

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: Salida
 Cross Streets: Dale Road / Kiernan Road Zip Code: 95356

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 56.7 " N / 121 ° 3 ' 16.45 " W Total Acres: 663

Assessor's Parcel No.: 082-005-001 082-005-002 082-005-026 082-005-027 082-005-007 083-002-001 083-002-002 Section: 35 Twp.: 2S Range: 8E Base: Mt Diablo

Within 2 Miles: State Hwy #: SR 219, SR 99 Waterways: Stanislaus River
 Airports: NA Railways: UPRR Schools: Stanislaus ES, Joseph Gregori HS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 5-28-26

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