through the FMP.

Figure 2.0-12 shows the proposed wastewater system.

STORMWATER

The TNSP proposes a standalone stormwater management system organized around three regional tributary areas (Northeast, Southwest, and Southeast), each served by a dual-use neighborhood park/basin. The system is designed to retain the 100-year, 6-day storm event on-site, with infiltration/percolation within 48 hours at a conservative design rate of 1.0 inch per hour. Eight additional conceptual Open Space/Basin areas (approximately 13.5 acres total) are identified as secondary stormwater storage facilities. LID measures - including permeable paving, bioretention, vegetated swales, and infiltration planters - will be distributed throughout the Plan Area to meet the City's NPDES Phase I permit and LID Manual requirements. All commercial and mixed-use parcels are required to retain stormwater fully on-site.

Figure 2.0-13 shows the proposed stormwater system.

PARKS AND RECREATION

The TNSP provides approximately 19.85 gross acres (17.87 net acres) of neighborhood parkland in three locations, exceeding the City's minimum standard of 1 acre of neighborhood parkland per 1,000 residents (requiring 15.46 acres for the projected population of 15,466). Community park needs will be addressed through payment of in-lieu fees. Each neighborhood park will function as a dual-use facility meeting the City's Dual-Use Standards (2000), incorporating active and passive recreation amenities alongside engineered stormwater retention and infiltration basins. Ongoing maintenance will be funded through a Community Facilities District (CFD).

PUBLIC SAFETY

The TNSP area is served by the Modesto Police Department and the Modesto Fire Department. The closest existing fire station is Station No. 7 at 1800 Mable Avenue. Based on Fire Department input, the TNSP identifies a potential future fire station site of approximately 2 to 3 acres along Roselle Avenue near Claratina Avenue to serve both the TNSP and the adjacent Tivoli Specific Plan Area to the south. The precise location will be determined through the Fire Department's independent siting analysis. Public safety facilities will be funded through Capital Facilities Fees and, as applicable, CFD revenues.

SCHOOLS

The Plan Area is served by the Sylvan Union School District (west of the district boundary within the Plan Area) and the Riverbank Unified School District (east of the boundary), with Modesto City Schools serving high school students. An elementary school site of approximately 14 acres has been designated within the adjacent Tivoli Specific Plan Area to the south to serve future residents of both the Tivoli and Tivoli North areas. Developers will be required to pay school impact fees pursuant to Education Code Section 17620 and coordinate with affected school districts during the entitlement process.

2.5 PROJECT PHASING

The TNSP is intended for buildout over an extended period, consistent with market conditions, infrastructure phasing, and the development decisions of individual property owners. Specific phasing sequences and timelines will be established through the FMP and IFP prior to approval of any tentative map or entitlement. The following general phasing framework applies:

- **Pre-Development:** Adoption of the TNSP, General Plan Amendment, pre-zoning, LAFCO annexation proceedings, and adoption of the FMP and IFP are prerequisites to any development approval.
- **Infrastructure Phasing:** Backbone infrastructure, including perimeter arterial improvements, water and sewer trunk lines, stormwater basins, and parks, must be constructed concurrent with or prior to the development phases they serve.
- **Development Phasing:** Individual Planning Areas may develop sequentially or concurrently, subject to demonstration that sufficient infrastructure capacity exists to serve each phase. Each development phase will be required to form or annex into the applicable CFD prior to recordation of any final map or issuance of any building permit.

2.6 PROJECT OBJECTIVES

Pursuant to CEQA Guidelines Section 15124(b), a clearly defined statement of project objectives is necessary to allow the EIR to assess a meaningful range of alternatives that could feasibly achieve those objectives while reducing significant environmental impacts. The following objectives have been established for the TNSP by the City of Modesto:

- **Objective 1 – Implement the General Plan:** Implement the City of Modesto Urban Area General Plan's vision for the northeastern growth area by providing a comprehensive regulatory framework that guides the orderly conversion of urban-transition agricultural land to a balanced, complete community consistent with General Plan goals and policies.
- **Objective 2 – Provide a Diverse Range of Housing Types:** Accommodate a broad range of housing types, lot sizes, and densities - from low-density detached single-family homes to high-density multi-family apartments - to address the City's Regional Housing Needs Allocation (RHNA) and support housing affordability across all income levels, including "missing middle" and affordable-by-design typologies.
- **Objective 3 – Support Regional Commercial and Mixed-Use Development:** Provide regional- and neighborhood-serving commercial opportunities and mixed-use environments near major transportation corridors (including the NCC/SR-108 and Oakdale Road) to generate employment, sales tax revenue, and retail services that meet the needs of TNSP residents and the broader community.
- **Objective 4 – Coordinate with the North County Corridor:** Ensure that the TNSP's land use patterns, circulation network, and infrastructure systems are fully coordinated with the Phase 1 NCC improvements, maximizing the regional connectivity benefits of the NCC while minimizing disruption to internal community cohesion.
- **Objective 5 – Establish a Connected, Multi-Modal Circulation Network:** Create a Complete Streets circulation system — including arterial and collector roadways with Class I multi-use paths, a paseo/greenway network, and ADA-accessible pedestrian facilities — that safely accommodates all travel modes and connects neighborhoods, parks, schools, and commercial areas.
- **Objective 6 – Ensure Adequate Public Infrastructure and Services:** Provide public infrastructure (water, sewer, stormwater, dry utilities) and community services (police, fire, schools, parks) sufficient to serve TNSP development at each phase, through coordinated backbone infrastructure construction and equitable financing mechanisms including Community Facilities Districts and impact fees.
- **Objective 7 – Provide Sustainable Stormwater Management:** Manage stormwater through an integrated system of dual-use neighborhood parks and basins, Low Impact Development (LID) measures, and infiltration facilities that retain the 100-year, 6-day storm on-site and support groundwater recharge consistent with the City's NPDES Phase I permit obligations and the Modesto Subbasin Groundwater Sustainability Plan.
- **Objective 8 – Create High-Quality Neighborhoods:** Establish design standards and guidelines that ensure architectural variety, walkable neighborhood form, pedestrian-scale public spaces, and a distinctive community character that reflects Modesto's heritage and the goals of the City's Strategic Plan.
- **Objective 9 – Facilitate Orderly, Phased Development:** Establish a phased development framework, including an FMP, IFP, and defined Planning Area structure, that ensures infrastructure is constructed concurrent with or prior to development, preventing growth from outpacing the provision of public services and facilities.

2.7 REQUIRED APPROVALS AND DISCRETIONARY ACTIONS

The EIR is intended to serve as the primary environmental document for the following discretionary approvals and actions. Pursuant to CEQA Guidelines Section 15124(d), this list is provided to identify the range of agencies that may use the EIR.

CITY OF MODESTO

- Certification of the Final EIR
- Adoption of the TNSP
- General Plan Amendment (Land Use Element)
- Pre-zoning of the Plan Area to the SP Zone
- Adoption of the FMP
- Adoption of the IFP
- Formation or annexation into Community Facilities District(s)
- Future Area Plans, Final Development Plans, Tentative Maps, and Parcel Maps for individual development projects within the Plan Area (subsequent CEQA review per CEQA Guidelines Section 15168(c))
- Development Agreements (if applicable)

LAFCO

- Annexation of the Plan Area to the City of Modesto

STANISLAUS COUNTY

- Williamson Act contract cancellation or non-renewal for affected parcels

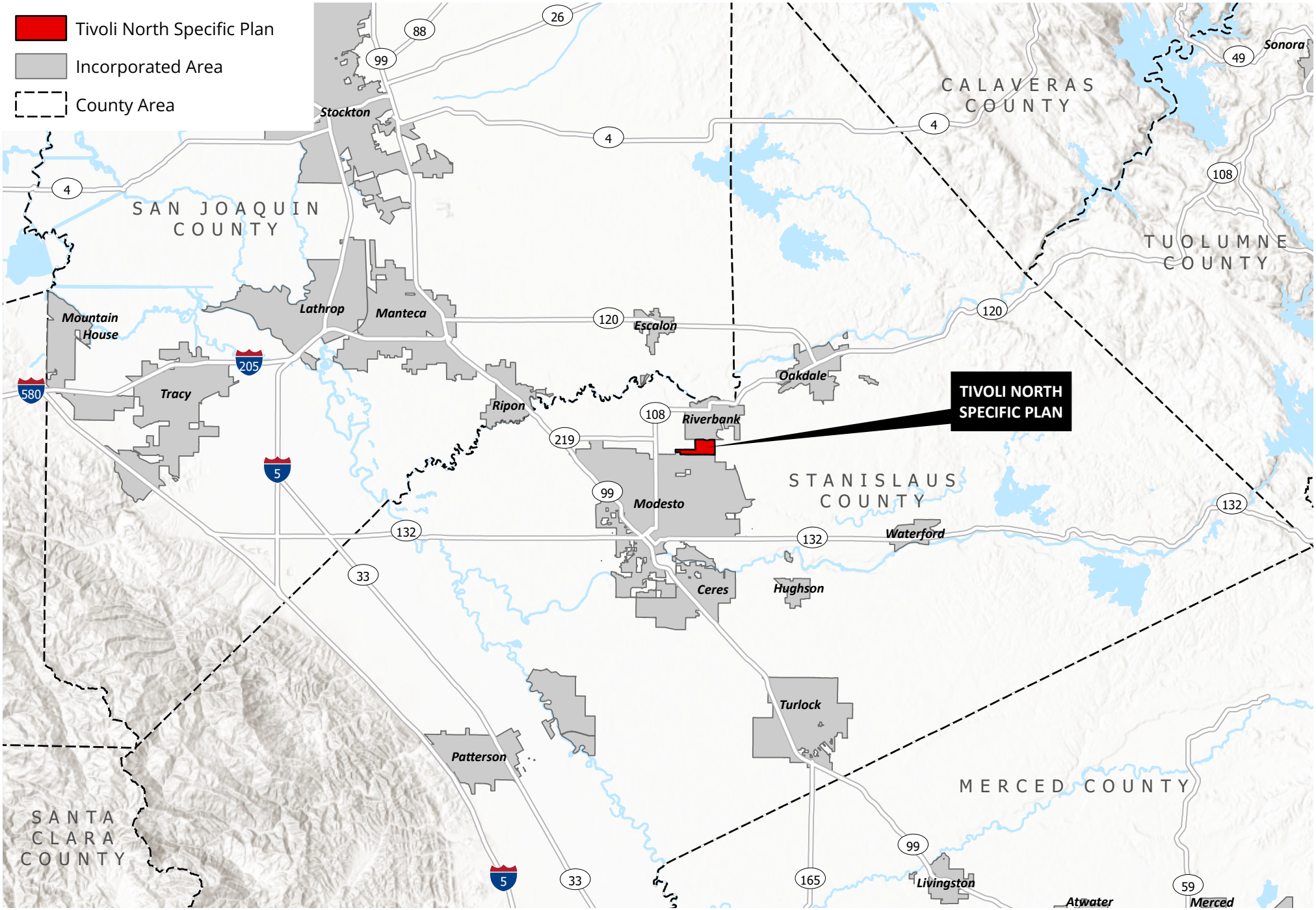
STATE AND RESPONSIBLE AGENCIES

- National Pollutant Discharge Elimination System (NPDES) Construction General Permit — State Water Resources Control Board
- Section 401 Water Quality Certification — Central Valley Regional Water Quality Control Board (if applicable)
- Section 404 Permits — U.S. Army Corps of Engineers (if applicable)
- Section 1602 Streambed Alteration Agreement — California Department of Fish and Wildlife (if applicable)
- Incidental Take Permits for special-status species — California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service (if applicable)
- Caltrans Encroachment Permits for improvements within State highway right-of-way

2.8 INTENDED USES OF THE EIR

The Program EIR is intended to be used by the City of Modesto as the lead agency, and by applicable responsible and trustee agencies, in connection with the discretionary approvals listed in Section 2.7 above. Upon certification, this EIR will also serve as the foundational environmental document for subsequent project-level entitlements within the Plan Area. Individual projects that

are consistent with the certified Program EIR and its mitigation measures may utilize a Finding of Conformance/Consistency Analysis in lieu of preparing a separate EIR or Negative Declaration, consistent with CEQA Guidelines Section 15168(c). Projects that involve substantial changes or new information not analyzed in this EIR may require a Subsequent EIR, Supplemental EIR, or Mitigated Negative Declaration as appropriate under CEQA.



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Miles

Map date: March 31, 2026.

Figure 2.0-1.

Regional Location

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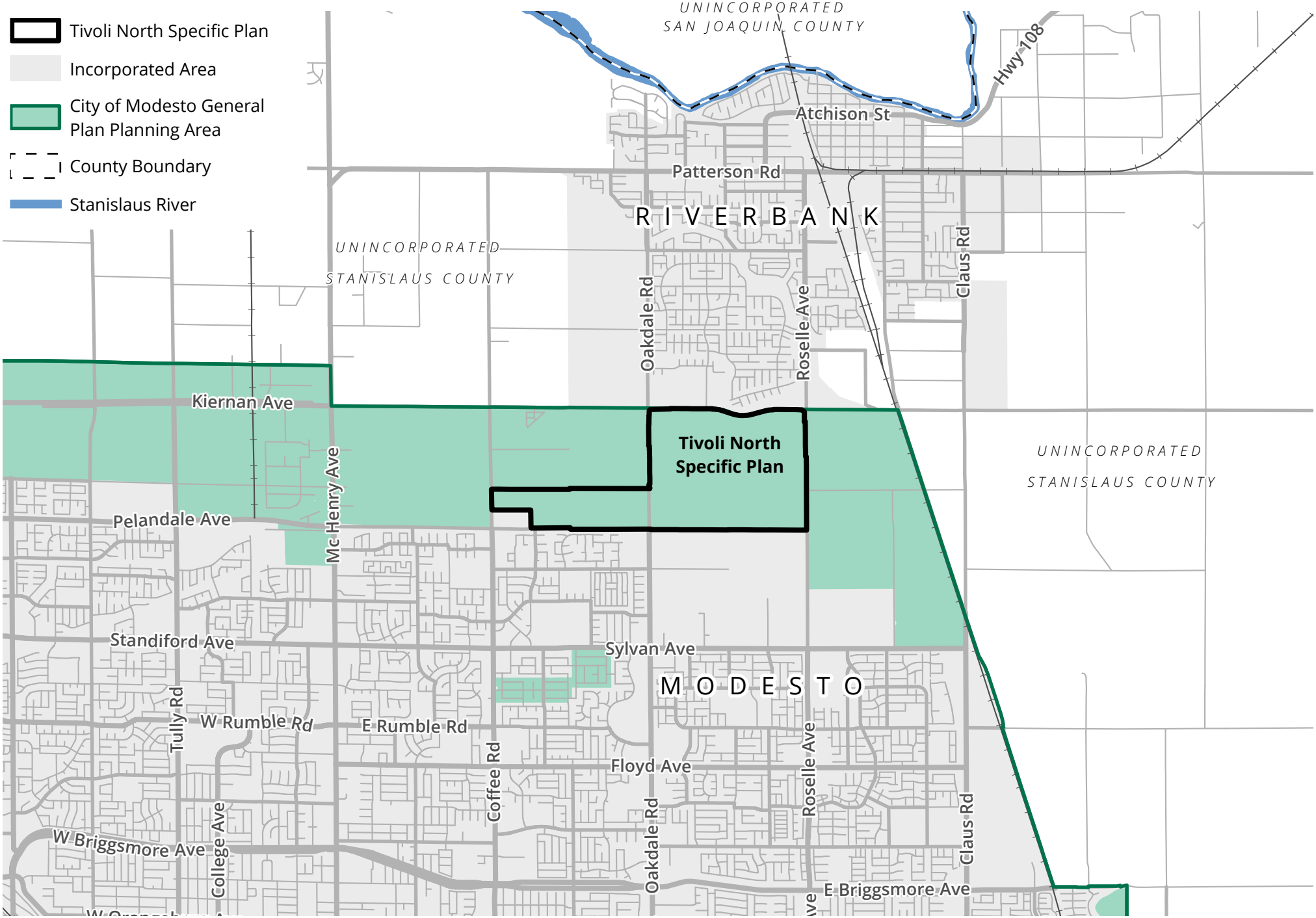

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Figure 2.0-2.

Context and Setting

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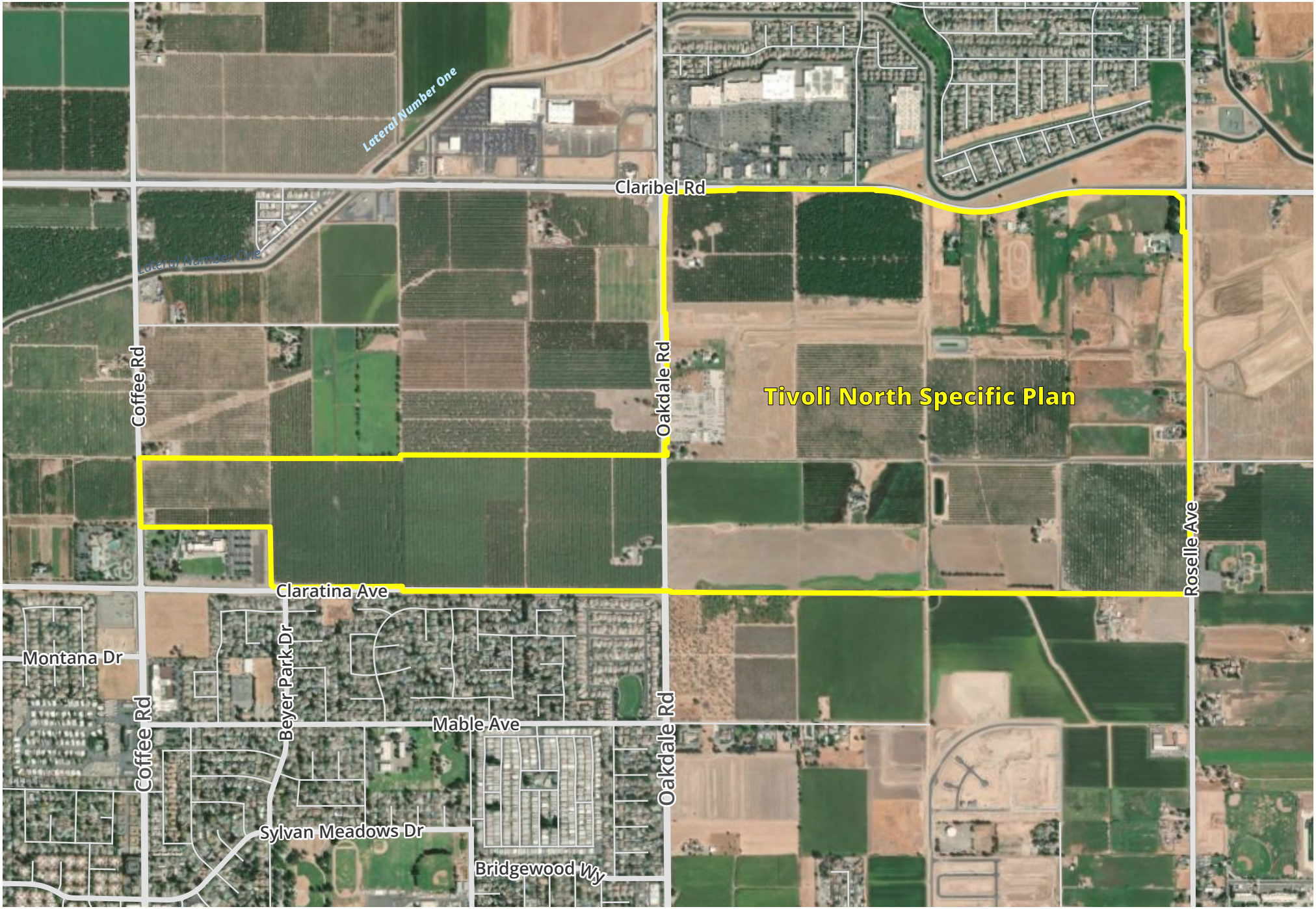

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Imagery Source: Vantor, 9/8/2025. Map date: March 30, 2026.

Figure 2.0-3.

Aerial View

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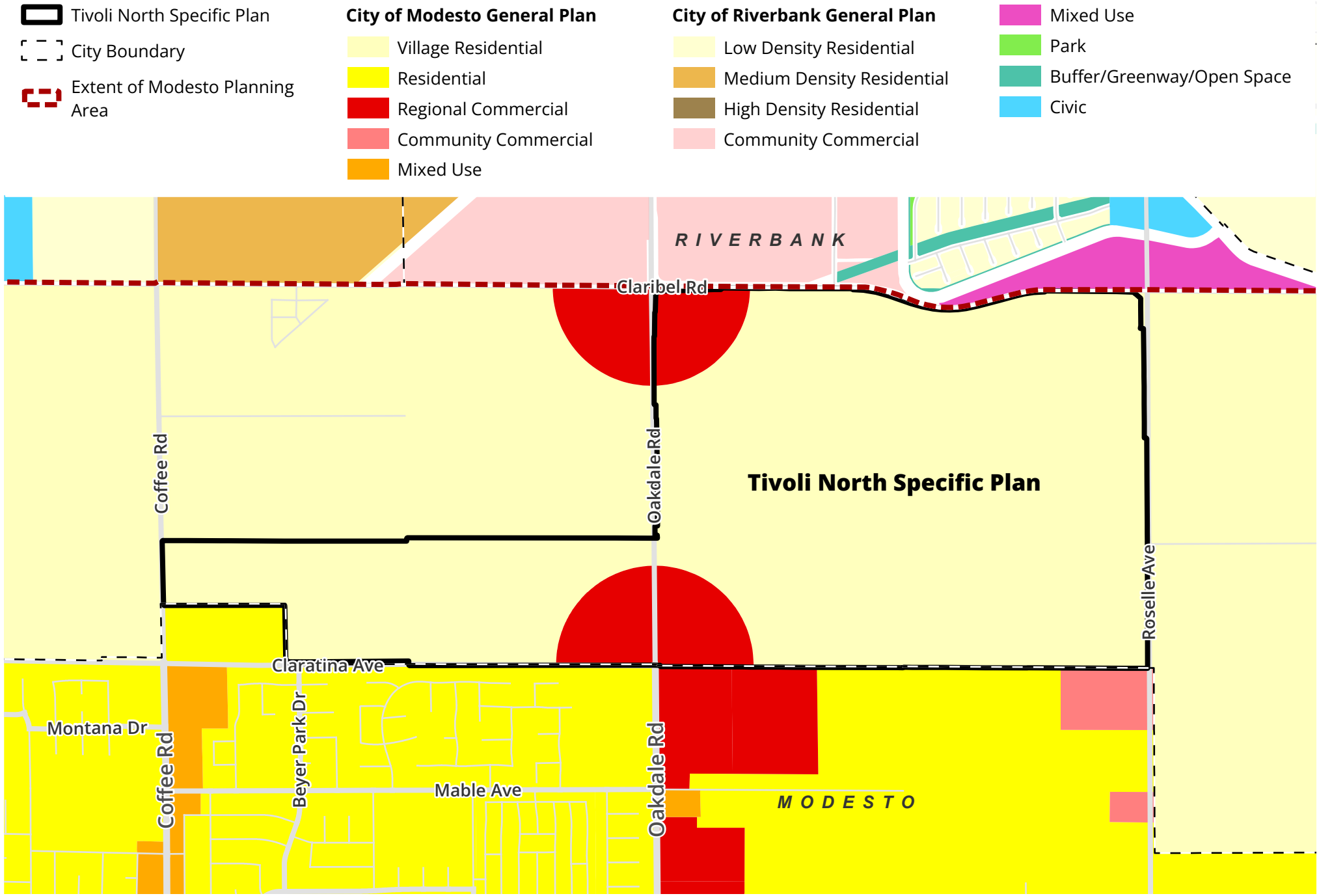

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Figure 2.0-4.

Existing General Plan

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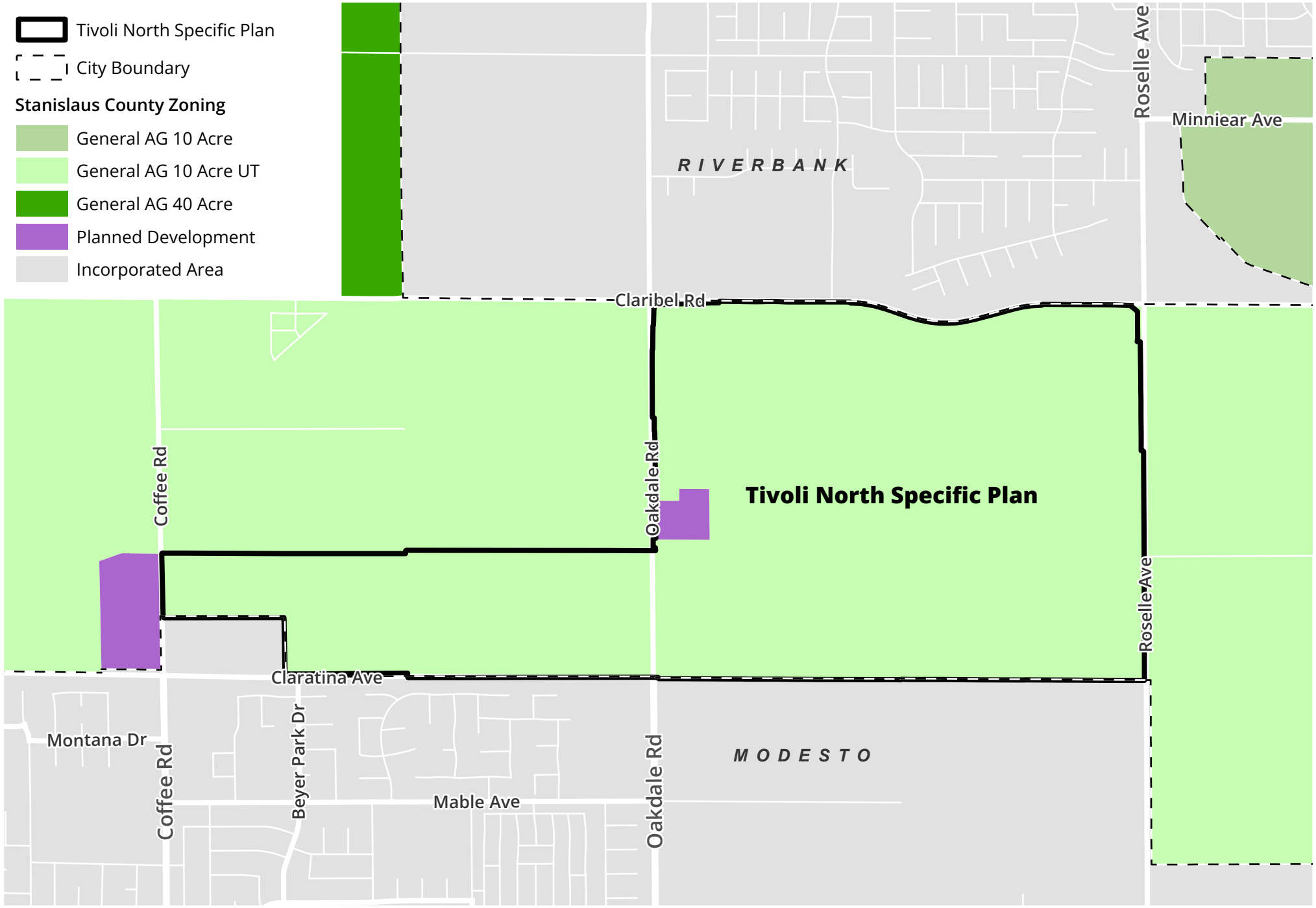

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Figure 2.0-5.

Existing Zoning

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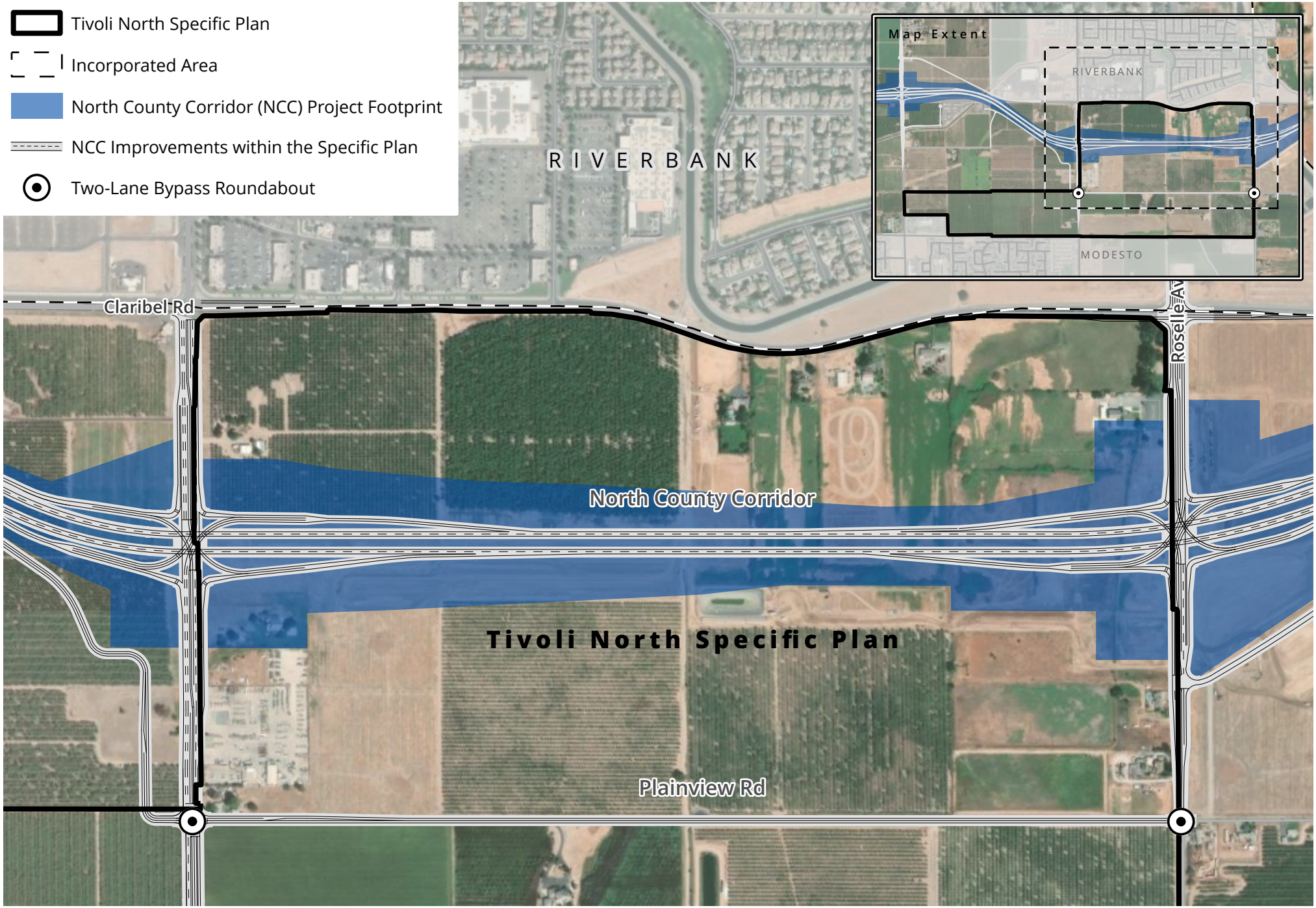

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Imagery Source: Vantor, 9/8/2025. Map date: March 30, 2026.

Figure 2.0-6.

North County Corridor

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Map date: March 30, 2026.

Figure 2.0-7.

Proposed Land Use Diagram

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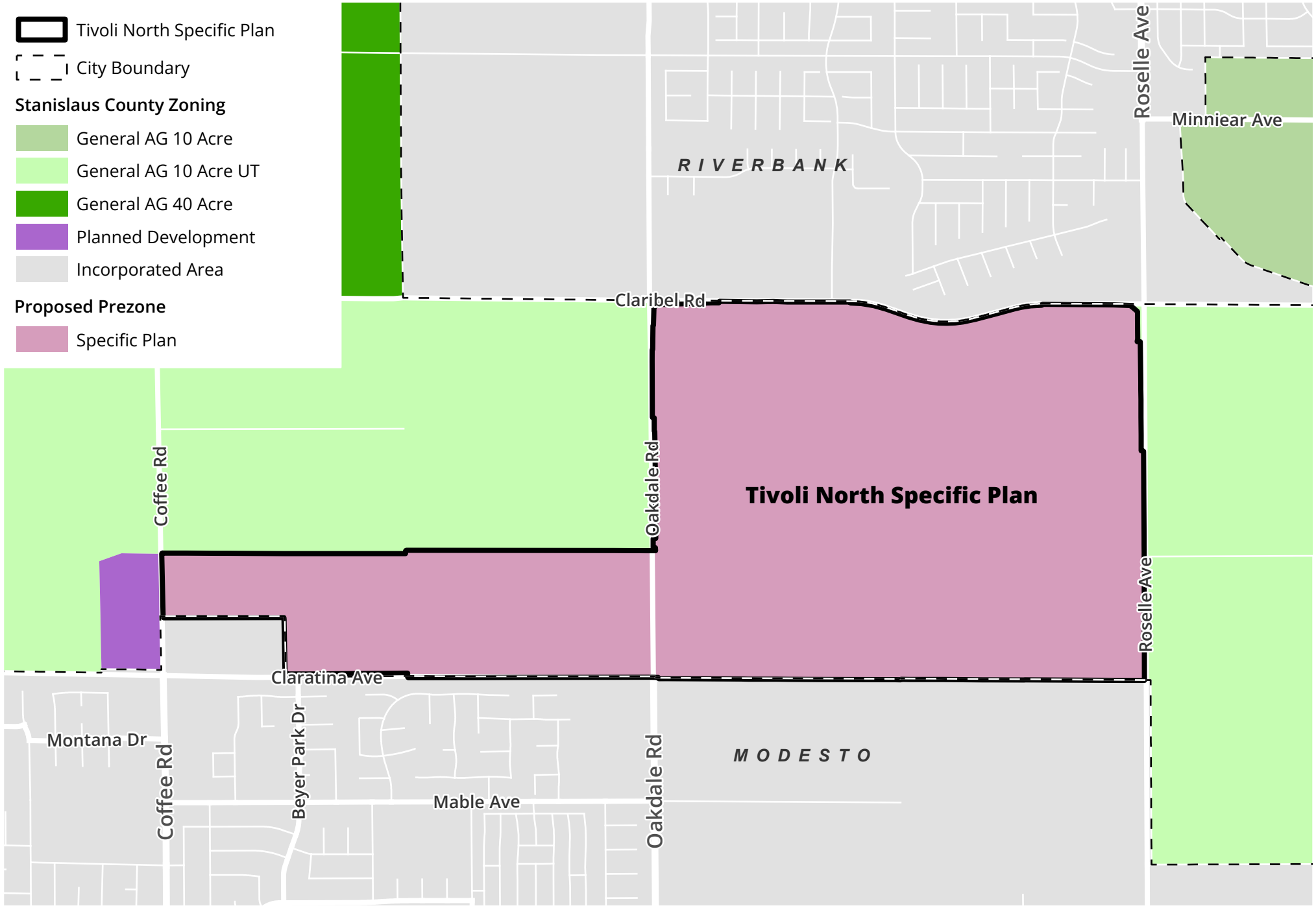

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Figure 2.0-8.

Proposed Prezone

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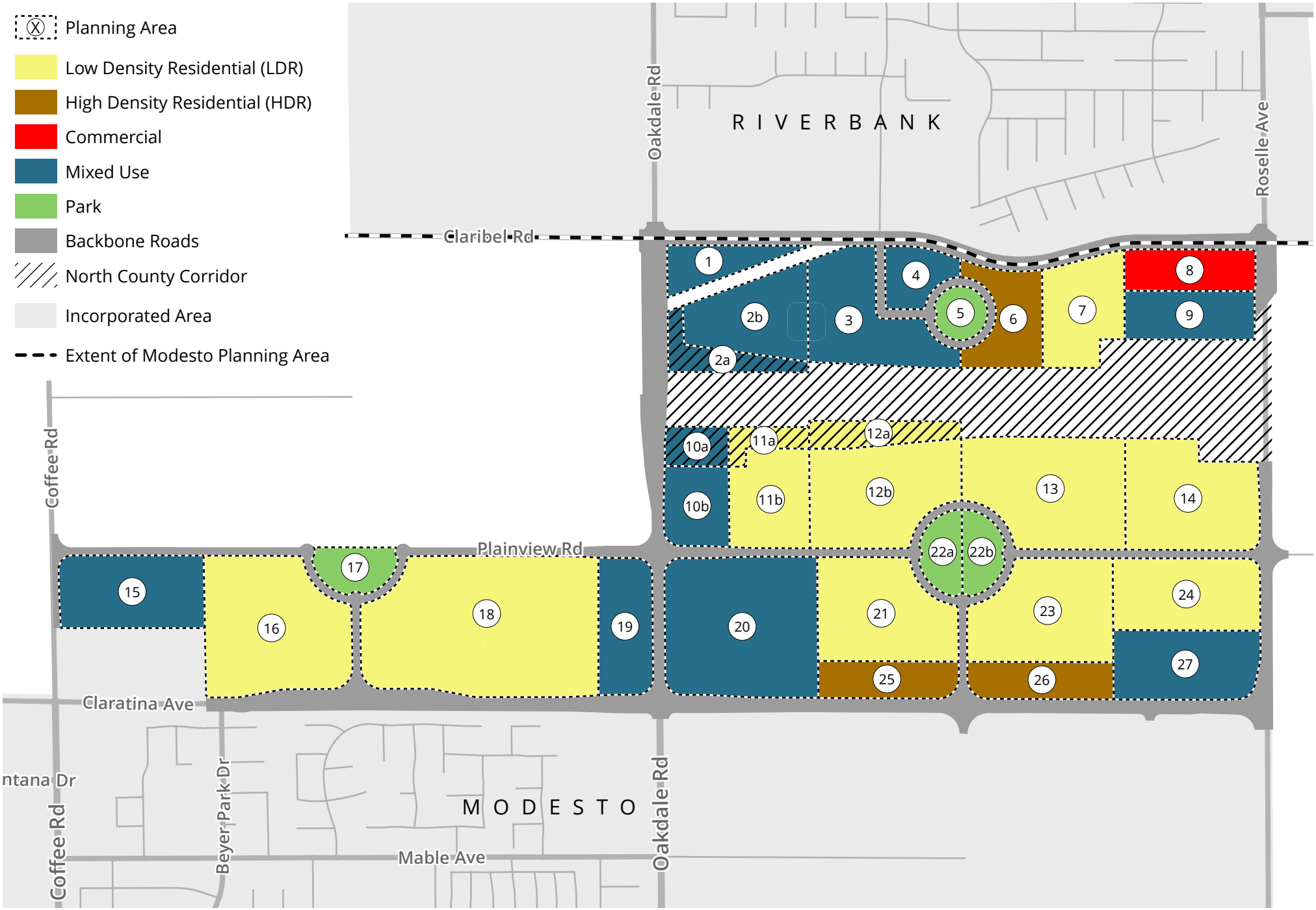

Map date: March 30, 2026.

Figure 2.0-9.

Planning Areas

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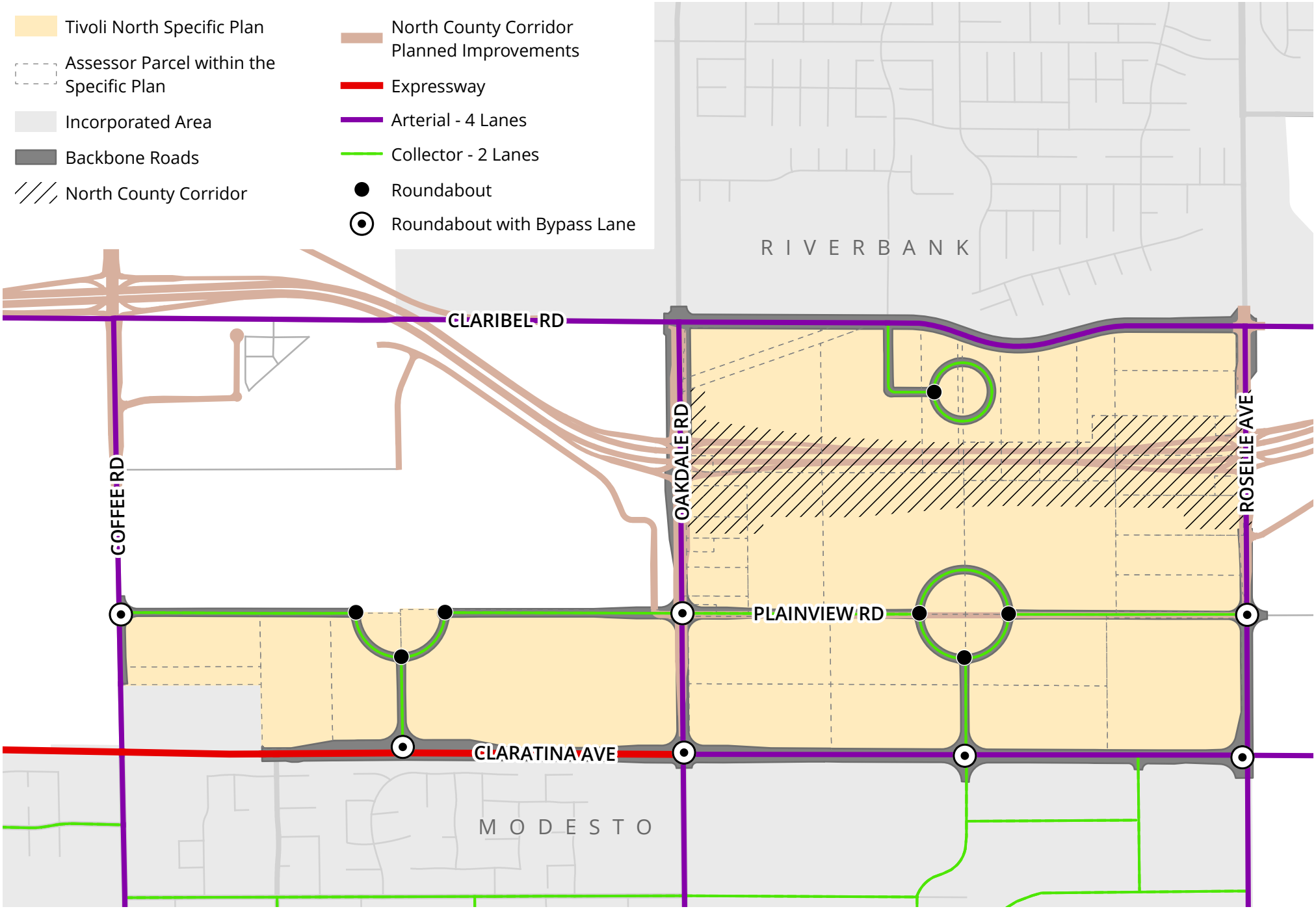

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Figure 2.0-10.

Proposed Circulation System

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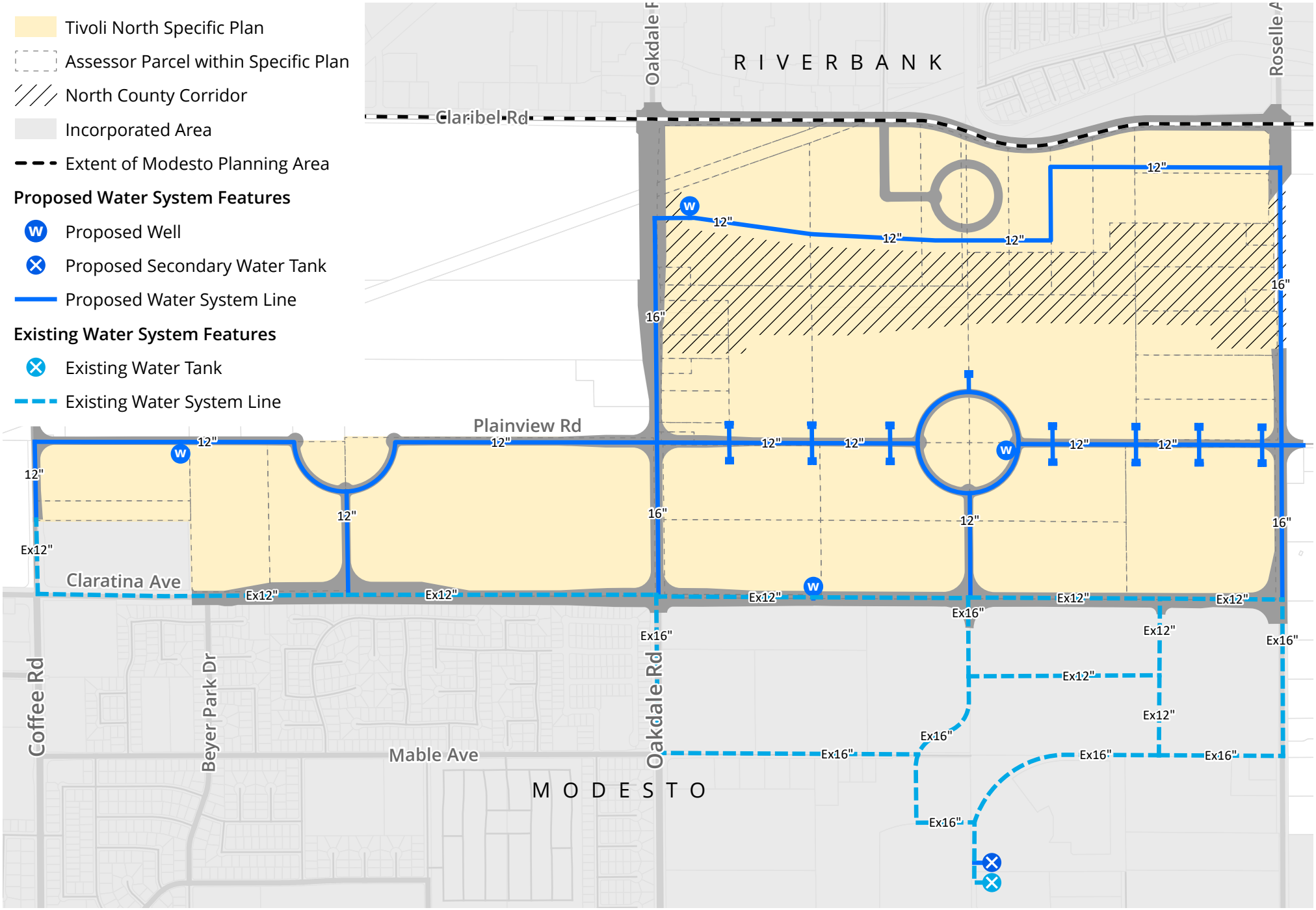

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Figure 2.0-11.

Proposed Water System

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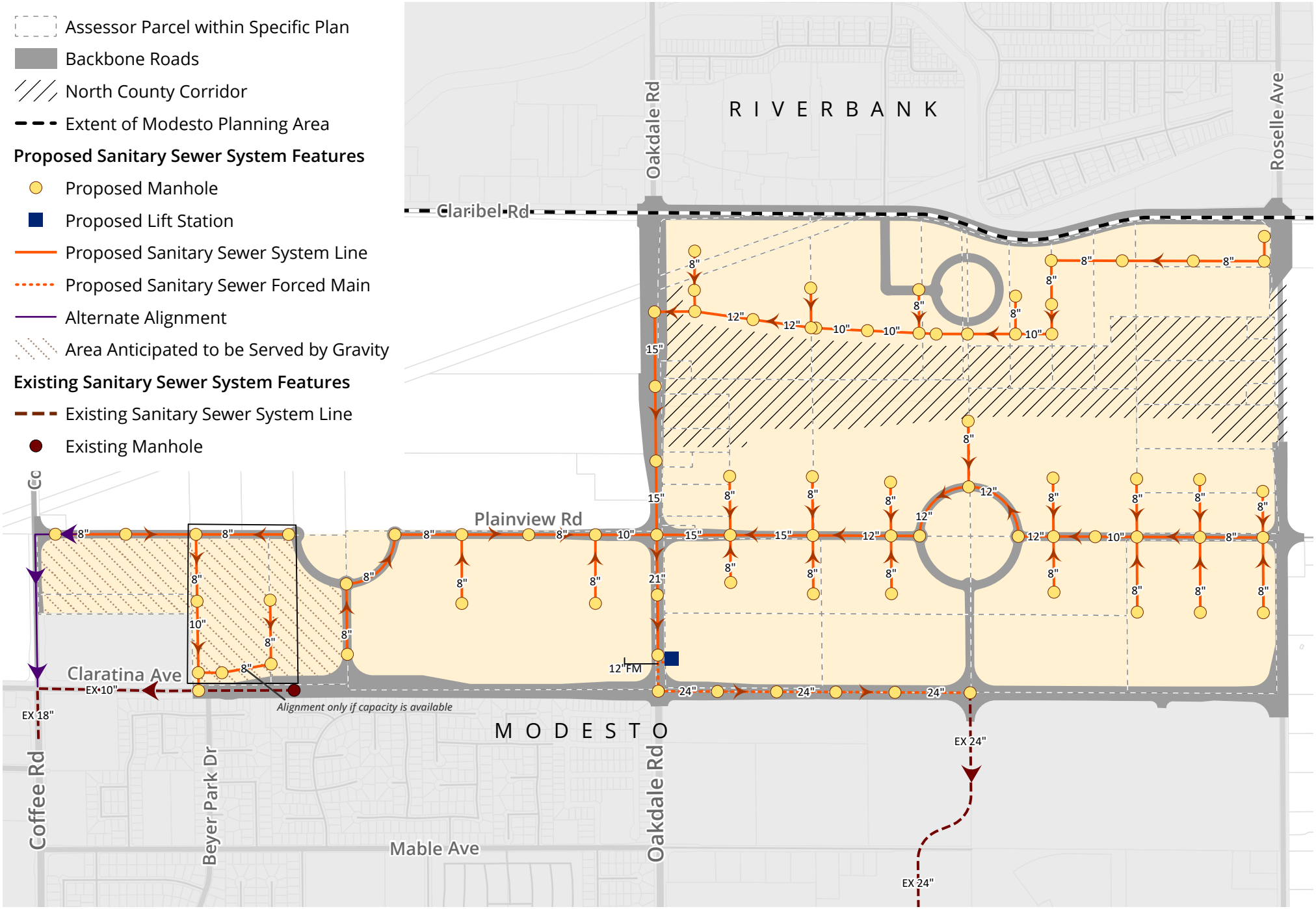

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Figure 2.0-12.

Proposed Wastewater System

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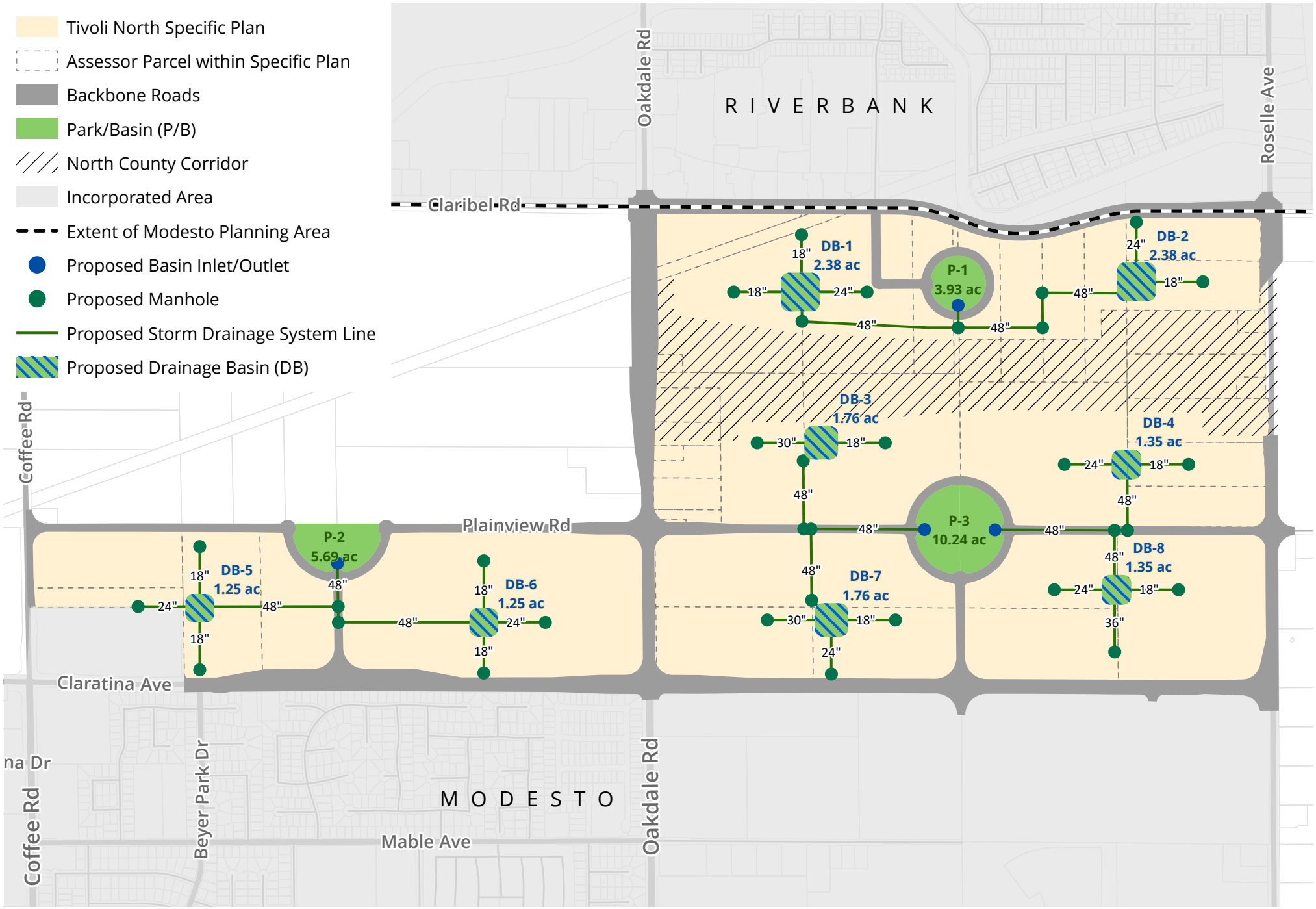

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Map date: March 30, 2026.

Figure 2.0-13.

Proposed Storm Drainage System

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