

**Notice of Completion & Environmental Document Transmittal**

2018 JUN 27 AM 9:25

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 #2017012063

STANISLAUS CO. CLERK-RECORDER

**Project Title:** Whitmore Ranch Specific Plan Environmental Impact Report*JENNIFER MERCADO*

Lead Agency: City of Ceres

Contact Person: Tom Westbrook, Director of Com

Mailing Address: 2220 Magnolia Street

Phone: 209-538-5778

City: Ceres

Zip: 95307

County: Stanislaus

**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 ° 59 ' 34.6 " N / 120 ° 93 ' 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  Draft EIR  
 Early Cons  Supplement/Subsequent EIR  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

NEPA:  NOI  EA  
 Draft EIS  FONSI

Other:  Joint Document  
 Final Document  
 Other: \_\_\_\_\_

**Local Action Type:**

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

Other: \_\_\_\_\_

**Development Type:**

Residential: Units 441 Acres 94  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 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:**

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

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".

<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 type="checkbox"/> Health Services, Department of	
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

### 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: AECOM

Applicant: City of Ceres

Address: 2020 L Street, Suite 400

Address: 2220 Magnolia Street

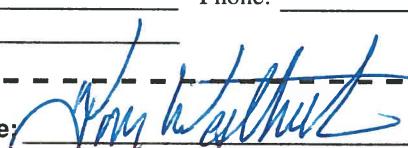
City/State/Zip: Sacramento, CA 95811

City/State/Zip: Ceres, CA 95307

Contact: Matthew Gerken

Phone: 209-538-5774

Phone: 916-414-5800

Signature of Lead Agency Representative: 

Date: 6/27/18

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