

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2008122087

Project Title: West Landing Specific Plan (formerly West Ceres Specific Plan)

Lead Agency: City of Ceres Contact Person: Tom Westbrook, Planning Mgr.
 Mailing Address: 2220 Magnolia St. Phone: 209-538-5774
 City: Ceres Zip: 95307 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Ceres

Cross Streets: Whitmore Avenue and Crows Landing Road Zip Code: 95358

Longitude/Latitude (degrees, minutes and seconds): 37 ° 36 ' 16 " N / 120 ° 59 ' 22 " W Total Acres: 960

Assessor's Parcel No.: Various Section: 16 & 17 Twp.: 4S Range: 9E Base: _____

Within 2 Miles: State Hwy #: CA-99 Waterways: Tuolumne River

Airports: N/A Railways: UPRR Schools: Modesto City, Ceres Unified

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units 3635 Acres 318.1
 Office: Sq.ft. 383910 Acres 17.7 Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 884200 Acres 85.9 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 802100 Acres 67.5 Employees _____ Power: Type _____ MW _____
 Educational: 2 Elementary Schools on 16 ac. Waste Treatment: Type _____ MGD _____
 Recreational: 47 ac. of parks inc. dual-use SD basins Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Stanislaus Co. facilities (175.5 ac), G3 industrial facility (128.5 ac)

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: The area is currently largely in Agricultural use with some rural residential, the existing G3 and County facilities, and has various General Plan designations

Project Description: *(please use a separate page if necessary)*

Development of the Plan area would result in a mix of new commercial, office, and business park uses and a mix of residential units at various densities (1,310 multi-family units and 2,325 single-family units). Additionally, some existing uses would be expected to remain, including the existing 18.1 ac. Carol Lane residential neighborhood, the G3 Enterprises industrial facility, which would be expected to build out their 128.5 ac. site, and the 175.5 ac. County facilities site, which would be expected to build out in accordance with the County's adopted Master Plan for the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date August 18, 2010 Ending Date October 4, 2010

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lamphier-Gregory</u>	Applicant: <u>City of Ceres</u>
Address: <u>1944 Embarcadero</u>	Address: <u>2220 Magnolia Street</u>
City/State/Zip: <u>Oakland, CA 94606</u>	City/State/Zip: <u>Ceres, CA 95307</u>
Contact: <u>Rebecca Gorton</u>	Phone: <u>209-538-5774</u>
Phone: <u>510-535-6690</u>	

Signature of Lead Agency Representative:  Date: 8/18/2010

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