



Date: June 26, 2026

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Stanislaus County Clerk
Interested Organizations

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Subject: Notice of Preparation of an Environmental Impact Report for the Modesto 2050 General Plan

Lead Agency: City of Modesto
Project Title: Modesto 2050 General Plan
Project Sponsor: City of Modesto
Review Period: June 26, 2026 to July 27, 2026

The City of Modesto (City) will prepare an Environmental Impact Report (EIR) for the proposed Modesto 2050 General Plan (proposed project) and will hold a public scoping meeting to receive comments on the scope of the EIR. The City will prepare a program-level EIR evaluating the environmental impacts of the General Plan's policies and the development they would allow through 2050. While the evaluation of future site-specific development projects is outside the scope of the EIR, the document will be designed to support future California Environmental Quality Act (CEQA) streamlining. The proposed project, its location, and potential environmental effects are described below, and additional information on the Modesto 2050 General Plan is available at <https://gp2050.modestogov.com/>.

The City is requesting input on the scope and content of the EIR from public agencies, organizations, and individuals during this 30-day period. With respect to the views of responsible and trustee agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are relevant to each agency's statutory responsibilities in connection with the proposed project. A copy of the Notice of Preparation (NOP) is available for review at the City of Modesto Community and Economic Development Office or online at <https://gp2050.modestogov.com/documents/>.

Project Location: Modesto is in the San Joaquin Valley, in central Stanislaus County, approximately 75 miles east of San Francisco. State Route (SR) 99, SR-132, and SR-108 provide regional access to the City. Please see Figure 1, *Modesto Regional and Vicinity Map*, attached.

Project Summary: The City is updating its General Plan to guide development and growth through 2050. The projected growth in the EIR Study Area (Figure 2) is provided in Table 1, *Proposed 2050 Buildout Projections in the EIR Study Area*.

Table 1. Proposed 2050 Buildout Projections in the EIR Study Area

	Existing Conditions (2026)	Projected Growth 2026-2050 (Proposed Project)	Buildout (Existing Conditions + Proposed Project) Estimates (2050)
Population	220,048 ^a	103,900	323,948
Housing Units	78,627 ^a	38,500	117,127
Jobs	143,700 ^b	57,300	201,000

^a State of California Department of Finance. 2026, May. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020–2026.

^b State of California Office of Economic Development. 2025, July. Modesto Occupation Data.

State law requires that the General Plan contain eight elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, Conservation, and Environmental Justice. This update addresses seven: Land Use, Transportation, Economic Development, Environmental Justice, Health and Safety, Open Space and Conservation, and Community Facilities and Services. A Housing Element update is not included. The proposed project reflects a community vision for Modesto’s future, shaped by the community through a comprehensive engagement process. For more information regarding the proposed project, please refer to the project website at <https://gp2050.modestogov.com/> or contact Michael Hren, Principal Planner, Planning Division, at 209.577.5267 or GP-Modesto2050@modestogov.com.

Probable Environmental Effects of the Project: The EIR will address a range of environmental impacts that could result from implementation of the General Plan, including the subject areas of aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and recreation, transportation, utilities and service systems, and wildfire. Development consistent with the General Plan is likely to result in impacts to one or more of the environmental topic areas. Policies and actions explained in the General Plan will reduce some of the environmental impacts to less-than-significant levels. For impacts that will remain significant and unavoidable even with application of policies and actions, a statement of overriding considerations will be considered.

NOP Comment Period: Written comments should be submitted at the earliest possible date but no later than 5:00 p.m. on Monday, July 27, 2026, to Michael Hren, Principal Planner, Planning Division, 1010 10th Street, Suite 3100, Modesto, CA 95354, 209.577.5267, or GP-Modesto2050@modestogov.com. Please include “Modesto 2050 General Plan EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

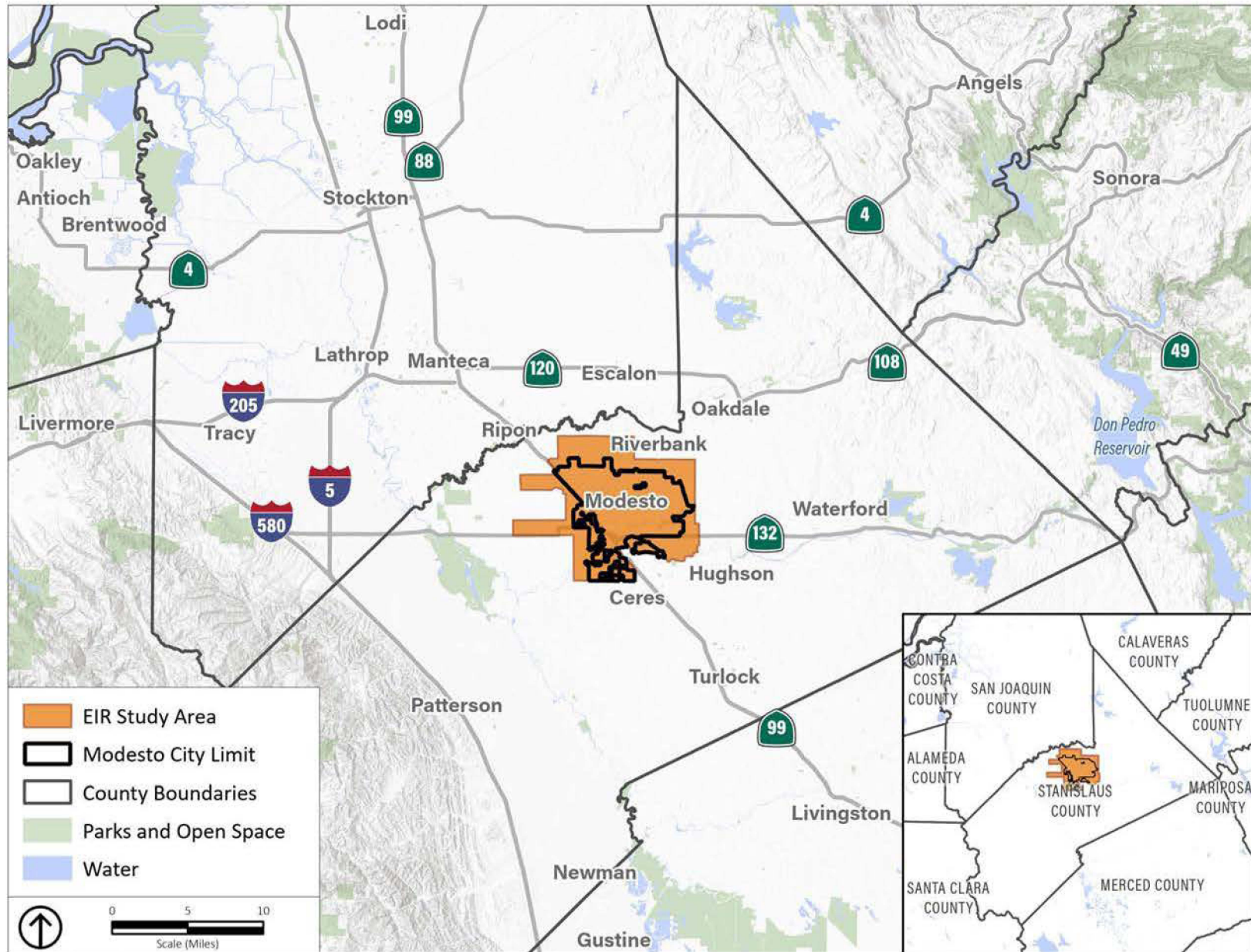
NOP Scoping Meeting: A public scoping meeting to summarize the proposed project and provide an opportunity to submit comments on the scope and content of the EIR will be held on Wednesday, July 15, 2026, starting at 5:30 p.m. Community members can attend at <https://us06web.zoom.us/j/81917046886?pwd=Uzaaqata6BZQGx9jWrnEUOU6k8icia.1>.

Attachments:

Figure 1. Modesto Regional and Vicinity Map

Figure 2. EIR Study Area

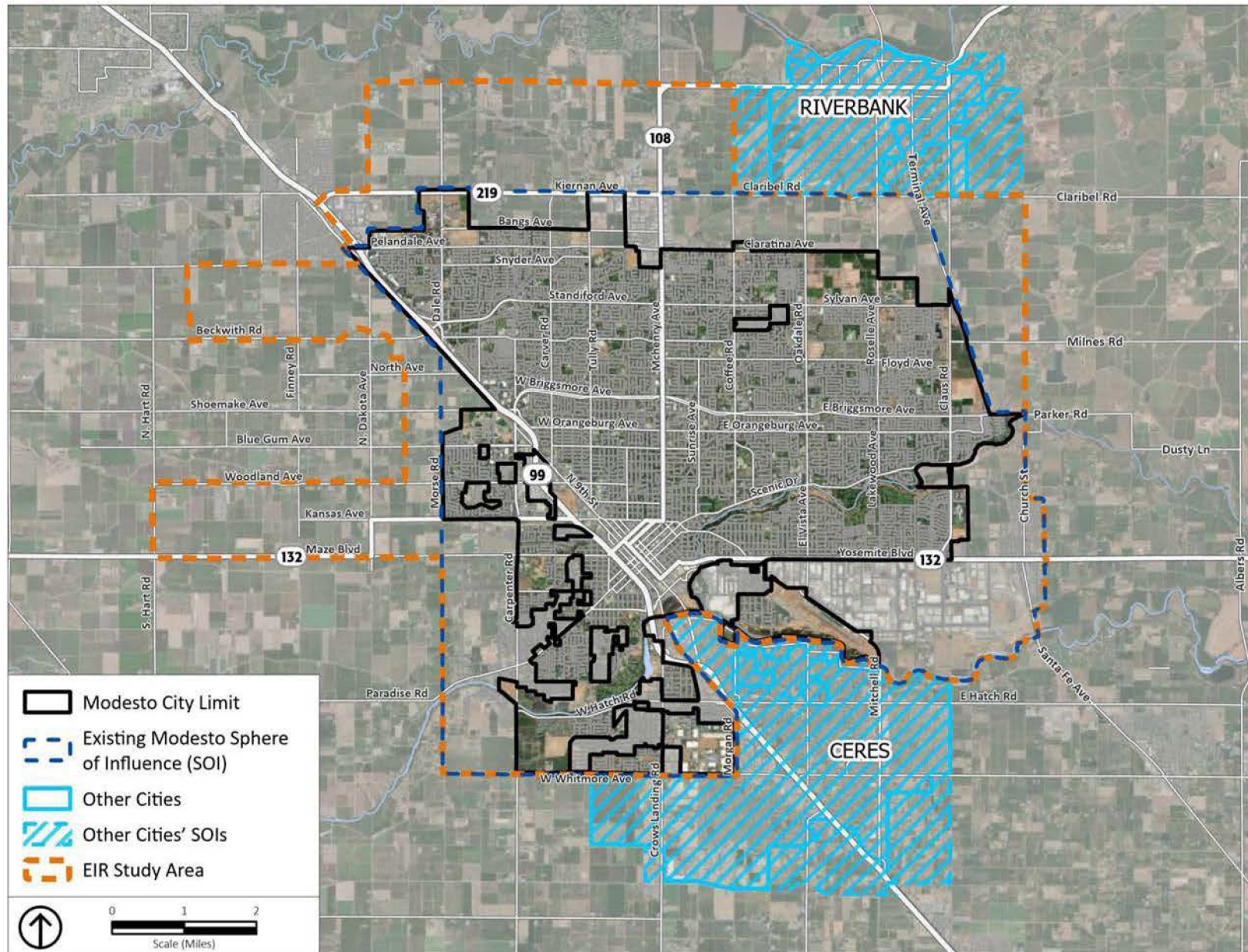
MODESTO 2050 GENERAL PLAN UPDATE
CITY OF MODESTO
NOTICE OF PREPARATION



Source: PlaceWorks, 2026; ESRI, 2026

Figure 1
Modesto Regional and Vicinity Map

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Figure 2
EIR Study Area