

# 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: Amendments to the Modesto Urban Area General Plan and Zoning Ordinance

Lead Agency: City of Modesto, Planning Division

Contact Name: Michael Hren, AICP

Email: mhren@modestogov.com

Phone Number: 209-577-5273

Project Location: Modesto, Stanislaus

*City*

*County*

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

The City of Modesto initiated 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.

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 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.

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.

N/A