



City of Modesto
Community and Economic
Development Department/Planning Division
1010 Tenth Street, Third Floor
Modesto, CA 95354

June 3, 2026

LCI State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

SUBJECT: Revisions to the NOC for the Tivoli North Specific Plan NOP (SCH #2026050226)

Dear LCI State Clearinghouse:

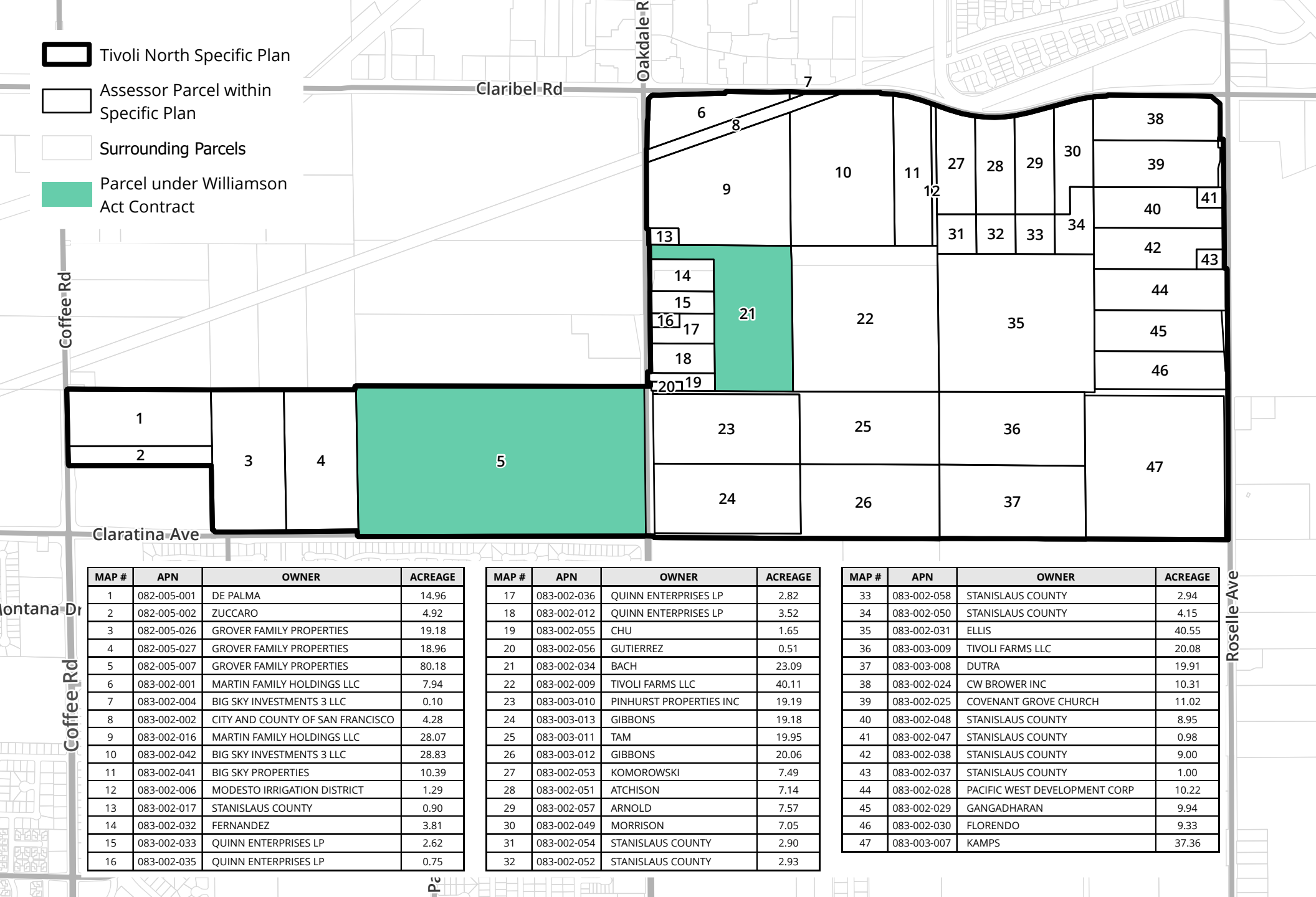
Several of the "Project Location" section entries were incorrect. The following entries were corrected: City; Cross Streets; Longitude/Latitude; Section/Township/Range; Assessor's Parcel Numbers (see attached figure); State Highway; Waterways; and Schools. The NOC now has the correct project location details in these listed entries. Please update the following entries in CEQANet with the following correct details:

- City: Modesto
- Cross Streets: Claratine Ave / Oakdale Rd
- Longitude/Latitude: 37° 42' 24.97" N / 120° 56' 57.47" W
- Section/Township/Range: 2; 3S; 9E
- Assessor's Parcel Numbers: See attached figure
- State Highway: NA
- Waterways: NA
- Schools: Somerset MS, Stanford ES, Sylvan ES

Sincerely,

Elise Laws
Senior Planner
De Novo Planning Group
(on behalf of the City of Modesto)

- Tivoli North Specific Plan
- Assessor Parcel within Specific Plan
- Surrounding Parcels
- Parcel under Williamson Act Contract



MAP #	APN	OWNER	ACREAGE
1	082-005-001	DE PALMA	14.96
2	082-005-002	ZUCCARO	4.92
3	082-005-026	GROVER FAMILY PROPERTIES	19.18
4	082-005-027	GROVER FAMILY PROPERTIES	18.96
5	082-005-007	GROVER FAMILY PROPERTIES	80.18
6	083-002-001	MARTIN FAMILY HOLDINGS LLC	7.94
7	083-002-004	BIG SKY INVESTMENTS 3 LLC	0.10
8	083-002-002	CITY AND COUNTY OF SAN FRANCISCO	4.28
9	083-002-016	MARTIN FAMILY HOLDINGS LLC	28.07
10	083-002-042	BIG SKY INVESTMENTS 3 LLC	28.83
11	083-002-041	BIG SKY PROPERTIES	10.39
12	083-002-006	MODESTO IRRIGATION DISTRICT	1.29
13	083-002-017	STANISLAUS COUNTY	0.90
14	083-002-032	FERNANDEZ	3.81
15	083-002-033	QUINN ENTERPRISES LP	2.62
16	083-002-035	QUINN ENTERPRISES LP	0.75

MAP #	APN	OWNER	ACREAGE
17	083-002-036	QUINN ENTERPRISES LP	2.82
18	083-002-012	QUINN ENTERPRISES LP	3.52
19	083-002-055	CHU	1.65
20	083-002-056	GUTIERREZ	0.51
21	083-002-034	BACH	23.09
22	083-002-009	TIVOLI FARMS LLC	40.11
23	083-003-010	PINHURST PROPERTIES INC	19.19
24	083-003-013	GIBBONS	19.18
25	083-003-011	TAM	19.95
26	083-003-012	GIBBONS	20.06
27	083-002-053	KOMOROWSKI	7.49
28	083-002-051	ATCHISON	7.14
29	083-002-057	ARNOLD	7.57
30	083-002-049	MORRISON	7.05
31	083-002-054	STANISLAUS COUNTY	2.90
32	083-002-052	STANISLAUS COUNTY	2.93

MAP #	APN	OWNER	ACREAGE
33	083-002-058	STANISLAUS COUNTY	2.94
34	083-002-050	STANISLAUS COUNTY	4.15
35	083-002-031	ELLIS	40.55
36	083-003-009	TIVOLI FARMS LLC	20.08
37	083-003-008	DUTRA	19.91
38	083-002-024	CW BROWER INC	10.31
39	083-002-025	COVENANT GROVE CHURCH	11.02
40	083-002-048	STANISLAUS COUNTY	8.95
41	083-002-047	STANISLAUS COUNTY	0.98
42	083-002-038	STANISLAUS COUNTY	9.00
43	083-002-037	STANISLAUS COUNTY	1.00
44	083-002-028	PACIFIC WEST DEVELOPMENT CORP	10.22
45	083-002-029	GANGADHARAN	9.94
46	083-002-030	FLORENDO	9.33
47	083-003-007	KAMPS	37.36

