

The City of Ceres is planning new residential and commercial growth at its western boundary. You are invited to be a part of the process:

**West Ceres Specific Plan Community Workshop #3:
Preferred Development Concept and Environmental Scoping**

Tuesday, January 13th, 6:30 pm

Harvest Hall at the Agricultural Center

3800 Cornucopia Way, Modesto, CA

Since our last community workshop in May, we have incorporated comments from the community, property owners, and service providers and worked with Ceres City Council and Planning Commission to refine the possibilities for development of the area into a Preferred Development Concept Plan. We are excited to share this Preferred Plan with you and discuss some of the details that will be added as we draft the Specific Plan document.

We've also begun the environmental review process and will be conducting analyses and preparing an Environmental Impact Report. Per California law, a Notice of Preparation (NOP) has been filed and distributed to reviewing agencies to let them know about the project and the proposed analysis. The NOP document can be found on the City of Ceres website (www.ci.ceres.ca.us/40634.html#WestCeresSpecificPlan) or requested in person at the Ceres Planning Department (2220 Magnolia Street, Ceres, CA 95307, Phone: 209.538.5774). During the community workshop, we will be accepting comments from you related to environmental issues you wish to see addressed in our analysis.

For any who aren't aware: the City of Ceres and a team of consultants have begun planning for the West Ceres Specific Plan area at the City's western boundary, incorporating an approximately 1.5 square mile area bounded by E. Whitmore Ave., Service Road, Ustick Road, and the Union Pacific Railroad.

Following this community workshop, the project team will work to complete the Specific Plan and conduct environmental analysis. The draft Specific Plan and Environmental Impact Report are anticipated to be available for review in the summer of 2009. You will be notified of the availability of these documents and of a public hearing during which your comments on these documents will be requested.

Thank you again to all who attended previous meetings and provided us with input! We hope to see you at this upcoming meeting! Should you have any questions, please feel free to reach us (Scott and Rebecca with Lamphier-Gregory, a part of the City's consultant team) at 510-535-6690 or via email at rgorton@lamphier-gregory.com .