

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
 Early Cons
 Neg Dec
 Mit Neg Dec

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

Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

Annexation
 Redevelopment
 Coastal Permit
 Other:

Development Type:

Residential: Units 3635 Acres 318.1
 Office: Sq.ft. 383910 Acres 17.7 Employees _____
 Commercial: Sq.ft. 884200 Acres 85.9 Employees _____
 Industrial: Sq.ft. 802100 Acres 67.5 Employees _____
 Educational: 2 Elementary Schools on 16 ac.
 Recreational: 47 ac. of parks inc. dual-use SD basins
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Stanislaus Co. facilities (175.5 ac), G3 industrial facility (128.5 ac)

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input 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 type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input 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 type="checkbox"/> 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.

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 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 #10	<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 #5
<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 #4	<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"/> Housing & Community Development	
<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 <u>August 18, 2010</u>	Ending Date <u>October 4, 2010</u>

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: <u></u>	Date: <u>8/18/2010</u>

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