



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Modesto has prepared a Mitigated Negative Declaration that evaluated the environmental impacts of the project identified below. Based on the analysis of the Mitigated Negative Declaration, no significant impacts on the environment are anticipated with mitigation measures applied.

Project Title: "The Crossings" – General Plan Amendment and Village One Specific Plan Amendment No. 26, together with proposed Precise Plan document for Village One Precise Plan No. 35 (southerly 257 acres); Vesting Tentative Subdivision Map "The Crossings"; and Final Development Plan for "The Crossings" (Project File GPA-22-001/SPA-22-003/PP-22-001/TSM-22-002/FDP-22-003)

Project Location: The project is located in Stanislaus County within the City of Modesto, on 257 acres located north of E. Briggsmore Avenue/MID Lateral No. 3, east of Claus Road and south of Milnes Road.

Precise Plan involves Assessor's Parcels No. 014-025-002, 014-025-015, 014-025-019, 014-026-003, 014-026-017, 014-026-018, 014-026-025, 014-026-032, 014-026-033, and 014-026-034.

GPA and SPA proposed for APNs 014-025-002, 014-025-015 (portion), 014-026-017, 014-026-018, and 014-026-034.

Vesting tentative Subdivision Map and Final Development Plan proposed for APNs 014-026-017 and 014-026-034.

Project Description:

GPA: Proposed amendment of the City of Modesto Urban Area General Plan Land Use Element and Circulation Element, to amend the land use of approximately 140 acres from Business Park-Commercial-Residential (BCR) to Residential (R). Together with amendments to the Circulation Element to change the designation of Claus Road between Sylvan Avenue and E. Briggsmore Avenue from an Expressway to a four-lane Principal Arterial Street, and to change the designation of E. Briggsmore Avenue between Claus Road and the BNSF Railroad crossing from an Expressway to a four-lane Principal Arterial Street, plus associated textual and exhibit amendments to the General Plan. (Project File: GPA-22-001)

SPA: Proposed Amendment No. 26 of the land use diagram of the Village One Specific Plan, to amend approximately 140 acres from Business Park (BP) to Village Residential (VR) to allow for single family residential development, plus associated textual and exhibit amendments to the Specific Plan

document. Together with an amendment to the Circulation Diagram of the Specific Plan to change the designation of Claus Road from a Class A Expressway to a four-lane Principal Arterial Street, and to change the designation of East Briggsmore Avenue east of Claus Road from a Class C Expressway to a four-lane Principal Arterial Street. Project File: SPA-22-003)

Together with a proposed adoption of a Precise Plan document for the southerly 257 acres of Village One Precise Plan Area No. 35. The Precise Plan document outlines land uses, circulation plans and utility plans for the project area. (Project File: PP-22-001); Vesting Tentative Subdivision Map for the division of 84.1 acres of the Precise Plan area into 527 single-family residential lots ("The Crossings", Project File: TSM-22-002); and Final Development Plan for architectural standards and home siting/setback standards of The Crossings project (Project File: FDP-22-003).

Document Availability: The comment period for this document begins on Tuesday, November 14, 2023 and closes on Thursday, December 14, 2023. A copy of the Mitigated Negative Declaration is available for public review at the City of Modesto Community and Economic Development Department, Planning Division, 1010 Tenth Street, Suite 3300, Modesto, California, or by contacting Katharine Martin, Senior Planner, at 209-577-5267.

The project site is not identified on any of the lists compiled pursuant to Section 65962.5 of the Government Code.

Public Hearing: The project is scheduled for a public hearing to be held by the Planning Division of the City of Modesto on Monday, December 18, 2023. The Planning Commission will consider the project and make a recommendation to the City of Modesto City Council. A notice will be published of the hearing date and time.

A date for the City Council hearing will be set following the Planning Commission's action, and advance notice of the date and time of the hearing will be sent by the City Clerk.

