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2019 OCT 15 AM 10:06

STANISLAUS CO. CLERK RECORDER

City of Ceres

Adam Loera

Notice of Determination

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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

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

Application No. 19-12 GPA, 19-13 VTPM, & 19-14 SPA

Table with 3 columns: Project Title, Lead Agency, Area Code/Telephone. Row 1: City of Ceres, James Michaels, Senior Planner, (209) 538-5789. Row 2: State Clearinghouse Number, Contact Person.

The project is located at the Northwest Corner of the Morgan Road and Service Roads, Ceres, California, 95307, County of Stanislaus.

Project Location (include county)

Project Description:

This project includes the following entitlement:

- A General Plan Amendment, a Vesting Tentative Parcel Map, & Site Plan Approval entitlement for a 64-unit apartment complex and one 8,240 square foot retail commercial shop building on four (4) proposed lots at the northwest corner of Morgan Road and Service Road.

The applicant is GDR Engineering, Inc., 3525 Mitchell Road, Suite "G", Ceres, CA 95307, 209.538.3360

This is to advise that the City of Ceres has approved the above-described project on September 16, 2019 and has made the following determinations regarding the above-described project:

- 1. The project [ ]will [x]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. [x]A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. [ ]CEQA has been addressed by a previously certified EIR or Negative Declaration, pursuant to Section 15162 of the CEQA Guidelines.
4. Mitigation measures [x]were [ ]were not made a condition of the approval of the project.
5. A Statement of Overriding Considerations [ ]was [x]was not adopted for this project.
6. Findings [x]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 [x] Mitigated Negative Declaration] is available to the General Public at 2220 Magnolia Street, Ceres, CA 95307.

Signature (Public Agency) Date Title
James Michaels October 15, 2019 Senior Planner

Date received for filing at OPR:

Date removed from posting 11/18/19

FILED

2019 JUL 31 AM 9:39

# Notice of Intent to Adopt a Mitigated Negative Declaration

STANISLAUS CO. CLERK-RECORDER

Gail Pilgrim

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:** General Plan Amendment 19-12, Vesting Tentative Parcel Map 19-13, & Site Plan Approval 19-14.

**Description of Project:** Proposal for a 64-unit apartment complex and one 8,240 square foot retail commercial shop building on four (4) proposed lots at the northwest corner of Morgan Road and Service Road.

**Project Location:** The project site is located at northwest corner of Morgan Road and Service Road. APN: 086-034-004, Ceres, California 95307

**Name of Project Proponent/Applicant:** GDR Engineering, Inc., 3525 Mitchell Road, Suite "G", 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 Tuesday, September 3, 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 July 31, 2019 and ends at 5:00 p.m. on August 19, 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

July 30, 2019  
Date



## **City of Ceres Environmental Checklist Form**

1. **Project Title:** General Plan Amendment (GPA 19-12), Vesting Tentative Parcel Map (VTPM 19-13), and Site Plan Approval (SPA 19-14): Proposal for a 64-unit apartment complex and one 8,240 square foot retail commercial shop building on four (4) proposed lots at the northwest corner of Morgan Road and Service 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:** Northwest corner of Morgan Road and Service Road  
(APN: 086-034-004)
5. **Project Sponsor's Name and Address:** GDR Engineering, Inc.  
ATTN: Max Garcia  
3525 Mitchell Road, Suite G  
Ceres, CA 95307
6. **General Plan Designation:** HDR, High Density Residential &  
CC, Community Commercial
7. **Zoning Designation:** PC-49, Planned Community - 49
8. **Description of the Project:** This proposed project is for a General Plan Amendment, a Vesting Tentative Parcel Map, and a Site Plan Approval entitlement involving the subdivision of a 4.85-acre property into four parcels, and the construction of one 8,240 square foot retail commercial building and 64 apartment/town home units located at the northwest corner of Service Road and Morgan Road. The project site is bound by Tranquil Lane to the north, Morgan Road to the east, Service Road to the south, and existing residential to the west.

The property has two general plan land use designations with the northern half being "HDR, High Density Residential" and the southern half being "CC, Community Commercial". The proposed General Plan Amendment would expand the "HDR, High Density Residential" designation to the southwest end of the site to allow for additional potential residential development, while the southeast end of the site would remain as a "CC, Community Commercial" designation. The Vesting Tentative Parcel Map would subdivide the 4.85-acre site into 4 parcels where said lots range from 0.85 acres to 1.48 acres in size with three lots (Parcels "A", "B", and "C") being reserved for the development of the apartment/town home units and Parcel "D" would be developed with a retail commercial building. The Site Plan Approval request would allow for the architectural review, use, and placement of one 8,240 square foot retail commercial building, and a 64-unit apartment/town home complex that will consist of 2-3 bedroom units situated within eighteen 2-story buildings containing 2-4 units each, and one 625 square foot single story office building utilized to manage the property.

The site will be accessible from five entrances, with one from Tranquil Lane, two from Morgan Road, and two from Service Road (one of which will serve as secondary access and emergency vehicle access). The primary access to the apartment/townhome units will be from Tranquil Lane and Morgan Road and the

primary access to the commercial building will be from Morgan Road and Services Road which will lead to the project parking area consisting of 47 spaces to serve the retail development, while 107 parking spaces will serve the residential development. Each building will be designed to include architectural features to enhance the site and the surrounding area.

9. **Surrounding Land Uses and Setting:** The zoning and the existing developments on and in the vicinity of the proposed project development are summarized below.

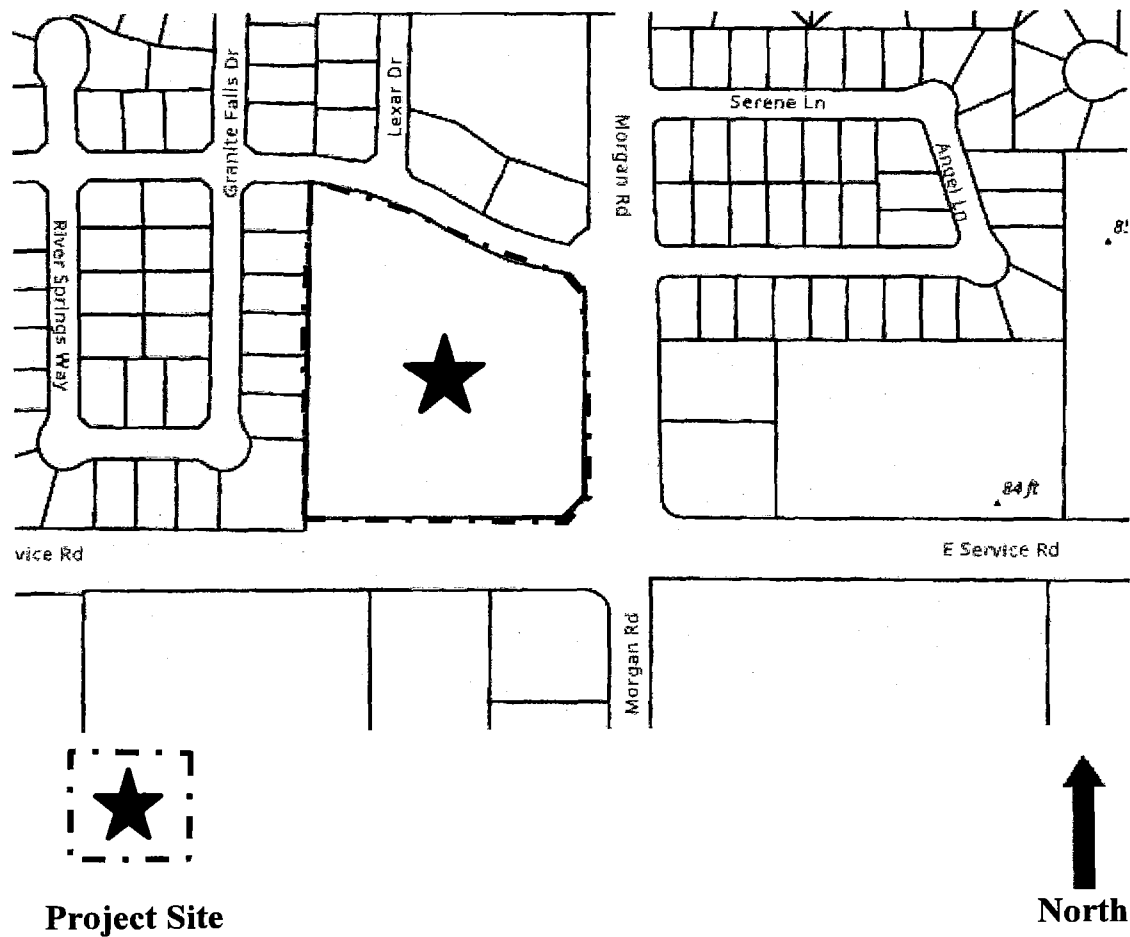
	EXISTING LAND USE	ZONING	CERES GENERAL PLAN
<b>Project Site</b>	Vacant Lot	PC-49, Planned Community - 49	CC, Community Commercial & HDR, High Density Residential
<b>North</b>	Single-Family Homes, Multi-Family housing, and Tranquil Lane	PC-49, Planned Community - 49	LDR, Low Density Residential, MDR, Medium Density Residential, & HDR, High Density Residential
<b>South</b>	TID Substation, Industrial uses, and Service Road	PC-50, Planned Community - 50	LI, Light Industrial & CF, Community Facilities
<b>East</b>	Commercial uses, Single-Family Homes, and Morgan Road	PC-43, Planned Community - 43 & R-1, Single-Family Residential	NC, Neighborhood Commercial & LDR, Low Density Residential
<b>West</b>	Single-Family Homes and Granite Falls Drive	PC-49, Planned Community - 49	LDR, Low Density Residential

The project involves one 4.85-acre parcel and is located at the northwest corner of Morgan Road and Service Road. The project site currently has a General Plan designation of "HDR, High Density Residential" on the north half of the property and a designation of "CC, Community Commercial" on the south half along Service Road. The surrounding uses consist of existing single-family homes to the west; multi-family housing, single-family housing, and Tranquil Lane to the north; single-family housing, neighborhood commercial uses, and Morgan Road to the east; and industrial uses, a TID substation, and Service Road to the south. All three existing streets (Tranquil Lane, Morgan Road, and Service Road) have curb and gutter improvements. The site is currently undeveloped, and has sparse vegetation primarily considered as grasses and invasive weeds, all of which will be removed for the construction of this project.

10. **Other public agencies which approval is required:** (e.g. permits, financing approval, or participation agreement.

None.

Figure No. 1 – Vicinity Map





**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 checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities/Services Systems	<input type="checkbox"/> Wildfire	<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 <b>NEGATIVE DECLARATION</b> 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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 James Michaels, Senior Planner

July 30, 2019  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the projects outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5.) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures incorporated", describe the mitigation measures which were incorporated or refined from the earlier documents and the extent to which they address site-specific conditions for the project.

## REFERENCES:

- Ceres General Plan – May, 2018
- Ceres General Plan DRAFT EIR – February, 2018
- Ceres General Plan Final EIR – April, 2018
- Ceres Zoning Ordinance, Title 18, Ceres Municipal Code
- San Joaquin Valley Air Pollution Control District Regulations VIII.
- California Natural Diversity Database (CNDDDB), US Fish & Wildlife Service, 2015.
- Ceres Sewer Master Plan, 2013.
- Ceres Water Master Plan, 2011.
- Stanislaus County Important Farmland Map, 2016, California Department of Conservation-Farmland Mapping and Monitoring Program.



I. <b>AESTHETICS</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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? ( <b>Public views are those that are experienced from publicly accessible vantage point</b> ). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a,b) *No Impact.* The project site has relatively flat topography with no scenic vistas, and both Morgan Road and Service Road are 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) *Less Than Significant Impact.* The proposed parcel map coupled with the construction of the project will create new sources of light and glare that could impact day or nighttime views within the area. However, the development of this project will require the developer to install lighting such that it does not direct glare or adversely affect surrounding properties and roadways. 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 land uses. Thus, a **Less Than Significant Impact** is expected for this project.

<b>II. <u>AGRICULTURAL AND FORESTRY RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
<p>a) Convert Prime farmland, Unique farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) No Impact. The project site is surrounded by commercial and residential development. The Stanislaus County Important Farmland Map of 2016 designates that subject property as Urban and Built-up Land, and therefore, is not considered to be prime or unique farmland of Statewide Importance. As such, the proposed project will have **No Impact**.
  
- b-d) No Impact. The project site is currently undeveloped and is not under a Williamson Act contract and is not currently being cultivated for an agricultural use. Additionally, the property does not include any forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), timberland zoned Timberland Production (as defined by Government Code Section 51104(g)), nor does it result in the loss or conversion of forest land to a non-forest use.

Therefore, construction of the project coupled with the parcel split associated with the property will have **No Impact**.

- e) No Impact. The proposed development and the proposed parcel map will not involve other changes in the existing environment, as the project site does not include any farmland or forest land. Thus, the construction of the project improvements and the proposed subdivision do 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 district 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) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* The development of this project will not obstruct implementation of an air quality plan, and it is expected that this project will be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 which is the Indirect Source Review and the project will either have to incorporate approved District measures to reduce expected pollution or pay fees based on the expected pollution that might be generated as a result of the project. 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, this will be a **Less Than Significant Impact**.
- b) *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 (PM10) regulations. 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:

Mitigation Measure

**MM III-1:** The applicant shall implement the following dust control measures:

- Water all active construction areas at least twice daily.
- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the

wind.

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Suspend excavation and grading activity when winds exceed 15 mph.
- Install a construction entrance, to contain dirt and debris onsite.

Timing/Implementation: Prior to issuance of a grading permit for the project, and implemented during construction activities.

Enforcement/Monitoring: City of Ceres Public Works Department & Engineering Services Department.

Implementation of the above **Mitigation Measure** will reduce air quality impacts to a **Less Than Significant Impact with Mitigation Incorporated**.

- c) *Less Than Significant Impact.* The Ceres General Plan, adopted in 2018, identifies air quality impacts to sensitive receptors such as residences. However, the proposed project is consistent with development expected to occur within the area and analyzed as part of the Ceres General Plan Final Environmental Impact Report, certified May, 2018. Construction activities of the project will be temporary and the traffic resulting from the project is not expected to create substantial pollutant concentrations. Therefore, this project will have a **Less Than Significant Impact**.
- d) *No Impact.* It is anticipated that the proposed project will not create any odors that would be considered objectionable to a substantial number of people on either a short-term or long-term basis. As a result, the project will have **No Impact**.

<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 state or federally protected wetlands (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 type="checkbox"/>	<input checked="" 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 subject property 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 2.75 +/- mile 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 a suitable habitat for such movements. As such, this project will have **No Impact**.
- e) *No Impact.* The proposed development will not involve the removal of non-native trees. As such, there will be **No Impact**.

f) *No Impact.* There is no local adopted Habitat Conservation Plan, Natural Community Conservation Plan or state habitat conservation plan that affects this site. The development of this project will have **No Impact**.

<b>V. CULTURAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-c) *Less Than Significant With Mitigation Incorporated.* The proposed construction of the project will not require the demolition of any structures. Archaeological resources are typically found along waterways and since the project site is approximately 2.75 miles south of the Tuolumne River, the project site is not expected to have any human remains and is located in an area that is surrounded by existing residential, commercial, and industrial development. However, although it is highly unlikely, the potential does exist for subsurface archaeological artifacts or unique paleontological resources to be uncovered during grading operations and construction. As such, this could be a potential significant impact unless mitigation is incorporated in the project.

Mitigation Measure

**MMV-1:** If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project's construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. The developer shall be required to retain the services of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds and recommend appropriate mitigation measures.

Timing/Implementation: As a condition of project approval and implemented during construction activities.

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

Implementation of the above **Mitigation Measure** will reduce the impacts associated with the project in relation to archaeological, prehistoric, and paleontological resources to **Less Than Significant With Mitigation Incorporated**.

<b>VI. ENERGY</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* The City has specific General Plan policies that encourage projects to be designed to achieve energy efficiency. Construction of the project will incorporate design features that are energy efficient that can be considered as meeting the intent of these General Plan policies and addressing impacts per the California Environmental Quality Act (CEQA). Furthermore, the California Building Code requires energy efficiency measures for all new construction which will apply to this project. As such, the development of this project will have a **Less Than Significant Impact**.

<b>VII. <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) Directly or indirectly cause 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 direct or indirect 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"/>
i) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *No Impact.* According to the City of Ceres General Plan, some faults do exist in the eastern portion of Stanislaus County and west of Interstate 5 in the Diablo Range, but no faults exist within the City's Planning Area. The City of Ceres is located in the central portion of Stanislaus County and was not identified as a risk to these faults, which are located in the eastern and western portions of the County. 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 which can result in damage to buildings. However, due to the absence of active faults in the City's Planning Area, the risk of the breaking of the ground along a fault during an earthquake is very low. 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 expected that the future buildings associated with the project will not be subject to adverse effects involving strong seismic ground shaking. Therefore, this is a **Less Than Significant Impact**.
- c) *Less Than Significant Impact.* As the City's General Plan identifies that the City's Planning Area has well drained relatively stable soils, and with the distance from active faults and depth of the groundwater table, the risk of liquefaction occurring is very low. The City of Ceres and the current California Building Code will require a soils analysis of the project area with the submission of project improvement plans. The project will be constructed per the appropriate sections of the current California Building Code such that it is highly unlikely that it will be subject to seismic-related ground failure or liquefaction. As such, a **Less Than Significant Impact** is expected for this project.
- d,e) *No Impact.* The site is relatively flat with limited variable topography, which suggests that the potential for landslides, soil erosion or the loss of topsoil is a very low to remote possibility. Therefore, it is anticipated that the subdividing of the property and the construction of the improvements associated with the project will have **No Impact**.
- f) *Less Than Significant Impact.* The project site is not located on a geologic unit or soil that is considered 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. Construction of the improvements associated with this project will be required to meet applicable requirements of the current California Building Code, based upon the appropriate seismic standards with the conformation based on the required soils analysis. In addition, the standard conditions of project approval will require that a qualified professional geotechnical engineer perform on-site monitoring of all grading and excavation activities on the project site. Based on this information, a **Less Than Significant Impact** is expected with this project.
- g) *Less Than Significant Impact.* The City of Ceres and the current California Building Code will require a soils analysis of the subject property with the submission of a building permit application. The project will be constructed per the appropriate sections of the current California Building Code, such that it is highly unlikely that the project would create substantial risks to life or property. As such, this results in a **Less Than Significant Impact**.
- h) *No Impact.* The proposed development will be required to connect to the City of Ceres sewer system. Therefore, this will eliminate the need for any alternative wastewater treatment disposal to be developed with this project. This will result in **No Impact**.
- i) *No Impact.* The project site has no known unique paleontological resource or geologic feature. Therefore, it is anticipated that it is highly unlikely that the project would destroy such resource or feature. This results in **No Impact**.

<b>VIII. GREENHOUSE GAS EMISSIONS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* The development of this project has the potential to generate greenhouse gas emissions resulting from transportation sources (i.e. cars) normally accustomed from such development, directly or indirectly, thereby potentially impacting the environment in the surrounding area. It is unknown as to what the extent of these impacts would be as a result of the project. However, it is expected that the greenhouse gas emissions will most likely be insignificant, as the proposed development is a use that is not expected to be a significant vehicle trip generator and the project includes the construction of sidewalk improvements to encourage the public to use alternative forms of transportation, which in turn help reduce the number of trips made by cars in the Ceres community. As such, since the project meets the spirit of the intent in its design to reduce these impacts, this is considered as a **Less Than Significant Impact**.
  
- b) *Less Than Significant Impact.* The City has no specific General Plan policies that directly relate to reducing greenhouse gas emissions at this time. However, 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). For projects such as the proposed parcel map coupled with the proposed development, Best Performance Standards focus on measures that improve energy efficiency and those that reduce vehicle miles traveled. It is expected that the developer will be able to incorporate these standards into the proposed project 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>IX. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

school?				
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a,b) *Less Than Significant Impact.* The proposed project is to subdivide the property into four parcels and for the development of one commercial building for retail use and a 64-unit apartment/townhouse complex. During the construction phase of the project, the site may have some fuels and materials that could be considered hazardous, but these are temporary and would only be on-site during the construction of the project. However, once developed, this project will not involve the routine transport of hazardous materials, nor is it anticipated to release any hazardous materials under accident conditions as none are expected to be present. Therefore, this project will have a **Less Than Significant Impact**.
- c) *No Impact.* The nearest existing schools to the project site are Sinclear Elementary School on Hackett Road, approximately .59 +/- miles north of the project site and Central Valley High School on Service Road, approximately .65 +/- miles east of the project site. Although during the construction phase the site may have some fuels and materials that could be considered hazardous, these are temporary and would only be on-site during construction. However, this project will not manufacture or store any hazardous materials. As a result, the development of this project will have **No Impact**.
- d) *No Impact.* The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5 and therefore, will have **No Impact**.
- e) *No Impact.* The proposed project is not within the Stanislaus County Airport Land Use Plan and is approximately 3.1 +/- miles south of the Modesto City/County Airport. There are no private air strips within the area and as such, the development of this project will have **No Impact**.
- f) *Less Than Significant Impact.* The City has an Emergency Operations Plan which addresses earthquake, fire, technological disaster, toxic spills, flooding and dam failure related emergencies and included response from fire/rescue and law enforcement personnel. The project site is located .59 +/- miles east of the City of Ceres Fire Station # 3. The design of the project is such that it will not physically interfere with emergency service vehicles accessing and exiting the site. It is anticipated that the development of this project will have a **Less Than Significant Impact** on the implementation of the City's Emergency Operations Plan.
- g) *Less Than Significant Impact.* The project site is within a developing urban environment and is bordered by existing single-family homes to the west; multi-family housing, single-family housing, and Tranquil Lane to the north; single-family housing, neighborhood commercial uses, and Morgan Road to the east; and industrial uses, a TID substation, and Service Road to the south. As this project site is generally surrounded by development, it is highly unlikely the site will be subjected to wild land fires. As such, this project will have a **Less Than Significant Impact**.

<b>X. <u>HYDROLOGY AND WATER QUALITY</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-c,i-iv) *Less than Significant Impact with Mitigation.* The construction of the site improvements (i.e. construction of parking areas and the buildings) will 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 development will also be required to be protected against surface runoff from adjacent properties in a manner acceptable to the Engineering Services Department. The development of the commercial project is not expected to decrease water supplies or degrade water quality as no hazardous materials will be manufactured or stored on-site, and water run-off will be directed to an on-site storage system.

Additionally, 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-plain, 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 site is located approximately 2.75 +/- miles south of the Tuolumne River and is completely within Zone X. It is expected that the proposed buildings for the project will not impede or redirect flood flows as they will be positioned outside of the designated 100-year flood-plain hazard area.

Furthermore, 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. The project shall be designed to incorporate Low Impact Development (LID) design parameters, as well as include a Storm Water Pollution Prevention Plan (SWPPP) to reduce the discharge of pollutants to the maximum extent feasible.

Mitigation Measure

**MM X-1** As a required condition of project approval, the applicant shall be required to submit a Best Management Practices (BMP) program for review and approval by the City Engineer. The BMP program shall consist of, but not be limited to, the following measures during all phases of project construction:

- Gathering of all construction and other debris on a daily basis and placing it in a dumpster or other container which is emptied or removed on a weekly or as needed basis. When appropriate, use of tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution runoff.
- Removal of all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limitation of construction access routes onto the site and placement of gravel on them, and if necessary, washing the wheels of vehicles prior to leaving the project site. Not driving vehicles and equipment off paved or graveled roads during wet weather. "Broom sweep" of the street pavement adjoining the project site on a daily basis. Scraping of caked-on mud and dirt from these areas before sweeping.
- Installation of filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Filter materials will also be placed around each jobsite. Maintaining and/or replacing filter materials to ensure effectiveness and to prevent street flooding.
- Creating a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- Never cleaning machinery, equipment, tools, brushes, or rinsing containers into a street, gutter, or storm drain.
- Ensuring that concrete/gunite supply trucks of concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

Timing/Implementation: Prior to issuance of any grading permit or building permit.

Enforcement/Monitoring: City of Ceres Public Works Department & Engineering Services Department

Implementation of the above **Mitigation Measure** will reduce potential pollution impacts to the City's storm drainage system to a **Less Than Significant** level.

- d) *No Impact.* The site is approximately 2.75 +/- 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**.
- e) *No Impact.* The project will not conflict with or obstruct implementation of the City's water quality control plan. As such, this project will have **No Impact**.

<b>XI. <u>LAND USE AND PLANNING</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* As the developer proposes to subdivide the property into four parcels, the site will maintain its current planned community zoning designation, but include a general plan modification to extend the "HDR, High Density Residential" designation to the southwest end of the site to allow for additional potential residential development, while the southeast end of the site would remain as a "CC, Community Commercial" designation thereby being consistent with the existing commercial and residential general plan designations to the north and east allowing four (4) acres of the property to be developed with the 64-unit apartment/townhouse complex and the southeastern portion of the property to be developed with the one retail commercial building. As the existing commercial and residential developments in the surrounding area will remain and will not be impacted by the construction of the proposed project, the project will not physically divide an established community. Therefore, the project will have a **Less Than Significant Impact**.
  
- b) *Less Than Significant Impact.* The project site is currently undeveloped and the north half of the property is "HDR, High Density Residential" and the south half is designated "CC, Community Commercial" under the City's General Plan. The proposal requires the approval of a vesting tentative parcel map to subdivide the property into four parcels and for the architectural review for the one commercial building and an apartment/townhouse complex. The proposed parcel split and the construction of the project would be authorized under the City's Zoning Code and can be approved with the requested entitlements. As such, approval of the vesting tentative parcel map and the site plan approval entitlement will have a **Less Than Significant Impact**.

<b>XII. <u>MINERAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a,b) *No Impact.* The development of this project would not result in the loss of availability of any known mineral resources or resource recovery site as none are identified in the General Plan, General Plan Background and General Plan EIR. Therefore, this project will have **No Impact**.

<b>XIII. NOISE</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

**Comments:**

- a) *Less Than Significant Impact.* Currently, the project area is currently undeveloped. After construction of the proposed project, there will be an 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**.
- b) *Less Than Significant Impact with Mitigation.* Noise from construction activity has the potential to impact neighboring properties during the construction phase. There are existing multi-family and single-family housing developments to the north, west and east of the project area. These developments may be subject to temporary groundbourne 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 XIII-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) *No Impact.* The proposed project is not within the Stanislaus County Airport Land Use Plan and is approximately 3.1 +/- miles south of the Modesto City/County Airport. The development of this project would not be impacted by any noise associated with aircraft arriving or departing the Modesto City/County Airport. Existing single-family and multi-family housing 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**.

<b>XIV. POPULATION</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* The development of this project will increase the number of jobs within the City, and it is anticipated that it would create some increase in residents for the City. However, any increase in residents generated as a result of this project would be considered as less than significant as such increase is anticipated in the 2035 General Plan Update. Additionally, there won't be any extension of roads to this area, but improvements (i.e. sidewalks) to the existing right-of-way areas on Service Road, Morgan Road, and Tranquil Lane would occur. This project will have a **Less Than Significant Impact**.
- b) *No Impact.* Construction of the project will not displace existing people or housing as no dwelling units exist on the property. Therefore, this is considered to be **No Impact**.



<b>XV. PUBLIC SERVICES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response time or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* The project will not have a significant impact to the City of Ceres Police and Fire Departments. The City of Ceres Police Department is dispatched from its station location at 2727 Third Street, which is approximately 1.89 +/- miles northeast of the project site. The Fire Department operates with four stations, and Fire Station # 3 would most likely be the station that would serve the site and is approximately .59 +/- miles west of the site. The development of this project will require the buildings to include fire sprinklers. Additionally, the applicant will be required to pay City of Ceres Public Facility Fees to pay its proportional fair share to Police and Fire services. This is expected to be a **Less Than Significant Impact.**

c-e) *Less Than Significant Impact.* It is anticipated that the proposed project will not place a significant demand on public services as the project area is already being provided with City services. This project will be required to pay public facility fees, in addition to a Public Service Mitigation Fee, which directly funds Police and Fire Services. As such, this project has will have a **Less Than Significant Impact.**

<b>XVI. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a,b) *Less Than Significant Impact.* The proposed project will have an increase in the use of existing neighborhood or recreational facilities (i.e. Sam Ryno Park, Strawberry Fields Park, and Don Pedro Park). This is anticipated to be a **Less Than Significant Impact.**

<b>XVII. <u>TRANSPORTATION</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including: transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* This project will not conflict with any program plan, ordinance, or policy addressing the circulation system and the project has included design features to improve traffic flow into the site. Therefore a **Less Than Significant Impact** is anticipated.
- b) *Less than significant Impact.* The project, as designed, will not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b). Therefore, it is anticipated that this is a **Less Than Significant Impact.**
- c,d) *Less Than Significant Impact.* The development of this project will not create any hazards, and as emergency access for this proposed development will be reviewed by the Ceres Fire Department, it is anticipated that the Fire Department will require design features to be incorporated into the project to ensure adequate emergency access is achieved for this project. This will be addressed through the conditions of approval associated with the project, which results with a **Less Than Significant Impact.**

<b>XVIII. <u>TRIBAL CULTURAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American				

tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall Consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

a-i & ii) *Less Than Significant Impact.* It is highly unlikely that the proposed project would have a substantial adverse change in the significance of a tribal cultural resource as there are no known tribal cultural resources located on the site and there are no specific sites identified in the Ceres General Plan 2035 document as having tribal cultural resources. As such, this is expected to be a **Less Than Significant Impact.**

<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a) *Less Than Significant Impact.* Although this project will require the installation of new utility services such as: water, sewer, gas, electrical, and storm drainage, it is not expected that the construction of these improvements would cause significant environmental effects for the site or surrounding area. As such, this is expected to be a **Less Than Significant Impact.**
- b) *Less Than Significant Impact.* The City currently does have sufficient water supplies to serve the project and it is anticipated that the City will continue to maintain sufficient water supplies in the future for this project and future development during multiple dry years. As a result, this is considered to be a **Less Than Significant Impact.**
- c) *Less Than Significant Impact.* The proposed project is not expected to generate sizeable amounts of wastewater beyond what is normally associated with a commercial and residential development. Services (e.g. water and sewer) will need to be extended from the street to the site. The project will be subject to payment of the City's Public Facility Fees which fund the project's pro-rata share of water and sewer capital facilities. This is expected to be a **Less Than Significant Impact.**
- d,e) *Less Than Significant Impact.* The proposed project will result in additional solid waste generation, but it is not expected to generate sizeable amounts of solid waste beyond what is normally associated with a commercial and residential development or in excess of state or local standards. The existing landfill serving the City has adequate capacity to serve this project. Therefore, this is expected to be a **Less Than Significant Impact.**

<b>XX. WILDFIRE</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as: roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a-d) *No Impact.* As the proposed project is not located in or near lands that are classified as very high fire hazard severity zones, this proposal will have **No Impact** with respect to addressing issues associated with wildfires.

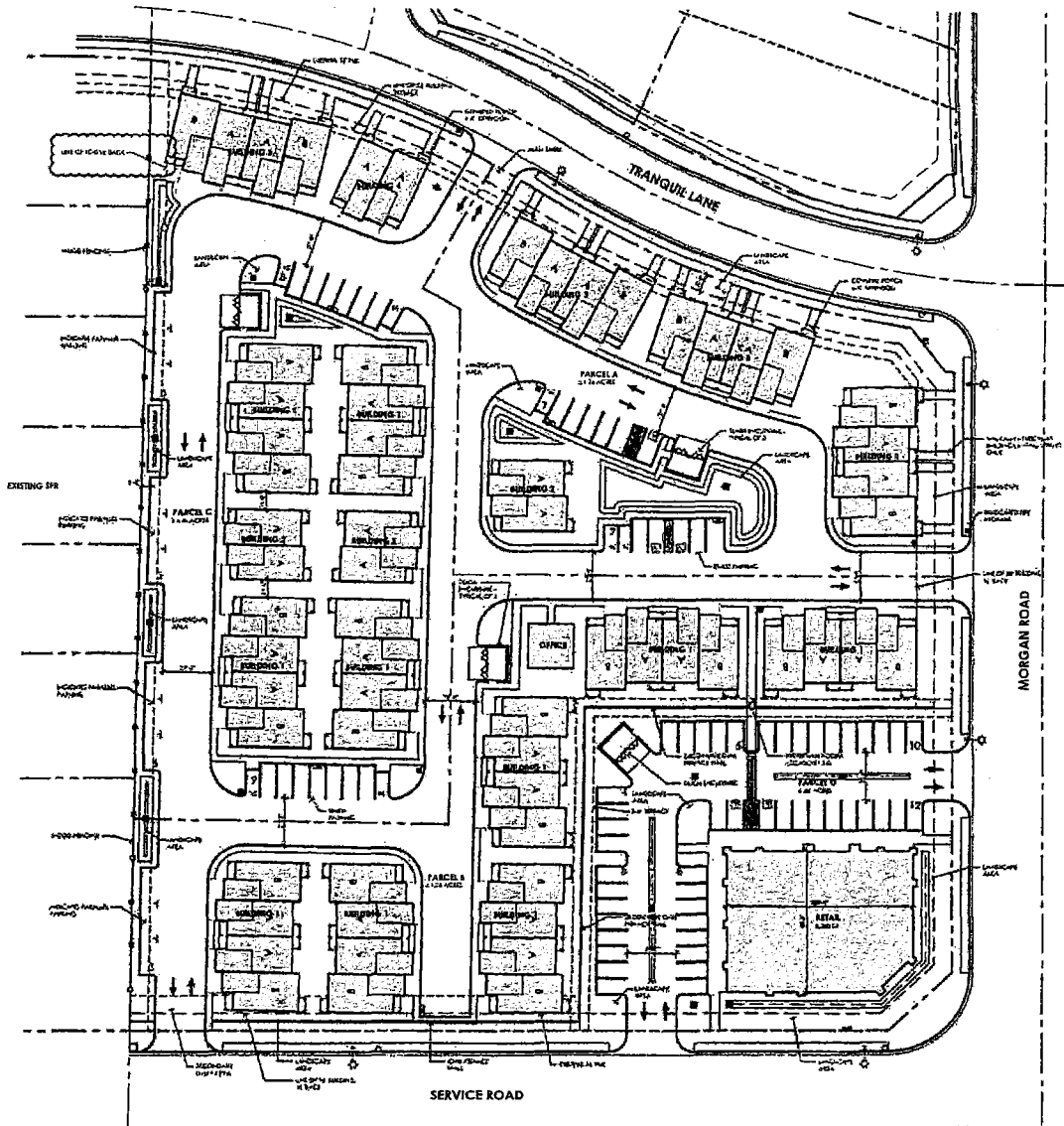
<b>XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

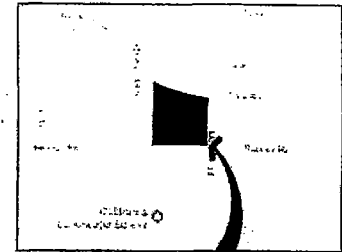
- a) *Less than Significant with Mitigation Incorporated.* The proposed project would allow a commercial and residential development on the project site and involve earthmoving during the grading and construction of the site. This project site is not expected to have any subterranean archaeological resources or human remains. With the implementation of mitigation measures, the proposed project will not degrade the quality of the environment, result in an adverse impact on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. Therefore, this will be **Less Than Significant With Mitigation Incorporated**. See **MM III-1 (Air Quality)**, **MM V-1 (Cultural Resources)**.
- b) *Less Than Significant With Mitigation Incorporated.* During the construction phase of this project, the site will be graded, which could create particulate matter, in the form of dust that enters the atmosphere. With the implementation of Mitigation Measure **MM III-1**, the construction phase of the project would be required to meet the policies of San Joaquin Valley Air Pollution Control District. As such, this impact will be **Less Than Significant With Mitigation Incorporated**. See **MM III-1 (Air Quality)**.
- c) *Less than Significant with Mitigation Incorporated.* Development of the project has the potential to adversely impact human beings, either directly or indirectly. However, with the implementation of mitigation measures included, these impacts will be effectively mitigated to a less than significant level. As such, this impact will be **Less Than Significant With Mitigation Incorporated**. See **MM III-1 (Air Quality)**, **MMV-1 (Cultural Resources)**, **MM X-1 (Hydrology and Water Quality)**, **MM XIII-1 (Noise)**.

Please direct all agency comments on this Initial Study to:

James Michaels, Senior Planner  
City of Ceres Planning and Building Division  
2220 Magnolia Street  
Ceres, CA, 95307



PROPOSED SITE PLAN



**VICINITY MAP**  
PROJECT LOCATION  
MORGAN ROAD  
CERES, CA

**SITE DATA**  
PARCEL A, B & C (MULTI-FAMILY) 3.40 ACRES  
PARCEL D (REARWARDS) 2.83 ACRES

**PARCEL A, B & C - BUILDING/PARKING DATA:**  
DENSITY = 14.5 UNITS/ACRE

OFFICE	BUILDING/UNIT DATA						TOTAL AREA	GROSS AREA TOTAL
	1 BR/1 BA	2 BR/2 BA	3 BR/3 BA	4 BR/4 BA	5 BR/5 BA	6 BR/6 BA		
PHASE 1	0	2	2	2	2	2	3,475 SQ. FT.	3,327 SQ. FT.
PHASE 2	0	0	0	1	3	2		
PHASE 3	0	2	2	0	4	2		
PHASE 4	0	2	1	2	1	0		
<b>TOTAL</b>	<b>0</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>9</b>	<b>6</b>		

1.5 SPACES PER UNIT  
1.5 SPACES PER UNIT MAX 1.0  
1 SPACE PER UNIT TO BE COVERED  
PARKING PROVIDED:  
GARAGE (20 SPACES EACH BUILDING)  
COURT  
TOTAL

**PARCEL B - BUILDING/PARKING DATA:**

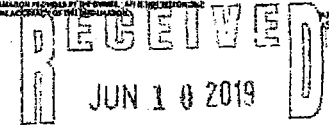
BUILDING AREA: 8,240 SQ. FT.  
APPROX. 20 UNITS (EST.)  
TOTAL PARKING PROVIDED: 42 SPACES  
PARKING PROVIDED: 40 SPACES

PROPOSED NEW DEVELOPMENT:  
**AURA LUXURY HOMES**  
Morgan Road  
Ceres, CA

PLANNING ARCHITECTURE



NOTE: THIS CONCEPT SITE PLAN HAS BEEN PREPARED BY API ARCHITECTURE AND IS NOT A FINAL DESIGN. IT IS INTENDED TO ILLUSTRATE THE GENERAL LAYOUT AND CONCEPTS FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF API ARCHITECTURE.

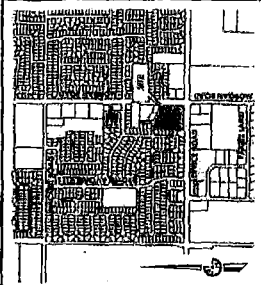


API ARCHITECTURE PLUS INC.  
254-B NORTH STAR WAY  
MIDCISTO, CA 95304

PH: 209 577 4861  
FX: 209 577 0213  
WWW.APIARCH.COM

SHEET: **A1**  
OF 26

CITY OF CERES  
CONCEPT DEVELOPMENT



**VICINITY MAP**  
 CITY OF SEASIDE, STANISLAUS COUNTY, STATE OF CALIFORNIA

**PROPERTY OWNER / APPLICANT:**  
 GDR ENGINEERING, INC.  
 2005 W. 10th Street  
 Stockton, CA 95210  
 Phone: (209) 943-1100  
 Fax: (209) 943-1101  
 Email: info@gdr-engineering.com

**EXISTING CONDITIONS:**  
 THE LOT IS A 1/4 SECTION 16, T4S, R12E, S12E, AS SHOWN ON THE 1942 PLAT MAP. THE LOT IS CURRENTLY UNDEVELOPED AND IS BOUNDARY ADJACENT TO THE 1942 PLAT MAP.

**PROPOSED PROJECT:**  
 PROPOSED PARCELS:  
 PARCEL A: 1.38 ACRES (PHASE 1)  
 PARCEL B: 1.38 ACRES (PHASE 2)  
 PARCEL C: 1.38 ACRES (PHASE 3)  
 PARCEL D: 1.38 ACRES (PHASE 4)  
 TOTAL: 5.52 ACRES

**NOTES:**  
 1. ALL DIMENSIONS & DISTANCES SHOWN ARE BASED ON THE 1942 PLAT MAP.  
 2. THE PROPOSED PROJECT IS SUBJECT TO THE CITY OF SEASIDE'S ZONING ORDINANCES.  
 3. THE PROPOSED PROJECT IS SUBJECT TO THE CITY OF SEASIDE'S SUBDIVISION MAP ACT.

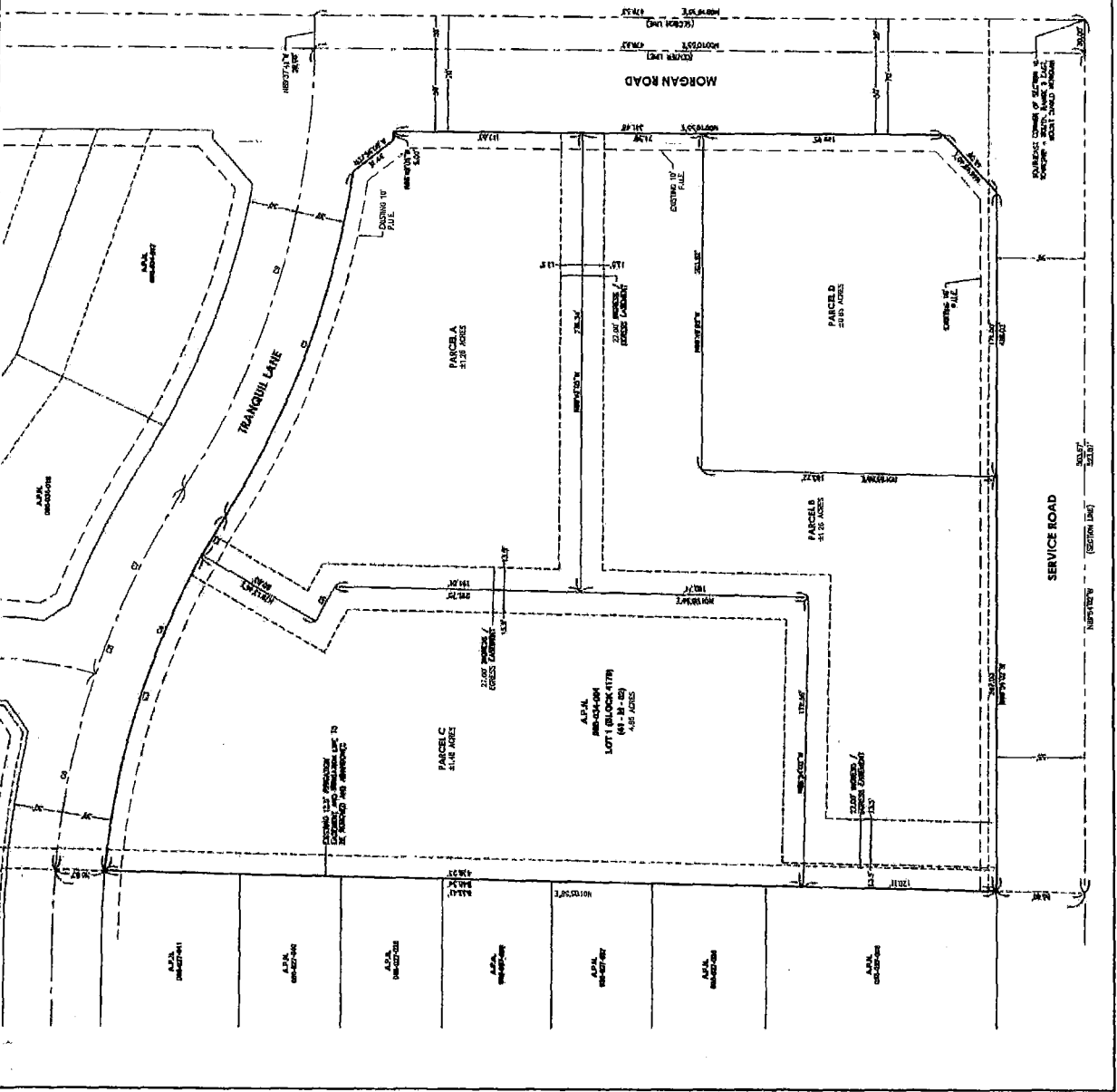
CURVE	BEARING	LENGTH	CHORD	AREA
1	S 89° 57' 00" E	100.00	100.00	0.00
2	S 00° 00' 00" E	100.00	100.00	0.00
3	S 89° 57' 00" W	100.00	100.00	0.00
4	S 00° 00' 00" W	100.00	100.00	0.00
5	S 89° 57' 00" E	100.00	100.00	0.00
6	S 00° 00' 00" E	100.00	100.00	0.00
7	S 89° 57' 00" W	100.00	100.00	0.00
8	S 00° 00' 00" W	100.00	100.00	0.00
9	S 89° 57' 00" E	100.00	100.00	0.00
10	S 00° 00' 00" E	100.00	100.00	0.00
11	S 89° 57' 00" W	100.00	100.00	0.00
12	S 00° 00' 00" W	100.00	100.00	0.00

**PROPERTY DESCRIPTION:**  
 THE PROPERTY IS A 1/4 SECTION 16, T4S, R12E, S12E, AS SHOWN ON THE 1942 PLAT MAP. THE PROPERTY IS BOUNDARY ADJACENT TO THE 1942 PLAT MAP.

**GDR ENGINEERING, INC.**  
 ENGINEERING/SURVEYING/PLANNING  
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 Stockton, CA 95210  
 Phone: (209) 943-1100  
 Fax: (209) 943-1101  
 Email: info@gdr-engineering.com

**FOR VESTING TENTATIVE PACE MAP**  
 ALTA LUMINA HOMES

**RECEIVED**  
 JUN 14 2019  
 SEASIDE CITY ENGINEERING DEPARTMENT



**SCALE:**  
 1" = 100' (VERTICAL)  
 1" = 200' (HORIZONTAL)