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2019 OCT -1 AM 8:42

**Notice of Intent to Adopt a Mitigated Negative Declaration**

STANISLAUS CO. CLERK-RECORDER

ASHIKA NARAYAN

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:** Vesting Tentative Parcel Map 19-20, Specific Plan Site Plan 19-21, and Variance 19-22.

**Description of Project:** Proposal for a Specific Plan Site Plan, a Vesting Tentative Parcel Map, and a Variance to allow for a two-phased commercial/retail development on 13.65 +/- acres located at 2812 and 2942 E. Service Road. The project includes: nine commercial/retail buildings that total 55,363 sq.ft., a 6,437 sq.ft. convenience store with a gas station and carwash, a 64,000 sq.ft. hotel consisting of 80 rooms, the subdividing of a 13.65-acre site (consisting of 4 legal parcels) into eight parcels and a remainder parcel to facilitate the development of a regional/mixed use shopping center, and a Variance request to allow for an 85-foot tall freestanding pylon sign which exceeds the City's Sign Ordinance height requirements.

**Project Location:** The project site is located at 2812 and 2942 E. Service Road (APN's: 041-013-008 & 041-013-009), Ceres, California 95307

**Name of Project Proponent/Applicant:** Mr. Daniel Ogden, Ceres Gateway Center LLC./Genesis Family Enterprises, Inc., 1535 "J" Street, Suite "A", Modesto, CA 95354

**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, December 2, 2019. 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 October 2, 2019 and ends at 5:00 p.m. on October 31, 2019. 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.



James Michaels, Senior Planner

October 1, 2019  
Date

Date removed from posting 11/4/19