

# NOTICE OF INTENT

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

FROM: Jessica Hill | Director  
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Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this notice is to advise you that the City of Modesto intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below.

**PROJECT TITLE:** Northpointe Apartments Project

**PROJECT LOCATION:** The overall Project site is ±17.7 acres within the 614-acre KBSP planning area, which has been annexed into the incorporated limits of Modesto. The Project site is located on the east side of Chapman Road, north of Pelandale Avenue, and south of the Modesto Irrigation District (MID) lateral No. 6 in the City of Modesto.

**PROJECT DESCRIPTION:** The proposed Project consists of a General Plan Amendment and a Specific Plan Amendment. The existing General Plan land use designation for 12.44 acres of the site is Regional Commercial (RC). The remaining 5.26 acres have a General Plan land use designation of Mixed Use (MU). The General Plan Amendment will change the General Plan designation for the 12.44 acres from Regional Commercial (RC) to Mixed Use (MU) to be consistent with the other 5.26 acres.

The Specific Plan Amendment will change the underlying Specific Plan land use designation of the 12.44 acres from Regional Commercial to Mixed Use 4 and will amend the 5.26 acres of Professional Office to Mixed Use 4. The Mixed Use 4 designation is a new designation for the Specific Plan area. The Mixed Use 4 designation will allow the uses of the C-2, R-2, R-3, and MU-P Zoning districts, as well as follow the development standards prescribed within those districts, as amended. The conditional uses of these zoning districts will also be conditional within the Mixed Use 4 designation.

The proposed land use changes are necessary to allow the seamless development of both residential and commercial projects within the larger 17.7-acre site. Currently, a future market-rate apartment complex and other compatible commercial uses are anticipated to develop in the area. According to the preliminary site plan, the proposed Project consists of a 240-unit, three-story, walk-up apartment community. The development would include multifamily amenities, internal drive aisles, landscaping, parking areas, and on-site infrastructure improvements. The Mixed Use General Plan land use designation permits a residential density of up to 14 dwelling units per gross acre, allowing for as many as 247 units consistent with the General Plan. The proposed 240 units have a density of 13.5 dwelling units per acre, therefore falling within the allowable density range for the Mixed Use area.

Future commercial development contemplated at this time would be a single-story 12,000-15,000 square foot destination restaurant with ancillary lounge, exposition kitchen, and private rooms for corporate and private events. A culinary academy may also be included in the future.

Primary vehicular access to the Project site would be provided from Chapman Road to the west and Pelandale Avenue to the south, with internal circulation consisting of a connected network of private drive aisles serving the residential buildings, parking areas, and shared amenities. Pedestrian circulation would be accommodated through

internal walkways linking buildings, parking areas, and open spaces. The housing project would provide approximately 442 parking spaces, including a combination of off-street surface stalls and covered carport spaces distributed throughout the community. The future restaurant will provide the number of code-required parking spaces once the project square footage has been finalized. Utility improvements would include extensions and connections to existing water, sewer, and storm drainage infrastructure located in surrounding public rights-of-way. Dry utilities such as electricity, communications, and gas would be extended underground to serve the residential buildings and ancillary facilities.

Approval of the General Plan Amendment and Specific Plan Amendment would allow both residential and commercial uses by right, enabling the City to consider the proposed multifamily housing project as well as the future restaurant and ancillary uses. Following approval of the General Plan Amendment and Specific Plan Amendment any subsequent commercial development on the remaining lots or within the broader planning area would be subject to separate Design Plan Review (DPR) approvals.

For more details regarding the project background, project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see the Initial Study/Mitigated Negative Declaration available at: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

**FINDINGS/DETERMINATION:** The City of Modesto has reviewed and considered the proposed Project and, based on the analysis and substantial evidence contained in the Initial Study, has determined that the Project, with implementation of identified mitigation measures, would not have a significant effect on the environment. Accordingly, the City proposes to adopt a MND for this Project in accordance with the requirements of the California Environmental Quality Act.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Initial Study/Mitigated Negative Declaration will commence on August 5, 2026 and will end on September 3, 2026 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Initial Study/Mitigated Negative Declaration are due by 5:00 p.m. on September 3, 2026 and should be submitted to the attention of Jessica Hill, Director at the City of Modesto, 1010 10th Street, Modesto, CA 95354; or by e-mail to [Planning@modestogov.com](mailto:Planning@modestogov.com).

If we do not receive a response from your agency/organization, we will presume that your agency/organization has no response to make. Copies of the Initial Study/Mitigated Negative Declaration can be reviewed at the City of Modesto, located at the address above, during normal business hours, and online at: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

**QUESTIONS:** Questions regarding the City of Modesto's review of the Project or MND may be directed to Jessica Hill, Director, [Planning@modestogov.com](mailto:Planning@modestogov.com).