



NOTICE OF AVAILABILITY

*Community and
Economic
Development*

*Planning
Division*

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To Whom It May Concern:

**RE: Notice of Availability of a Draft Environmental Impact Report (SCH #2006062103)
and the proposed Draft Specific Plan for the Pelandale-McHenry Specific Plan Area**

Pursuant to Section 15087 of the Guidelines for the California Environmental Quality Act (CEQA), the City of Modesto (City), acting as lead agency, has prepared a Draft Environmental Impact Report ("Draft EIR") for the proposed Pelandale McHenry Specific Plan project ("Project"). The City is issuing public notice of the availability of the Draft EIR and, pursuant to Section 15105 of the CEQA Guidelines, is providing an opportunity for public review and the submission of comments regarding the potential environmental effects related to implementation of this project. Comments may also be submitted on the proposed Draft Specific Plan.

Project Title: Pelandale McHenry Specific Plan (PMSP) Project
Project Applicant/Owner: Michael Evans, Meritage Homes
Project Location: South of Pelandale Expressway, west of McHenry Avenue, east of the Virginia Avenue Trail Corridor and north of the northerly terminus of Crocus Drive.
Assessor Parcel Numbers: PMSP site: 046-008-016, 046-008-024, 046-005-002, -003, -006, -008, -010, -011, -014, -015, -017, -018, -019, -020, -021, 046-009-001, -008, 046-004-011, -021. MMHP site: 056-060-002.

Project Description – The proposed project provides for the consideration and adoption of a Specific Plan to act as a guide for the future development of a 101-acre area known as the Pelandale McHenry Specific Plan (PMSP). The PMSP would include approximately 85 acres of land that includes buildout of up to 210 single family and 176 multifamily dwellings, approximately 3.5 acres of commercial land uses, 12.1 acres of open spaces and 14.2 acres of public facility land uses. The proposed PMSP includes on-site roads, drainage facilities and extensions of water and wastewater facilities to serve proposed development. In addition to the consideration of the PMSP, requested land use entitlements and other approvals include a general plan amendment, rezoning, an infrastructure facility master plan, infrastructure reimbursement agreements, tentative and final subdivision maps and cancellation of a Williamson Act Land Conservation Agreement. The project includes annexation of the PMSP site to the City of Modesto and the annexation of the approximate 12-acre Modesto Mobile Home Park lying on the east side of McHenry Avenue south of Grecian Avenue to the City of Modesto as well as detachment of the entire area from the Salida Fire Protection District and the Consolidated Fire Protection District.

Potentially Significant Environmental Effects – The Draft EIR identifies potentially significant environmental effects in the following topical areas: potential aesthetic degradation of the project area, light and glare, potential loss of agricultural soils, air quality, biological resources, historic and cultural resources, hazards and hazardous materials, drainage and accommodation of increased stormwater, water supply, land use and land use regulatory consistency displacement of onsite population and population growth, transportation and circulation, noise, wastewater capacity, growth inducement and cumulative impacts.

Public Review Period – The official 45-day public review period for the Draft EIR will begin on **July 12, 2007**, and will close at **5:00 p.m. on August 27, 2007**. Written comments should be mailed to the following address on or before August 27, 2007: Steve Nish, Senior Planner, City of Modesto, Community and Economic Development Department, P.O. Box 642, Modesto, CA 95353, or delivered to our offices at 1010 Tenth Street, Suite 3300, Modesto, CA 95354.

Location Where Copies of the DEIR, the Specific Plan and all Project Files are Available for Public Review – Additional copies of the Draft EIR and Draft Specific Plan for this project may be reviewed at the City of Modesto Community and Economic Development Department, 1010 Tenth Street, Suite 3300, Modesto, California on weekdays during regular business hours between 7:30 a.m. and 5:00 p.m. Copies are also available at the Stanislaus County Library Reference Center, 1500 "I" Street, Modesto. If you know of anyone who would like to receive a copy of this notice, please contact us. The Draft EIR and Specific Plan are also available on the City of Modesto website at www.modestogov.com/ced/ (see Public Review).

Technical appendices may be obtained by request from the Modesto Community and Economic Development Department, contact information above, or by checking the City of Modesto website.

Requests for Additional Information – For further information about this Project and the Draft EIR please contact Steve Nish, Senior Planner, at (209) 577-5267.

Citizens First!