

NOTICE OF PREPARATION

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

FROM: Jessica Hill, Director
City of Modesto | Planning Division
1010 10th St.,
Modesto, CA 95354
(209) 577-5267
planning@modestogov.com

SUBJECT: Notice of Preparation – Environmental Impact Report for the Tivoli North Specific Plan

Notice is hereby given that the City of Modesto is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Tivoli North Specific Plan (TNSP). 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: Up to 6,998 units (realistic average of approximately 4,911 to 5,156 units)
- Projected Population: Up to 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)

A detailed Project Description can be reviewed at the City or by accessing the City's website at <https://www.modestogov.com/3240/Tivoli-North>.

The City needs to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent and received by the City of Modesto not later than 30 days following the publication of this Notice of Preparation.

The 30-day review period begins May 6, 2026 and ends on June 5, 2026. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to Jessica Hill, Director, at the City of Modesto | Planning Division, 1010 10th Street, Modesto, CA 95354. If you have any questions, please contact Planning Division, Attn: Tivoli North Specific Plan at (209) 577-5267 or via email at planning@modestogov.com

SCOPING MEETING: A virtual scoping meeting for this project will be held on May 20, 2026 from 5:00 p.m. to 5:30 p.m. You may attend the meeting using the following instructions:

- Enter the following link into an Internet Browser:
 - <https://modestogov.zoom.us/j/81549872251?pwd=PrICibvafvwmEYfswfaa5VLmX3KAQc.1>
- Enter the following link into an Internet Browser <https://zoom.us/> and using the Webinar ID
 - Meeting ID: 815 4987 225 Passcode: 383693

- To use Zoom, please visit: <https://zoom.us/> and either sign-up for a free Zoom account or continue as a guest. Once you have downloaded the app onto your mobile device, joined from your web browser, or downloaded the Zoom software on your computer.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR: All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed within the EIR, including: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Growth Inducing Impacts. An Initial Study has not been prepared for the proposed project.