

NOTICE OF AVAILABILITY

MODESTO URBAN AREA GENERAL PLAN AND ZONING ORDINANCE

DRAFT ENVIRONMENTAL IMPACT REPORT

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

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PROJECT TITLE: Modesto Urban Area General Plan and Zoning Ordinance

PROJECT LOCATION: The City of Modesto is in Stanislaus County, in the northern San Joaquin Valley, approximately 95 miles east of San Francisco and 80 miles south of Sacramento. The City of Ceres is located to the south, the City of Riverbank is located to the northeast, and the unincorporated town of Salida is located northwest. The Modesto Urban Area General Plan (UAGP) Planning Area includes two key boundary lines: the city limits, and the Planning Area. The city limits include the area within the City's corporate boundary, over which the City exercises land use authority and provides public services. The Planning Area includes the entire City Limits, plus areas in the unincorporated areas proximately to the city limits that the City deemed appropriate for development as part of the City Growth Strategy.

PROJECT DESCRIPTION: The proposed Project does not change the existing 2019 UAGP Land Use Map. The proposed Project does, however, change the allowed density within the MU-P, MU-H, P-D, R-1, R-2, and R-3 zones to allow additional capacity within the city limits and UAGP Planning Area (outside the city limits). Additionally, the City is amending the zoning code to allow duplexes to be approved ministerially on all lots in the R-1 zone with a single-family residential use (approximately 38,000 lots). The City currently allows duplexes on corner lots in the R-1 Zone by right.

The existing realistic yield on vacant and underutilized land within the city limits is 11,085 units, and the proposed density increases would increase the capacity to 19,615 units, representing an increase of 8,530 units in capacity. The existing realistic yield on vacant and underutilized land outside the city limits is 28,321 units, and the proposed density increases would increase the capacity to 41,628 units, representing an increase of 13,307 units. 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>.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Agricultural Resources, Air Quality, Archaeological, Greenhouse Gases and Climate Change, Noise, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on February 28, 2025, and end on April 15, 2025. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review 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.

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.