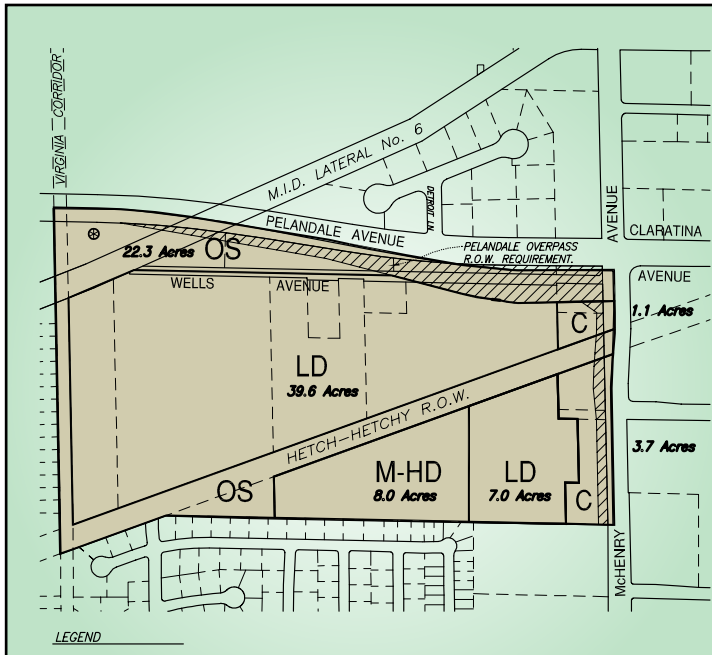


REGION NORTHERN	COUNTY STANISLAUS	<b>PELANDALE/MCHENRY SPECIFIC PLAN EIR</b>	CLASSIFICATION CEQA <b>M</b>
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AQ = Air Quality • BIO = Biological Studies • CEQA = California Environmental Quality Act • NEPA = National Environmental Policy Act • NS = Noise Studies • WSA = Water Supply Assessment

**C** Commercial **E** Educational **IN** Industrial **IS** Institutional **M** Mixed Use **R** Residential



Impact Sciences is currently preparing an EIR for the Pelandale/McHenry Specific Plan for the City of Modesto. The Specific Plan Area and an adjacent parcel would be annexed into the City as part of the project. The Specific Plan would result in the development of approximately 85 acres into a master-planned community consisting of up to 386 residential dwelling units (210 single-family homes and 176 multi-family homes), 4 acres of commercial and open space land uses, including recreational uses on two regional trail systems.

The key environmental issues associated with this highly controversial project include loss of prime farmland, air quality, biological resources, drainage capacity and infrastructure, increased surface water on- and off-site, growth-inducing impacts, noise impacts to surrounding sensitive receptors, visual compatibility, and increased project-related traffic. The EIR will provide a project-level analysis for the following project entitlements requested by the project applicant: annexation, general plan amendment, approval of the Specific Plan, a tentative subdivision map, and cancellation of a Williamson Act Contract.

