

# NOTICE OF INTENT

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

FROM: Michael Hren, AICP | Principal Planner  
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Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this notice is to advise you that the City of Modesto intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below.

**PROJECT TITLE:** Martin Tivoli Subdivision

**PROJECT LOCATION:** Project site is a 19.95 acre site within the 454-acre Tivoli Specific Plan (TSP) planning area, which has been annexed into the incorporated limited of Modesto. The Project site is located about four miles northeast of Modesto's downtown core. State Route 99 is located six miles to the west. Kiernan Avenue (State Route 219) is one mile to the north. The Project site is bounded by the planned Claratina Avenue on the north, Oakdale Road on the west, Sylvan Avenue on the South, and Roselle Avenue on the east.

**PROJECT DESCRIPTION:** The proposed Project includes a Vesting Tentative Subdivision Map to subdivide 19.95 acres into 185 medium density residential lots and 11 common area lots for streets, open space/basin, parking, emergency vehicle access, and utility easements. Lot sizes vary and include sizes ranging from approximately 36'x60', 35'x80', 38'x80', 38'x100', and 44'x80'. The proposed Project requires a General Plan Amendment, Specific Plan Amendment, and Vesting Tentative Map. The General Plan designates the Project site for Residential (R) and Regional Commercial (RC) land uses. The Specific Plan Amendment would change the Very Low Density Residential (VLDR), Medium High Density Residential (MHDR), and the Regional Serving Commercial (RSC) areas to Medium Density Residential (MDR) making the entire Project site designated for MDR, the equivalent of the R-2 zoning district.

The open space/basin site is 1.98 acres and is located on the northeastern portion of the Project site. The location of this open space/basin site provides a buffer and separation from existing very low-density residential homes located to the northeast. There are ten residential lots located in the northwestern portion of the Project site. These lots are configured to be larger and have greater depth than the remaining lots to create a buffer from the Veterinary Clinic located to the northwest. The eastern portion of the site includes 57 parking spaces located at A Street and C Drive associated with the 36'x80 lots.

An emergency vehicle access is located at the west end of A Street to provide emergency access from the subdivision to Oakdale Road. The subdivision includes an existing irrevocable offer of dedication along Oakdale Road. The proposed Project includes sidewalk and landscaping frontage along Oakdale Road, and an access into the subdivision on C Drive from Oakdale Road. All improvements will be installed in accordance with the City of Modesto Standards. The storm drainage will be private storm drain basin Lot J and horizontal drain owned and maintained by the homeowner's association. Sanitary sewer will connect to the existing city of Modesto system. Domestic water will connect to the existing City of Modesto system. Common areas will be owned and maintained by the homeowner's association. The City of Modesto will own and maintain all public right-of-way (Oakdale Road). All roads within the development are private and will be owned and maintained by the homeowner's association. Street lighting will be in accordance with the City of Modesto standards and maintained by the City of Modesto. The internal roadways are designed to be 42' wide, with two 10' travel lanes, two 7' Parking lanes, one 5' sidewalk (one side only), 2' drive

over curb, and 1' of landscape space

For more details regarding the project background, project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see the Initial Study/Mitigated Negative Declaration available at: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

**FINDINGS/DETERMINATION:** The City of Modesto has reviewed and considered the proposed Project and has determined that the Project will not have a significant effect on the environment, based on substantial supporting evidence provided in the Initial Study. The City proposes to adopt an MND for this Project in accordance with the requirements of the California Environmental Quality Act.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Initial Study/Mitigated Negative Declaration will commence on February 5, 2025 and will end on March 7, 2025 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Initial Study/Mitigated Negative Declaration are due by 5:00 p.m. on March 7, 2025 and should be submitted to the attention of Michael Hren, Principal Planner at the City of Modesto, 1010 10th Street, Modesto, CA 953541; or by e-mail to [mhren@modestogov.com](mailto:mhren@modestogov.com).

If we do not receive a response from your agency/organization, we will presume that your agency/organization has no response to make. Copies of the Initial Study/Mitigated Negative Declaration can be reviewed at the City of Modesto, located at the address above, during normal business hours, and online at: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

**QUESTIONS:** Questions regarding the City of Modesto's review of the Project or MND may be directed to Michael Hren, Principal Planner, at the address above or at (209) 577-5273 or [mhren@modestogov.com](mailto:mhren@modestogov.com).