

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 #

Project Title: Northpointe Apartments Project

Lead Agency: City of Modesto

Contact Person: Jessica Hill

Mailing Address: 1010 10th Street

Phone: 209-577-5273

City: Modesto

Zip: 95354

County: Stanislaus

Project Location: County: Stanislaus

City/Nearest Community: Salida

Cross Streets: Chapman Road and Pelandale Avenue

Zip Code: 95354

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 9.81 " N / 121 ° 3 ' 41.82 " W Total Acres: 17.7

Assessor's Parcel No.: 078-014-063

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR 99

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Chrysler; Stanislaus; Mary Lou Dieterich

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: Specific Plan Amendment

Development Type:

☒ Residential: Units 240 Acres 10.0	☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees	☐ Mining: Mineral
☒ Commercial: Sq.ft. 15,000 Acres 7.7 Employees 75	☐ Power: Type MW
☐ Industrial: Sq.ft. Acres Employees	☐ Waste Treatment: Type MGD
☐ Educational:	☐ Hazardous Waste: Type
☐ Recreational:	☐ Other:
☐ Water Facilities: Type MGD	

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 and Climate Change

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant; Zoning: Specific Plan (SP); General Plan Designation: Regional Commercial (RC) and Mixed Use (MU)

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

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.

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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date 8/5/2026 Ending Date 9/3/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Modesto</u>
Address: <u>1020 Suncast Lane, Suite 106</u>	Address: <u>1010 10th Street</u>
City/State/Zip: <u>El Dorado Hills, Ca 95762</u>	City/State/Zip: <u>Modesto, CA 95354</u>
Contact: <u>Josh Smith, Senior Planner</u>	Phone: <u>209-577-5273</u>
Phone: <u>916-805-1281</u>	

Signature of Lead Agency Representative: Josh Smith

Digitally signed by Josh Smith
Date: 2026.07.31 16:58:28 -0700

Date: 7/31/2026

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