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STANISLAUS CO. CLERK-RECORDER

*Aderra Loera*

## Notice of Intent to Adopt a Mitigated Negative Declaration

To: County Clerk  
County of Stanislaus  
1021 "I" Street, Suite 101  
Modesto, CA 95354

From: City of Ceres  
Planning and Building Division  
2220 Magnolia Street  
Ceres, CA 95307

**Please post pursuant to Section 21092.3 of the Public Resources Code.**

**Project Name:** Site Plan Approval 18-07 & Variance 18-08.

**Description of Project:** Proposal for a Site Plan Approval entitlement to expand and upgrade an existing 54,720 square foot industrial facility used for fabricating insulated metal panel systems with a 14,000 square foot addition, and a Variance to allow said addition to encroach 5 feet within the required front yard setback at 2000 Morgan Road in Ceres, California.

**Project Location:** 2000 Morgan Road (APN: 040-088-017, 040-089-001 & 040-089-002), Ceres, CA 95307

**Name of Project Proponent/Applicant:** VVH Consulting Engineers, 430 10<sup>th</sup> Street, Ceres, CA 95307

### Review Information:

1. Pursuant to Section 21092.3 of the Public Resources Code, the City of Ceres hereby provides public notice of its intent to adopt a Mitigated Negative Declaration in conjunction with the above project and its related applications.
2. Mitigation measures []are [] are not included in the project to avoid potentially significant effects on the environment.
3. The City of Ceres Planning Commission is scheduled to hear this item at their meeting of Monday, November 5, 2018. This meeting will be held at 6:00 p.m. in the Ceres Community Center at 2701 4<sup>th</sup> Street.
4. The public review period for commenting on the proposed Mitigated Negative Declaration begins on September 26, 2018 and ends at 5:00 p.m. on October 16, 2018. The Initial Study/Mitigated Negative Declaration can be viewed at the office of the Ceres Planning and Building Division, 2220 Magnolia Street, Ceres, California, (209) 538-5774 during normal business hours (weekdays from 8 a.m. to 5 p.m.). Copies of the environmental documents are also available in the Ceres Library, 2250 Magnolia Street, Ceres, California.

  
James Michaels, Senior Planner

September 26, 2018  
Date

Date removed from posting 10/31/18

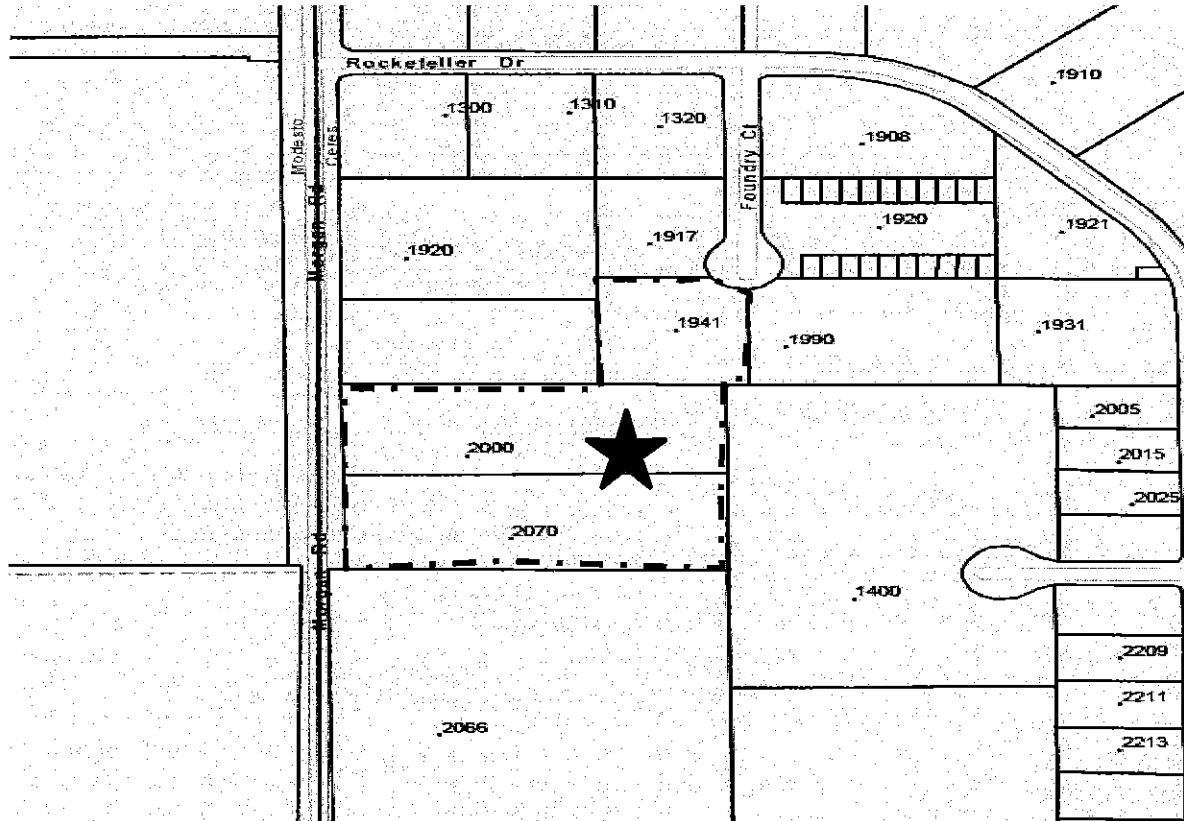


## City of Ceres Environmental Checklist Form

1. **Project Title:** Site Plan Approval (SPA 18-07)/Variance (VAR 18-08): Proposal for a Site Plan Approval entitlement to expand and upgrade an existing 54,720 square foot industrial facility used for fabricating insulated metal panel systems with a 14,000 square foot addition, and a Variance to allow said addition to encroach 5 feet within the required front yard setback at 2000 Morgan Road in Ceres, California.
2. **Lead Agency Name and Address:** City of Ceres  
2220 Magnolia Street  
Ceres, CA 95307
3. **Contact Person and Phone Number:** James Michaels, Senior Planner,  
[James.Michaels@ci.ceres.ca.us](mailto:James.Michaels@ci.ceres.ca.us), 209.538.5789
4. **Project Location:** 2000 Morgan Road (APN: 040-088-017, 040-089-001 & -002)
5. **Project Sponsor's Name and Address:** VVH Consulting Engineers  
ATTN: Adam Reed  
430 10<sup>th</sup> Street  
Modesto, CA 95354
6. **General Plan Designation:** GI, General Industrial
7. **Zoning Designation:** M-2, General Industrial
8. **Description of the Project:** This proposed project is for a Site Plan Approval entitlement to expand and upgrade an existing 54,720 square foot industrial facility used for fabricating insulated metal panel systems with a 14,000 square foot addition, and a Variance to allow said addition to encroach 5 feet within the required front yard setback at 2000 Morgan Road in Ceres, California.
9. **Surrounding Land Uses and Setting:** The zoning and the existing developments on and in the vicinity of the proposed subdivision map are summarized below.

	EXISTING LAND USE	ZONING	CERES GENERAL PLAN
<b>Project Site</b>	Three existing industrial buildings used for an existing operation that manufactures insulated metal panel systems	M-2, General Industrial	GI, General Industrial
<b>North</b>	Rockefeller Drive; Developed & undeveloped industrial zoned properties	M-2, General Industrial	GI, General Industrial
<b>South</b>	American Recycling and Whitmore Avenue	M-2, General Industrial	GI, General Industrial
<b>East</b>	Developed & undeveloped industrial zoned properties	M-2, General Industrial	GI, General Industrial
<b>West</b>	Developed & vacant industrial type uses across Morgan Road	County of City of Modesto Zoning Ordinance	County of Stanislaus General Plan

**Figure No. 1 – Vicinity Map**



**Project Site**



**North**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION:** (To be completed by the Lead Agency)

On behalf of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
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 James Michaels, Senior Planner

September 26, 2018  
 Date

<b>I. <u>AESTHETICS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a,b) *No Impact.* The project area currently is developed with three industrial buildings and is surrounded by industrial development. The project area has no scenic vistas, and Morgan Road is not located within a state scenic highway. Thus, it is expected the project will have no impact to scenic vistas or scenic resources such as trees, rock outcroppings or historic buildings. Therefore, it is expected the project will have **No Impact**.

c,d) *No Impact.* It is anticipated the proposed development will not substantially degrade the existing visual character or quality of the site or its surroundings as the development will be consistent with the surrounding adjoining industrial land uses in the vicinity, and would not create a new source of substantial light or glare different from the existing industrial developments within the area. Thus, the project will have **No Impact**.

- e) No Impact. The proposed development will not involve other changes in the existing environment as the project area does not include any farmland or forest land. Thus, the construction of the project improvements does not result in converting farmland to non-agriculture use or converting forest land to a non-forest use. As such, the proposed project will have **No Impact**.

III. <u>AIR QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a,b) *Less Than Significant Impact.* The San Joaquin Valley is in non-attainment status for PM-10 and other airborne pollutants. The development of this project will not obstruct implementation of an air quality plan. Furthermore, it is expected this project will be subject to Rule 9510 which is the Indirect Source Review and the project will either have to incorporate approved San Joaquin Valley Air Pollution Control District measures to reduce expected pollution or pay fees based on the expected pollution that might be generated. Additionally, during the construction phase of this project, the developer will be required to adhere to Rule 8021 which regulates construction activities, including earthmoving. Because this project will be required to comply with the standards of the San Joaquin Valley Air Pollution Control District, it is anticipated this will be **Less Than Significant Impact**.
- c) *Less Than Significant Impact with Mitigation Incorporated.* The San Joaquin Valley Region is a "non-attainment" area for state particulate matter (PM10) and ozone standards, and the Federal ozone standard. During grading and construction activities, it is anticipated that the project's primary contribution to air quality emissions would be particulate matter, which may result as a potentially significant impact. The applicant will be required to comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) (PM10) regulations. Furthermore, this project will be required to get an Authority to Construct permit from the District which will allow that agency to comment and place conditions on the project. Additionally, implementation of the following mitigation measure during the construction phase of this project will reduce potential air quality impacts to a less than significant level:

<b>IV. <u>BIOLOGICAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a,b) *No Impact.* The project area does not contain any known species that would be a candidate, sensitive, or special status species, nor does it contain habitat for such species. Additionally, the City of Ceres General Plan EIR indicates that the only riparian areas within the City of Ceres are adjacent to the Tuolumne River. Construction of the project improvements for the site are located approximately 1.4 +/- miles south of the river and is not expected to harbor any special status species nor have any sensitive natural communities. Therefore, this project will have **No Impact**.
- c) *No Impact.* The subject property is not designated as a federally protected wetland as defined by Section 404 of the Clean Water Act. The development of this project will have **No Impact**.
- d) *No Impact.* There are no ponds or streams and there is no habitat for migratory fish. Additionally, this project will not impede the movement of wildlife within a migratory corridor as the site is not suitable habitat for such movements. As such, this project will have **No Impact**.
- e) *Less Than Significant Impact.* The Site Plan Approval entitlement associated with this Initial Study will regulate the development of the project. The project will not require the removal of a significant amount of trees, and the vegetation expected to be removed shall be replaced with new landscaping. As such, it is expected this will have **Less Than Significant Impact**.

<b>VI. <u>GEOLOGY AND SOILS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to potential substantial adverse effects including the risk of loss injury, or death involving seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Be located on expansive soil, as defined in the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *No Impact.* The City of Ceres is located in the central portion of Stanislaus County. According to the City of Ceres General Plan, there are no known active earthquake faults in the City's Planning Area. The nearest active faults are located 25-40 miles west of the City's Planning Area and the nearest potentially active fault line is 11 miles northwest of Ceres. Due to the absence of active faults in the City's Planning Area, the risk of surface rupture, or the breaking of the ground along a fault during an earthquake is very low. Therefore, **No Impact** is expected.
- b) *Less Than Significant Impact.* Although there are no known active earthquake faults on the subject site, the site could be subject to some ground shaking from regional faults. Excavation, earthwork, and activities associated with the installation of physical improvements may have the potential to create unstable geologic conditions. All earthwork will only be allowed consistent with existing City Specifications, and the project will be constructed to meet all requirements of the current California Building Code (including Seismic sections), which have been adopted to protect the general welfare and public safety. As such, it is



instead with the much lower GWP chemical "Pentane" which is anticipated to help reduce potential greenhouse gas (GHS) emissions generated by the operation, and thereby complying with the intent of the City's General Plan policies relating to reducing greenhouse gas emissions. Additionally, the San Joaquin Valley Air Pollution Control District has guidelines known as Best Performance Standards, which is a list of greenhouse gas emission reduction measures that are the most effective achieved-in-practice means of reducing or limiting greenhouse gas emissions from a greenhouse gas emissions source and can be utilized to address impacts per the California Environmental Quality Act (CEQA). It is expected that the construction of the improvements associated with this project may incorporate some of these standards to reduce greenhouse gas emissions to a less than significant level, thereby achieving compliance with the California Environmental Quality Act (CEQA). As such, this is considered as a **Less Than Significant Impact**.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handles hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* The proposed project is for the construction of modernizing the current manufacturing facility. During the construction phase of the project, the site may have some fuels and

increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-d) *Less than Significant Impact.* The construction of the project may reduce absorption rates and increase surface water runoff. Final drainage designs will be required to comply with City Standards and will be reviewed and approved by the City Engineer. Any increased runoff shall be mitigated as required by the Engineering Services Department. The perimeter of the project area will also be required to be protected against surface runoff from adjacent properties in a manner acceptable to the Engineering Services Department and will be designed to drain into the existing storm drain basin on site.

The project requires a National Pollutant Discharge Elimination System (NPDES) permit, issued by the Regional Water Quality Control Board (RWQCB), and compliance with Best Management Practices (BMPs) during the construction and operation of the project. A Storm Water Management Program (SWMP) is also required to reduce the discharge of pollutants to the maximum extent feasible. Therefore, this project is expected to have a **Less Than Significant Impact**.

e) *No Impact.* The construction of this project is not expected to degrade water quality as the chemicals utilized for the operations are appropriately stored in tank systems with secondary spill containment, and the chemicals stored on-site will not be directed to an on-site storage system. The development of this project will have a **Less Than Significant Impact**.

f-g) *No Impact.* Flood Insurance Rate Map (FIRM) Community-Panel Number 06099C0555E which was revised on September 26, 2008, indicates that only a minor portion of the City of Ceres is within the 100 year flood plan, which is adjacent to the Tuolumne River. The vast majority of the City is classified Zone X, which are areas determined to be outside 100-year flood-plain. The project area is located approximately 1.5 +/- miles south of the Tuolumne River and is completely within Zone X. This project will have **No Impact**.

h) *No Impact.* The development of the proposed project will not expose structures to a significant risk of loss, injury or death involving flooding, as a result of dam failure. Don Pedro Reservoir holds runoff water from the Tuolumne River and is upstream from the City of Ceres. The likelihood that this reservoir would fail is extremely remote. The development of this project will have **No Impact**.

i) *No Impact.* The site is approximately 1.5 +/- miles south of the Tuolumne River and is not likely to experience a seiche, tsunami or mudflow. As such, this project will have **No Impact**.

<b>X. <u>LAND USE AND PLANNING</u></b>	Potentially	Less Than Significant With Mitigation	Less Than	
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agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a, b, d) *Less Than Significant Impact with Mitigation.* Noise from construction activity has the potential to impact neighboring properties during the construction phase. There are some existing industrial developments within the project area. These developments may be subject to temporary groundborne vibration noise (i.e. from truck deliveries) during the construction phase of the project. However, all construction activities will be temporary and limited to the hours permitted by the Ceres Municipal Code.

Mitigation Measure

**MM XII-1** As required in the Ceres Standard Conditions of Project Approval, the project's contractor shall be required to limit construction hours from 7:00 a.m. to 8:00 p.m.

Timing/Implementation: Prior to construction activities.

Enforcement/Monitoring: City of Ceres Planning and Building Division, Public Works & Engineering Services Department.

Implementation of the above **Mitigation Measure** would reduce the impact of temporary noise to **Less Than Significant**.

c) *Less Than Significant Impact.* Currently, the project area is developed with an existing industrial building and the project is an expansion of that operation. After construction of the proposed project, there will be a slight increase in the ambient noise levels from vehicles entering and exiting the project site; however, this increase is insignificant, as the permanent source of noise from this development is not expected to exceed the standards established in the Ceres General Plan. Therefore, the development of the project will have a **Less Than Significant Impact**.

e,f) *No Impact.* The proposed project is within the Stanislaus County Airport Land Use Plan and is approximately 1.89 +/- miles south of the Modesto City/County Airport. The development of this industrial project would not be impacted by any noise associated with aircraft arriving or departing the Modesto City/County Airport. Existing industrial developments within the surrounding area are already subjected to operations at the Modesto City/County Airport, and the project will not alter this existing consequence. Interior noise levels for this project will meet the currently adopted California Building Code standards, and there are no private air strips within the area. As such, the development of this project will have **No Impact**.

required to pay public facility fees for the expansion of this industrial use. As such, this project has will have a **Less Than Significant Impact**.

<b>XV. RECREATION</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a,b) *No Impact*. The proposed project will not place any demand on recreation facilities as no residential units will be built with the project. Therefore, this project will have **No Impact**.

<b>XVI. TRANSPORTATION/TRAFFIC</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a,b,d,e) *Less Than Significant Impact.* The proposed project is not expected to generate sizeable amounts of wastewater or solid waste or a need for potable water not normally associated with an industrial development and water and sewer are already provided to the site to serve the project. This is expected to be a **Less Than Significant Impact.**
- c) *Less Than Significant Impact.* This project will alter the drainage of the site, decreasing absorption rates and increasing run-off in the area. The project will be required to address potential storm water runoff with the reconfiguration of the site's existing storm drain basin. As a condition of project approval, the existing facility shall be designed and constructed to address this issue to the satisfaction of the Public Works Department and Engineering Services Department, and at no cost to the City. This is expected to be a **Less Than Significant Impact.**
- f,g) *Less Than Significant Impact.* The proposed project will result in additional solid waste generation, but the site's reconfiguration of the operation is not expected to generate sizeable amounts of solid waste not normally associated with the existing development. The existing landfill serving the City has adequate capacity to serve this project. Therefore, this is expected to be a **Less Than Significant Impact.**