

2018 NOV 19 AM 9:46

Notice of Determination

Appendix D

STANISLAUS CO. CLERK-RECORDER

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
[] County Clerk
County of: Stanislaus
Address: 1021 I Street Modesto, CA 95354

From: Public Agency: City of Ceres
Address: 2220 Magnolia Street Ceres, CA 95307
Contact: Tom Westbrook
Phone: 209-538-5778
ASHIKA NARAYAN
Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017012063

Project Title: Whitmore Ranch Specific Plan

Project Applicant: Alvernaz Enterprises LLC & Two Forty Nine, Inc.

Project Location (include county): South of Whitmore Avenue and east of Moore Road, Stanislaus County

Project Description:
The Specific Plan Land Use Diagram identifies land use designations. The Specific Plan provides approximately 28 acres for Low-Density Residential, 7 acres for Medium-Density Residential, and 6 acres for Higher-Density Residential. Approximately 36 acres has the School land use designation and approximately 5 acres is designated Parks/Open Space. Streets and associated public rights-of-way would require approximately 12 acres. The Specific Plan, once fully developed, could provide opportunities for as many as 441 new dwelling units.

This is to advise that the City of Ceres has approved the above
[] Lead Agency or [] Responsible Agency
described project on 11-13-2018 and has made the following determinations regarding the above
(date) described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Ceres Community Development Department, 2220 Magnolia Street, Ceres, CA 95307

Signature (Public Agency): [Signature] Title: Director of Community Development

Date: 11-19-2018 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Date removed from posting 12/31/18