



NOTICE OF AVAILABILITY WEST LANDING SPECIFIC PLAN FINAL EIR

NOTICE IS HEREBY GIVEN of the availability of the following document:

FINAL Environmental Impact Report for the West Landing Specific Plan Project (SCH # 2008122087), for a General Plan Amendment, Specific Plan/Finance Plan, pre-zoning/Sphere of Influence Amendment/annexation.

The City of Ceres, along with the consultant team led by Wood Rodgers, completed a planning process for a 960-acre site on the City's western border, resulting in the West Landing Specific Plan (the "Plan"). The Plan area is located in what is currently unincorporated Stanislaus County and is bounded by Whitmore Avenue and the City of Modesto to the north, the Union Pacific Railroad and the City of Ceres to the east, and Service Road and Ustick Road at the southern and western boundaries respectively, with largely agricultural uses beyond. The Plan is a policy document to guide future land use, infrastructure and public service planning and investment in the area, and a regulatory document to provide rules and standards by which new development within the Plan area may proceed.

The proposed Plan consists of a mix of commercial, office, residential, business park, and industrial land uses as well as existing and expanded county facilities. Development of the Plan area could result in up to 3,635 residential units (1,310 multi-family units and 2,325 single-family units), up to 884,200 square feet of retail commercial, up to 383,910 square feet of office space, up to 802,100 square feet of light industrial/business park uses, 16 acres for two elementary schools, and 47 acres of parks (partially dual use for storm drainage). Some existing uses would be anticipated to remain under the Plan, including the existing 18.1-acre Carol Lane neighborhood, the G3 Enterprises, Inc. industrial facility, which would be expected to continue to expand on their 128.5 acre site; and the 175.5-acre County facilities, which would be expected to continue to develop based upon the County's master plan for the site.

In addition to certification of the Environmental Impact Report, the City of Ceres would need to adopt the Plan, approve a General Plan amendment and pre-zoning and successfully obtain Stanislaus Local Agency Formation Committee (LAFCO) approval for annexation to the City of Ceres and the adjustment of the Sphere of Influence. Subsequent actions that may be required to implement the proposed Plan following adoption include tentative and final subdivision maps; development agreements; municipal bond financing; formation of landscape, lighting and maintenance assessment districts; community facilities district; conditional use permits; planned community development plans; and/or demolition, grading and building permits.

Review of regulatory databases found no documentation of hazardous materials violations or discharge in the Plan area.

In accordance with procedures set forth in the California Environmental Quality Act (CEQA), the City has determined that an Environmental Impact Report (EIR) is required for this project. The City of Ceres (City) is the

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Lead Agency for the preparation of the EIR. A Notice of Preparation (NOP) was circulated in December 2008 to solicit the views of interested persons and agencies as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. A public scoping meeting for the Notice of Preparation was held on January 13, 2009 at the City of Ceres. In response to the NOP, a Draft Environmental Impact Report (Draft EIR) was prepared. The Draft EIR was released for public review and comment on August 18, 2010 and the comment period closed on October 4, 2010.

The EIR identified significant and unavoidable impacts related to loss of agricultural land, emissions of ozone, particulate matter and greenhouse gasses, noise from increased traffic levels on vicinity streets and during the construction period, and contributions to traffic congestion on vicinity roadways and State Route 99.

Additionally, the EIR discusses potentially significant but mitigatable impacts in the following topic areas: Air Quality, Biological Resources, Cultural Resources, Geological Resources, Hazardous Resources, Hydrology and Water Quality, Land Use and Planning, Traffic, and Utilities.

The Final EIR represents the response to all of the comments that were received in addition to any changes that were made in the EIR as a result of the response of those comments, none of which were significant new information triggering recirculation. The City of Ceres is scheduled to hold a public hearing at the Planning Commission on May 16, 2011 to certify the EIR and make a recommendation to the City Council regarding the West Landing Specific Plan project. Planning Commission meetings are held at 6:00 p.m. at 2701 Fourth Street, Ceres, CA, 95307.

If you have any questions concerning this project, the Final Environmental Impact Report, General Plan Amendment, Specific Plan/Finance Plan, pre-zoning/Sphere of Influence Amendment/annexation; these records are available at 2220 Magnolia Street, Ceres, CA, 95307, during business hours, Monday through Friday 8:00 a.m. to 5:00 p.m. Copies of the Final EIR and all documents referenced in the EIR can be obtained at 2220 Magnolia Street, Ceres, CA, 95307 or from the City's Website at: www.ci.ceres.ca.us.

If you challenge the Environmental Impact Report, General Plan Amendment, Specific Plan/Finance Plan, or pre-zoning/Sphere of Influence Amendment/annexation in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Ceres at, or prior to, the public hearing.

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