

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026050226**Project Title:** Tivoli North Specific Plan (TNSP)

Lead Agency: City of Modesto

Contact Person: Jessica Hill, Director

Mailing Address: 1010 10th St.

Phone: (209) 577-5267

City: Modesto

Zip: 95354

County: Stanislaus

Project Location: County: Stanislaus

City/Nearest Community: Modesto

Cross Streets: Oakdale Road / Claratina Avenue

Zip Code: 95356

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 24.97 " N / 120 ° 56 ' 57.47 " W Total Acres: 663

Assessor's Parcel No.: See attached figure

Section: 2

Twp.: 3S

Range: 9E

Base: Mt Diablo

Within 2 Miles: State Hwy #: NA

Waterways: NA

Airports: NA

Railways: UPRR

Schools: Somerset MS, Stanford ES, Sylvan ES

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☐ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Facilities Master Plan (FMP) and Infrass**Development Type:**☒ Residential: Units Up to 6,998

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. Up to 1,250,327

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☒ Other: NCC Corridor, Backbone Roads, and Parks/Basins**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: GHG, Energy**Present Land Use/Zoning/General Plan Designation:**

City GP: Village Residential and Regional Commercial; County GP: Urban Transition; County Zoning: Planned Development and General Ag

Project Description: (please use a separate page if necessary)

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 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)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>10</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 29, 2026 Ending Date June 28 2026

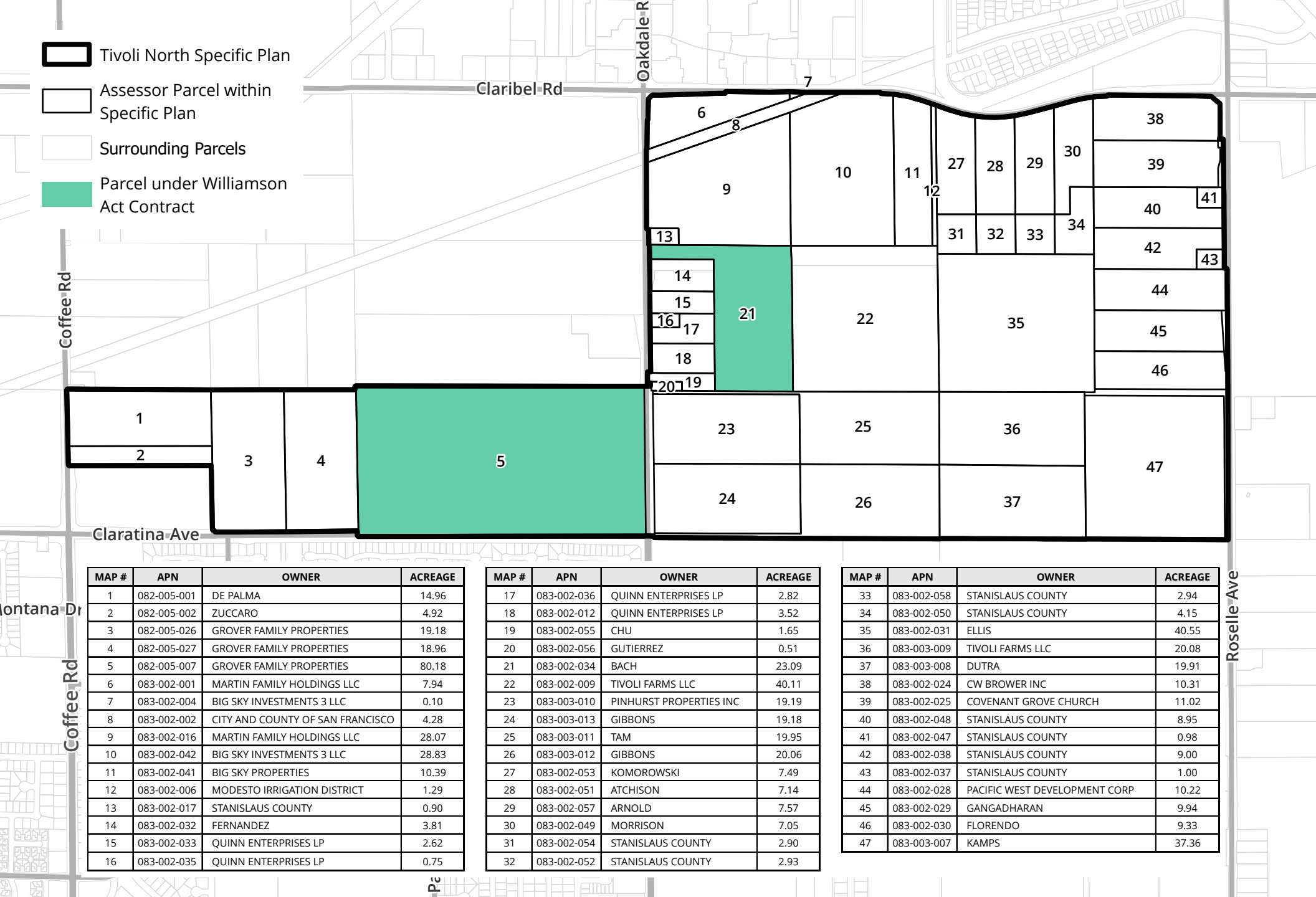
Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Modesto</u>
Address: <u>1020 Suncast Ln #106</u>	Address: <u>1010 10th St.</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Modesto, CA 95354</u>
Contact: <u>Elise Laws</u>	Phone: <u>(209) 577-5267</u>
Phone: <u>916 235 0116</u>	

Signature of Lead Agency Representative: Elise Laws Date: 6-3-26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

- 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

