

Volume I: DRAFT EIR

TIVOLI SPECIFIC PLAN PROJECT

STATE CLEARINGHOUSE NO. 2005072125

DRAFT EIR PUBLICATION DATE:

OCTOBER 12, 2006

DRAFT EIR PUBLIC COMMENT PERIOD:

OCTOBER 12, 2006 TO NOVEMBER 27, 2006

Prepared for the City of Modesto by:

TURNSTONE CONSULTING

Volume I: DRAFT EIR

TIVOLI SPECIFIC PLAN PROJECT

STATE CLEARINGHOUSE NO. 2005072125

DRAFT EIR PUBLICATION DATE:

OCTOBER 12, 2006

DRAFT EIR PUBLIC COMMENT PERIOD:

OCTOBER 12, 2006 TO NOVEMBER 27, 2006

Prepared for the City of Modesto by:

TURNSTONE CONSULTING

TIVOLI SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT

TABLE OF CONTENTS

I.	INTRODUCTION	I.1
II.	SUMMARY	II.1
III.	PROJECT DESCRIPTION	III.1
IV.	ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION.....	IV.A.1
	A. Land Use and Planning.....	IV.A.1
	B. Agricultural Resources	IV.B.1
	C. Visual Resources	IV.C.1
	D. Transportation and Circulation.....	IV.D.1
	E. Air Quality.....	IV.E.1
	F. Noise.....	IV.F.1
	G. Hazards.....	IV.G.1
	H. Biological Resources.....	IV.H.1
	I. Hydrology and Water Quality	IV.I.1
	J. Geology, Soils and Seismicity.....	IV.J.1
	K. Community Services	IV.K.1
	L. Utilities and Services Systems	IV.L.1
	M. Water Supply	IV.M.1
	N. Population and Housing	IV.N.1
V.	OTHER CEQA CONSIDERATIONS	V.1
VI.	ALTERNATIVES.....	VI.1
VII.	AUTHORS AND PERSONS CONSULTED	VII.1

LIST OF FIGURES

Figure III.1:	Project Location.....	III.4
Figure III.2:	Land Use Diagram	III.8
Figure IV.D.1:	Traffic Analysis Intersections.....	IV.D.X
Figure IV.I.1:	Proposed Flood Control Solution.....	IV.I.4
Figure IV.J.1:	Soil Survey of Eastern Stanislaus County, California	IV.J.3
Figure IV.K.1:	Fire Station Run Time Analysis – All Stations.....	IV.K.13
Figure IV.K.2:	Fire Station Run Time Analysis – Stations 1, 5 and 11	IV.K.15
Figure VI.1:	Existing General Plan Alternative	VI.4
Figure VI.2:	Reduced Footprint Alternative.....	VI.17

LIST OF TABLES

Table II.1:	Summary of Impacts and Mitigation Measures	II.7
Table IV.E.1:	State and Federal Ambient Air Quality Standards	IV.E.3
Table IV.E.2:	Ambient Air Quality Attainment Status for San Joaquin Valley	IV.E.6
Table IV.E.3:	Ambient Air Quality Data Summary, Modesto Station	IV.E.12

Table IV.E.4:	Project Operational Emissions - Year 2010	IV.E.21
Table IV.E.5:	Localized Carbon Monoxide Concentrations.....	IV.E.25
Table IV.F.1:	Existing Traffic Noise Levels and Contours	IV.F.5
Table IV.F.2:	County of Stanislaus Noise Element Standards	IV.F.7
Table IV.F.3:	State Land Use Compatibility Standards for Community Noise Environment.....	IV.F.9
Table IV.F.4:	2012 Future Traffic Noise Levels and Contours for Future Baseline and Baseline Plus Project.....	IV.F.13
Table IV.F.5:	2017 Future Traffic Noise Levels and Contours for Future Baseline and Baseline Plus Project.....	IV.F.15
Table IV.F.6:	2025 Future Traffic Noise Levels and Contours for Future Baseline and Baseline Plus Project.....	IV.F.17
Table IV.F.7:	Future Traffic Noise Levels and Contours for Future Baseline Plus Project	IV.F.20
Table IV.L.1:	Overview of Discharge Limitations for City of Modesto	IV.L.9
Table IV.M.1:	Summary of City of Modesto Projected Water Supply and Demand	IV.M.13
Table VI.1:	Year 2017 Existing General Plan New Trip Generation	VI.7
Table VI.2:	Existing General Plan Alternative Operational Emissions – Year 2010	VI.12
Table VI.3:	Year 2017 Reduced Footprint Alternative New Trip Generation	VI.20
Table VI.4:	Reduced Footprint Alternative Operational Emissions – Year 2010	VI.24

APPENDICES

- A. Notice of Preparation and Initial Study
- B. Applicable Goals and Policies
- C. Tivoli Regional Commercial Report
- D.1 Traffic Impact Assessment for the Tivoli Specific Plan Project
- D.2 Traffic Alternatives Assessment
- E. Tivoli Specific Plan Biotic Study
- F. Water Supply Assessment Prepared for Tivoli Project
- G. Projected Wastewater Flows for the Tivoli Specific Plan Project Area