

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Northpointe Apartments Project

Lead Agency: City of Modesto

Contact Name: Jessica Hill

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Project Location: Modesto Stanislaus
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

All environmental topics identified in Appendix G of the State CEQA Guidelines were analyzed, including: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Growth Inducing Impacts. See the IS/MND for the list of potentially significant impacts as well as mitigation measures.

If applicable, describe any of the project’s areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) for construction activities pursuant 2009-0009-DWQ Construction general permit;
- Central Valley Flood Protection – Discharge permit; and,
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Confirmation of compliance with applicable Air District rules, including Rule 9510 Indirect Source Review.