

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: Tivoli North Specific Plan

Lead Agency: City of Modesto

Contact Name: Jessica Hill, Director

Email: planning @modestogov.com

Phone Number: (209) 577-5267

Project Location: Modesto, Stanislaus County

City

County

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

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. 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)

For more details regarding the project, please see the Project Description.

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

An Initial Study has not been prepared for this project.

The Draft EIR will examine all of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases and Climate Change, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Populating and Housing, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, Wildfire, Cumulative Impacts, and Growth Inducing Impacts.

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.

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)