

FILED

21 MAY 18 AM 9: 24

STANISLAUS CO. CLERK-RECORDER

BY Jocelyn Rodriguez

**City of Ceres**

**Notice of Exemption**

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

**Project Title:** 20-10 VTSM – Whitmore Ranch Subdivision

**Project Location-Specific:** 3340 E. Whitmore Avenue

**Project Location-City:** Ceres **Project Location:** Stanislaus County

**Description of Project:** Proposal of a Vesting Tentative Subdivision Map to subdivide 19.3 acres into 107 residential lots at 3340 E. Whitmore Avenue.

**Name of Public Agency Approving Project:** City of Ceres

**Name of Person or Agency Carrying out Project:** Grant Alvernaz and Steve Alvernaz, 11207 Fulkerth Road, Turlock, CA 95380, (925) 270.6213.

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15182 – Residential Projects pursuant to a Specific Plan.
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The project is consistent with the Whitmore Ranch Specific Plan, and the applicable City of Ceres General Plan policies and zoning regulations. The proposed vesting tentative subdivision map conforms to the Whitmore Ranch Specific Plan, thereby meeting the exemption requirements of the above noted CEQA Guidelines Section.

**Lead Agency**

**Contact Person:** James Michaels, Senior Planner

**Area Code/telephone/:** (209) 538-5789

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: James Michaels Date: 5-18-2021 Title: Senior Planner

Signed by Lead Agency

Signed by Applicant

Date removed from posting 06/26/2021