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Notice of Completion & Environmental Document Transmittal

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SCH # 2017012063
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Project Title: Whitmore Ranch Specific Plan Environmental Impact Report

Lead Agency: City of Ceres
Mailing Address: 2220 Magnolia Street
City: Ceres Zip: 95307

Contact Person: Tom Westbrook, Director of Com
Phone: 209-538-5778
County: Stanislaus

JENNIFER MERCADO

Project Location: County: Stanislaus City/Nearest Community: City of Ceres
Cross Streets: Whitmore Avenue and Moore Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): 37 059 ' 34.6 " N / 120 093 ' 17.9 " W Total Acres: 94
Assessor's Parcel No.: 069-017-001 to 008 and 010 to 013 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: State Route 99 Waterways:
Airports: Modesto City-County Airport Railways: Schools: La Rosa Elementary and

Document Type:

- CEQA: [] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec [x] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] General Plan Amendment [] General Plan Element [] Community Plan [x] Specific Plan [] Master Plan [] Planned Unit Development [] Site Plan [] Rezone [x] Prezone [] Use Permit [] Land Division (Subdivision, etc.) [x] Annexation [] Redevelopment [] Coastal Permit [] Other:

Development Type:

- [x] Residential: Units 441 Acres 94
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: Multi-purpose open space/park space
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Tribal, GHG

Present Land Use/Zoning/General Plan Designation:

Agricultural, housing, schools/ A-2-40 (General Agriculture, 40-acre minimum lot size)/Agriculture

Project Description: (please use a separate page if necessary)
The Specific Plan will provide for a range of densities and housing types, parkland and other open space, existing schools, and supportive infrastructure on approximately 94 acres of land. The proposed Specific Plan Land Use Diagram provides approximately 28 acres for Low-Density Residential, 6.6 acres for Medium-Density Residential, and 6.4 acres for High-Density Residential, and once fully developed, could provide opportunities for as many as 441 new dwelling units. Approximately 5.2 acres is designated Parks/Open Space. Existing schools occupy approximately 36 acres. Planned improvements would include pedestrian and bicycle facilities along Whitmore Avenue and Moore Road, multi-modal extensions of Lunar Drive and Boothe Road through the Specific Plan Area, and new facility along the southern boundary (Stanford Avenue).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: San Joaquin Valley Air Pollution Control District |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 27, 2018 Ending Date August 13, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>City of Ceres</u>
Address: <u>2020 L Street, Suite 400</u>	Address: <u>2220 Magnolia Street</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Ceres, CA 95307</u>
Contact: <u>Matthew Gerken</u>	Phone: <u>209-538-5774</u>
Phone: <u>916-414-5800</u>	

Signature of Lead Agency Representative:



Date: 6/27/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.