

NOTICE OF PREPARATION

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

FROM: Michael Hren, AICP | Principal Planner
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SUBJECT: Notice of Preparation – Environmental Impact Report for Amendments to the Modesto Urban Area General Plan and Zoning Ordinance

Notice is hereby given that the City of Modesto is the lead agency for the preparation of an Environmental Impact Report (EIR) to consider amendments to the General Plan and Zoning Ordinance to ratify and conform the land use and zoning designations with the changes adopted in the General Plan's Housing Element. Housing Element Program A-2 required rezoning of parcels on McHenry, Sisk, Oakdale, and Yosemite to new Mixed-Use-Pedestrian (MU-P) and Mixed-Use-Highway (MU-H) zones, and modified P-D parcels to allow for 45 du/ac to create a net new capacity for 21,014 units within the City. Housing Element Program A-4 directed the City to increase the maximum density of the R-1 zone from 7.5 to 10.9, the R-2 zone from 14.5 to 22, and the maximum density of the R-3 zone from 29 to 45. The proposed Project implements these Housing Element Programs and will create internal consistency within the General Plan and Zoning Ordinance. The EIR will also examine the amendments to the General Plan that have taken place since 2019 and update the environmental analysis of those changes in the EIR. A detailed Project Description can be reviewed at the City or by accessing the City's website <https://modestogov.com/784/General-Plan-Master-EIR..>

The City needs to know your views as to the scope and content of the environmental information germane to the proposed project. Due to the time limits mandated by State law, your response must be sent and received by the City of Modesto not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins September 27, 2024 and ends on October 27, 2024. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to Michael Hren, AICP | Principal Planner at the City of Modesto | Planning Division, 1010 10th Street, Modesto, CA 95354. If you have any questions, please contact Modesto Planning at 209-577-5267 or via email at: planning@modestogov.com.

SCOPING MEETING: A virtual scoping meeting for this project will be held on October 11, 2024 from 2:00 p.m. to 3:00 p.m. You may attend the meeting by going to <https://modestogov.zoom.us/j/87994952167> and clicking "join."

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR: All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed within the EIR, 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. An Initial Study has not been prepared for the proposed Project.