



PUBLIC DRAFT

ENVIRONMENTAL IMPACT REPORT

FOR THE

MODESTO URBAN AREA GENERAL PLAN

FEBRUARY 2025

Prepared for:

City of Modesto
1010 10th Street
Modesto, CA 95354
(209) 577-5200

Prepared by:

De Novo Planning Group
1020 Suncoast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 812-7927

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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