

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: Easton Subdivision Project

Lead Agency: City of Modesto

Contact Name: Michael Hren

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Phone Number: 209-577-5273

Project Location: Modesto

City

Stanislaus

County

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

The proposed Project consists of a General Plan Amendment to change the land use designation of the Project site from Business-Commercial-Residential (BCR) to Village Residential (VR); a Specific Plan Amendment to the Village One Specific Plan (VOSP) to change the land use designation of the Specific Plan's Easton subdivision from Business Park (BP) to Village Residential (VR); a Rezone of the Project site from Specific Plan-Holding (SP-H) to Specific Plan (SP); the adoption of Precise Plan 35 North; and a Tentative Subdivision Map creating 127 residential lots, one park lot, and one public access and public utility easement (PUE) lot. Lot sizes vary and include sizes ranging from approximately 50'x80' for interior lots and 55'x80' for corner lots. The proposed 127 units on approximately 19.0 acres would result in a density of approximately 6.68 dwelling units per gross acre, which is slightly above the average density of 6.5 dwelling units per gross acre identified for the Village Residential designation in the VOSP; the requested Specific Plan Amendment would establish the density applicable to the Project site.

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.