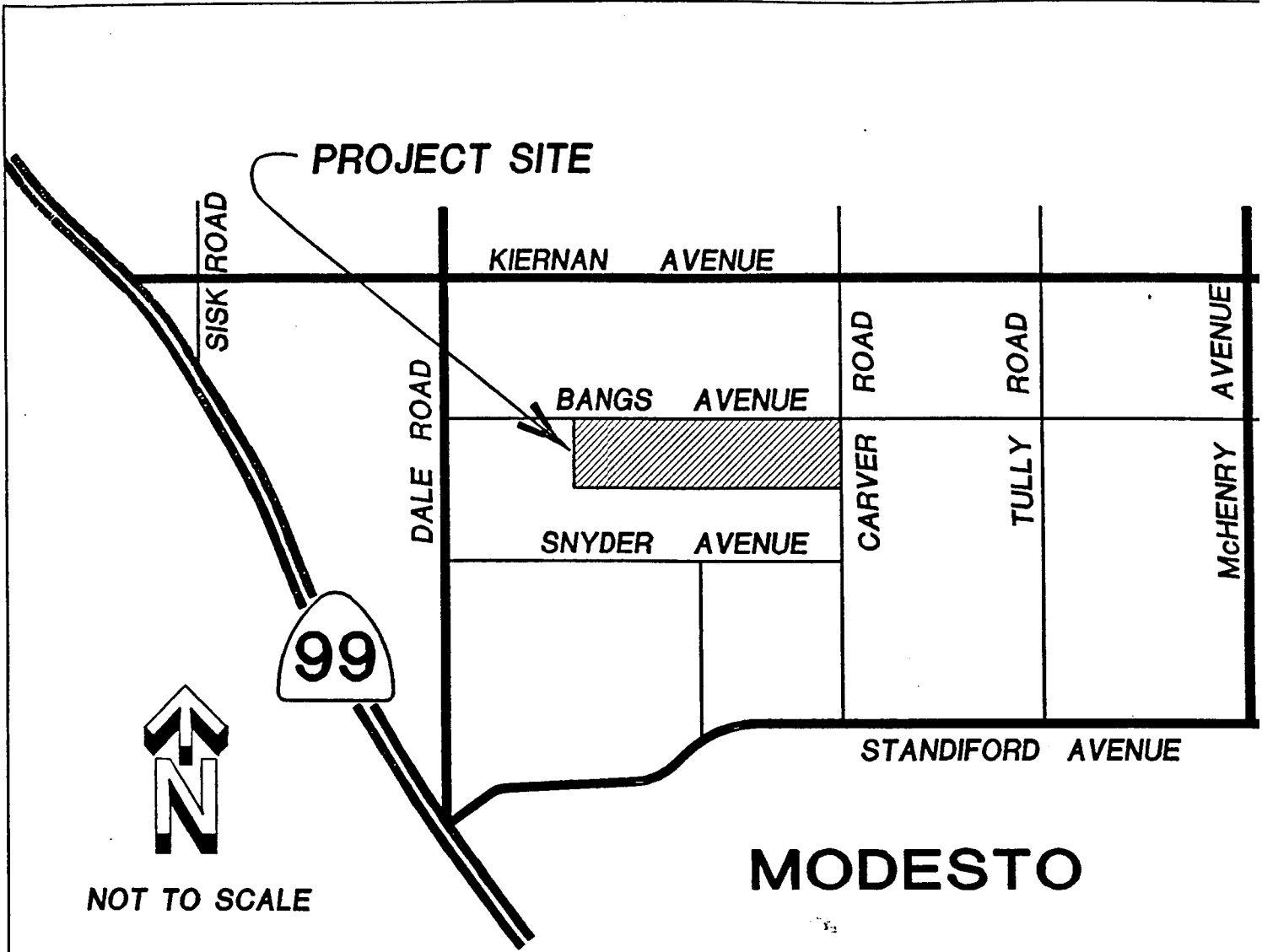


I. Introduction

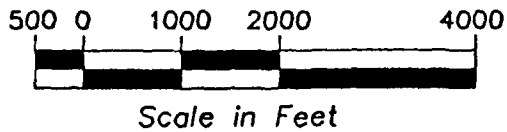
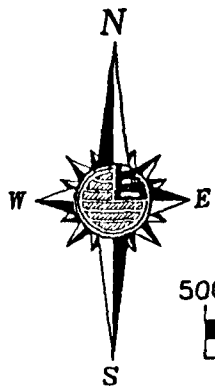
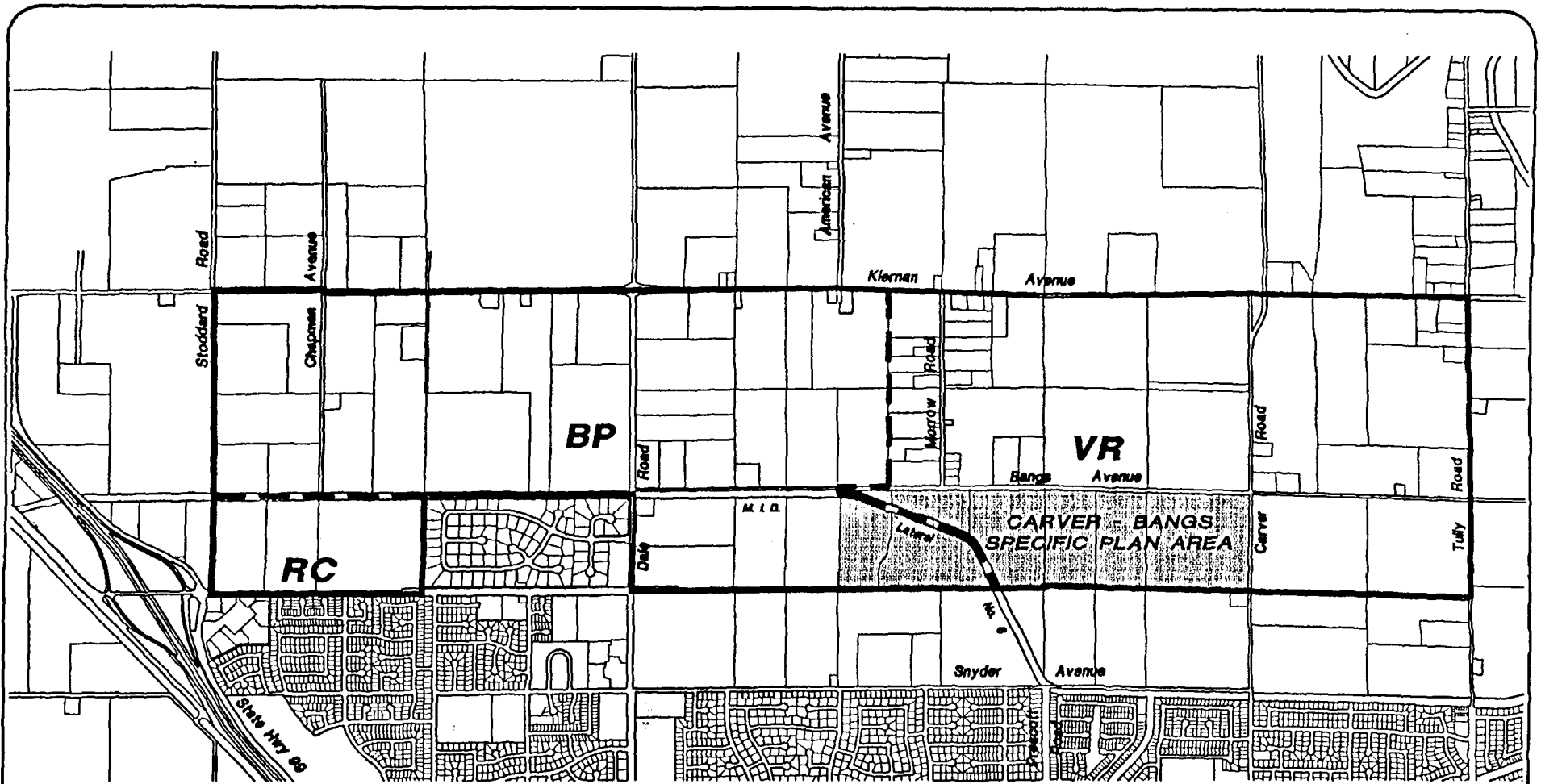
Forward

The Carver-Bangs Specific Plan is a proposed 160-acre residential project along the northwestern edge of the City of Modesto. The plan area is bounded on the east by Carver Road, on the north by Bangs Avenue, on the south by the Pelandale Snyder Specific Plan area, and the eastern boundary of the Kiernan Business Park area on the west. The plan was designed to integrate the residential-oriented plan with adjacent specific plan areas and the City of Modesto's General Plan. Development in the planning area will include a mixture of public and private residential developments totaling approximately 1000 units. The Environmental Impact Report that is being prepared for the Kiernan Business Park will include this area and address impacts and propose mitigation measures associated with future development within the Carver-Bangs Specific Plan area.



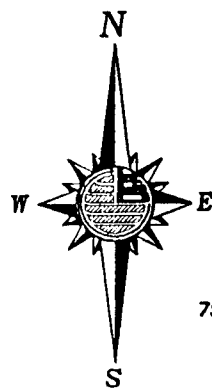
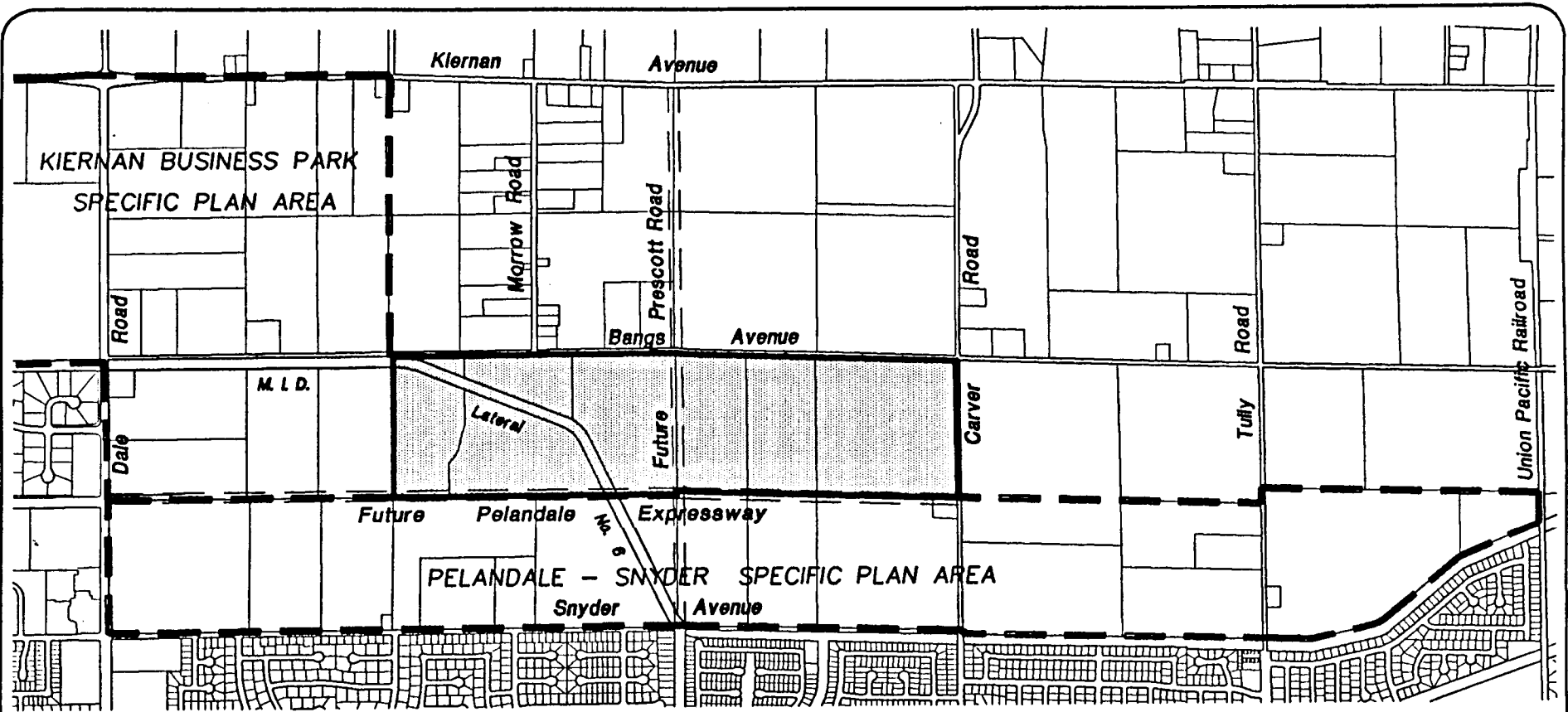
# VICINITY MAP

## CARVER-BANGS SPECIFIC PLAN





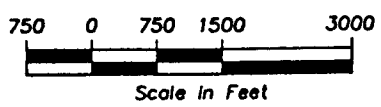
- BP - BUSINESS PARK
- RC - REGIONAL COMMERCIAL
- VR - VILLAGE RESIDENTIAL
- CPD BOUNDARY
- - - - LAND USE DESIGNATION BOUNDARY

**CARVER-BANGS  
SPECIFIC PLAN  
KIERNAN-CARVER  
C.P.D.**



**Legend**

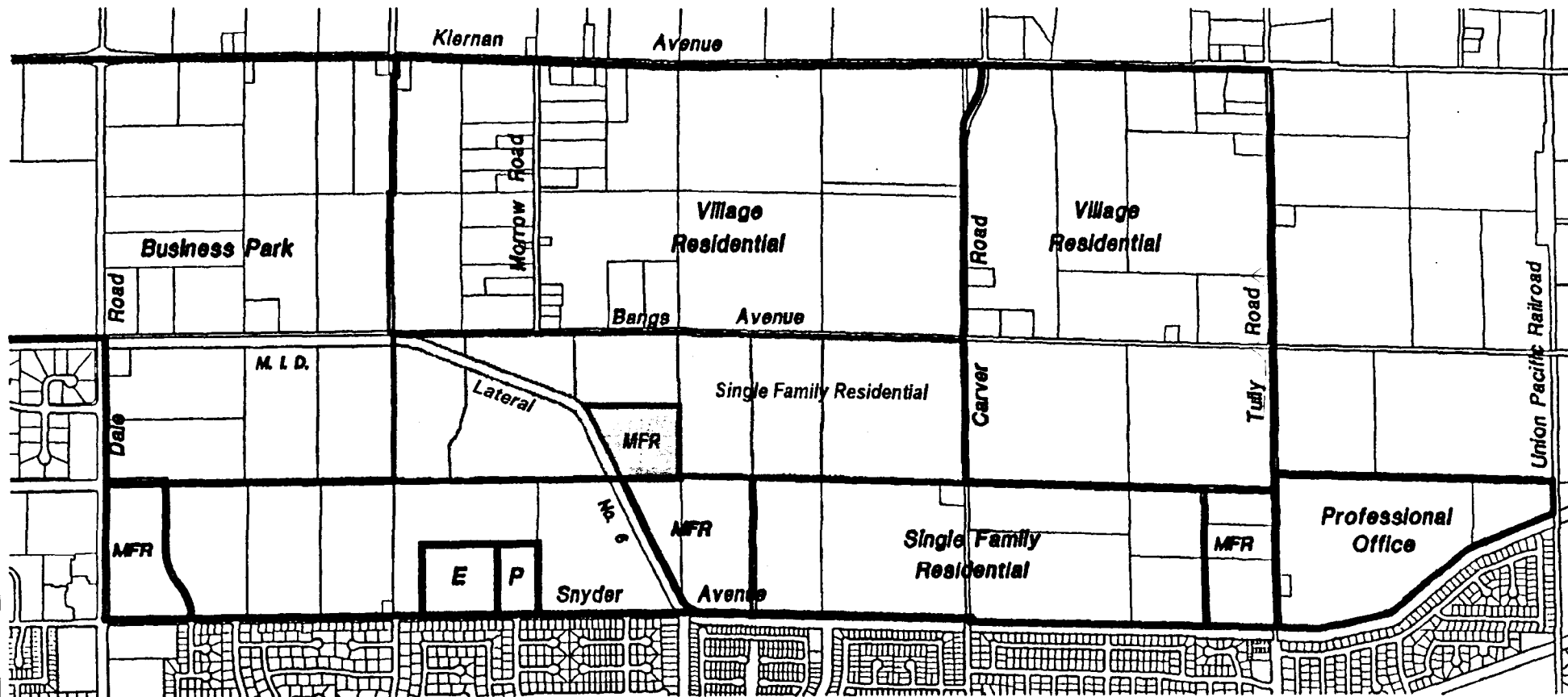
-  Carver - Bangs Specific Plan Boundary
-  Existing Specific Plan Boundary  
Kiernan Business Park S.P.  
Polandale - Snyder S.P.



**CARVER-BANGS  
SPECIFIC PLAN**

**Project Site**

**Exhibit 1 - 3**



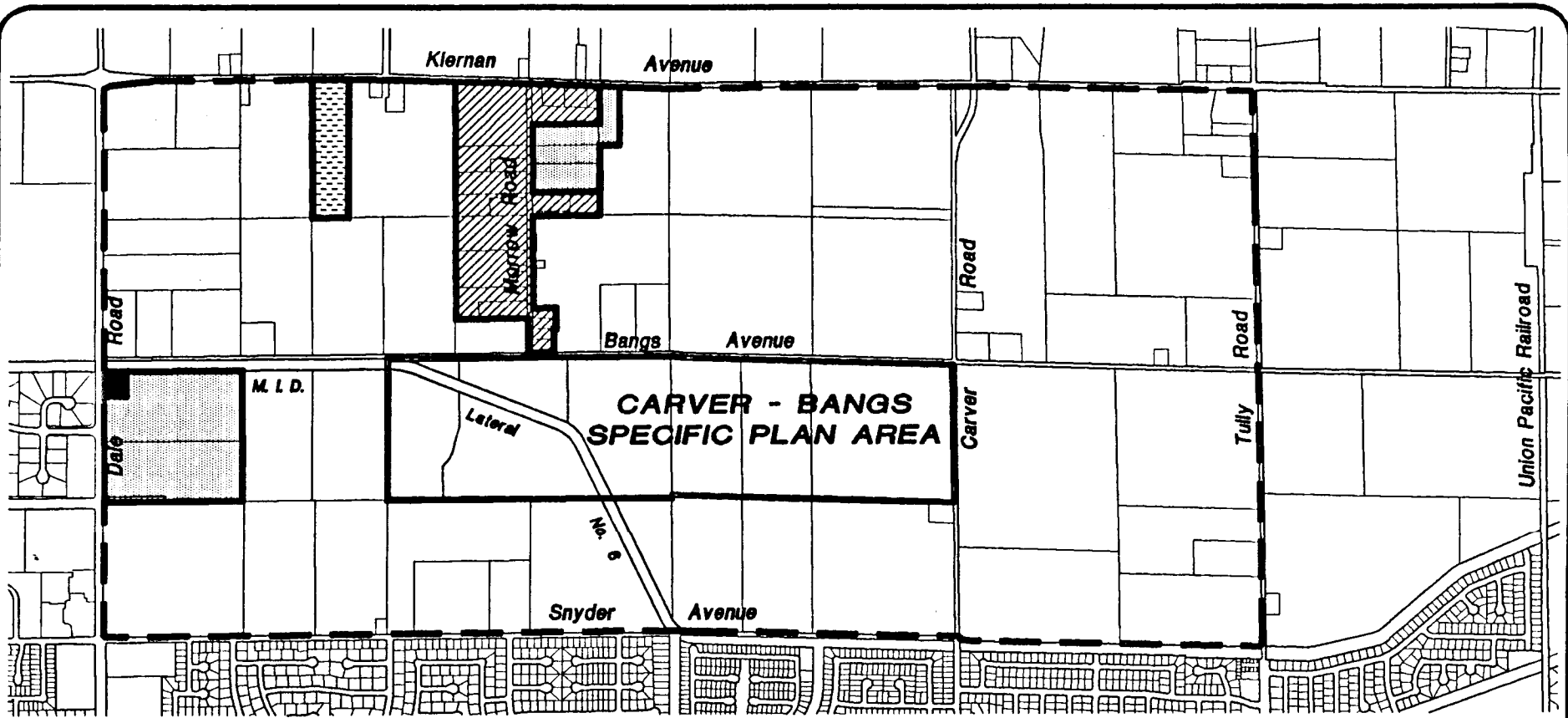
- E** - Elementary School
- P** - Neighborhood Park
- MFR** - Multi Family Residential
- SFR** - Single Family Residential

## **CARVER-BANGS SPECIFIC PLAN**






**Proposed Area Land Use**

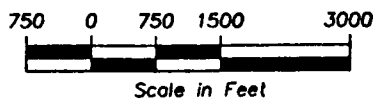
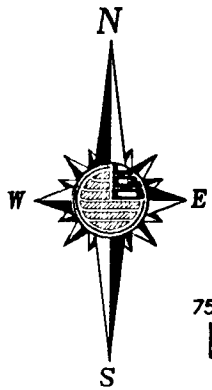
**Exhibit 1 - 4**

**NOTE:**  
PROPOSED LAND USES BASED UPON EXISTING DRAFT AND  
APPROVED SPECIFIC PLAN DOCUMENTS AND THE GENERAL PLAN.



**Legend**

-  Agriculture
-  Light Industrial
-  Rural Residential
-  Institutional
-  Commercial



**CARVER-BANGS  
SPECIFIC PLAN**  
Existing Area Land Use

**A. Purpose of Specific Plan**

The Carver-Bangs Specific Plan will serve to help direct the orderly development of the planning area. The purpose of the plan is to help implement the City of Modesto's General Plan as authorized under State Law (Section 65450 et. seq. of State Government Code). The plan has been prepared by Lew-Garcia-Davis however, the City of Modesto assumes full responsibility for the plan's implementation and interpretation.

**B. Background and Planning Process**

In 1995, the City of Modesto completed and adopted a revised General Plan which designates the Plan area for Village Residential and Business Park Development. This Specific Plan was initiated to support the City's efforts in developing a portion of north Modesto. The addition of this planning area was seen as an opportunity by the city to encourage the eventual extension and construction of the Pelandale Avenue Expressway as well as a chance to plan for some nearby housing to supplement the extensive Kiernan Business Park Area.

The Specific Plan is based on the goals and policies of the General Plan; opportunities and constraints as identified in the existing condition analysis; and input received from City staff and interested citizens. A Focused Environmental Impact Report has been prepared, pursuant to the California Environmental Quality Act (CEQA), to evaluate the effect of the Specific Plan on the area.

**C. Statutory Authority**

Under California Law (Government Code 65450) cities may use Specific Plans to communicate development policies, programs, and regulations to implement the jurisdiction's adopted General Plan. Ideally, the Specific Plan implements the local General Plan by creating a bridge between General Plan policies and the proposals of individual developers. The Specific Plan may direct all facets of development within the Plan area including the distribution of land uses, the location and type of infrastructure, development standards, and financing of public improvements. This Specific Plan has been prepared in accordance with the California Government Code. Section 65451 mandates that a Specific Plan include, at a minimum, text and diagrams which describe the following:

1. The distribution, location and extent of land uses including open space, within the area covered by the plan.

2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.
3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.
5. A statement of the relationship of the Specific Plan with the General Plan.

**D. Relationship to General Plan**

The City of Modesto completed and adopted a revised General Plan and certified the Master Environmental Impact Report (EIR) in August of 1995. The revised General Plan identifies twenty-five Comprehensive Planning Districts (CPDs) and presents policies to manage future growth in these districts. The twenty-five CPDs comprise a 17,600-acre Planned Urbanizing Area identified by the General Plan as the community's major urban growth area. To ensure that growth occurs in a planned manner, the policies associated with each CPD are to be implemented through the adoption of Comprehensive Plan.

The General Plan recognizes Specific Plans, as defined by section 65450 of the California Government Code, as a form of Comprehensive Plan particularly suited to implement CPD policies. Specific Plans are authorized under section 65450 for "systematic implementation of the general plan for all or part of the area covered by the General Plan.

This Specific Plan implements a portion of the Kiernan/Carver CPD. The General Plan recognizes that more than one Comprehensive Plan may be processed within a given CPD, as long as the remaining area within the CPD can still comply with the general policies presented in the Community Development Policies chapter.

In the case of the Kiernan/Carver CPD, the General Plan proposes 660 acres of business park, 75 acres of Regional Commercial use, along with 650 acres of Village Residential use in the eastern portion of the CPD. The Kiernan Business Park Specific Plan establishes 614 acres of business park and industrial uses in the western portion of the CPD. This does not include the +/- 40 acres upon

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which a General Plan Amendment is being processed to concurrently redesignate a portion of the CPD located within the western quarter of the Carver-Bangs Specific Plan Area from a Business Park Land Use Designation to a Village Residential Land Use Designation.

The Carver-Bangs Specific Plan addresses an additional 160 acres of residential land which includes the area to be covered by the above mentioned General Plan Amendment. For the purpose of this document it is assumed that the General Plan Amendment will be in place prior to adoption of this Specific Plan. The Carver-Bangs Specific Plan was developed in accordance with the policies outlined in the revised General Plan for land use, circulation, public facilities and services, as well as implementation.

#### **E. Specific Plan Adoption & Severability**

Adoption of this Specific Plan and certification of the Kiernan Business Park Specific Plan Focused EIR will establish and define the planning criteria and necessary mitigation measures that will guide the subsequent stages of the established planning process including annexation, tentative subdivision map application, and site development plans.

In the event that any regulation, condition, program, or portion of the Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

#### **F. Specific Plan Contents**

The content of this Specific Plan is consistent with the requirements identified in both the General Plan and Section 65451 of the Government Code and includes the items delineated in Section C, Statutory Authority, of this chapter. The Specific Plan is organized into the following chapters:

**Chapter I. Introduction.** presents an overview of the purpose, location, and description of the Specific Plan, its relation to the General Plan, its organization and content, and background on the planning effort.

**Chapter II. Land Use Designations.** provides project setting information including regional location, physical description, existing uses of the site, and General Plan policy information..

**Chapter III. Standards and Criteria by Which Development Will Proceed.** Sets forth the performance criteria and development standards for complying with city codes and ordinances.

**Chapter IV. Public Facilities.** Presents the community services and facilities policies of the City's General Plan and describes how these policies will be followed within the planning area.

**Chapter V. Implementation and Financing.** Presents environmental resource policies of the City's General Plan and describes how these policies will be followed in subsequent actions and development of Specific Plan uses.

**Chapter VI. List of Preparers.** Identifies individuals involved in preparation of the report.

Each chapter contains a listing of relevant General Plan policies relating to the content of the chapter. The intention is to strengthen the connection between policies identified in the General Plan and their implementation as specified through this Specific Plan.