

FILED

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STANISLAUS CO. CLERK-RECORDER

City of Ceres

Notice of Determination

BY Jocelyn Rodriguez
DEPUTY

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. 19-20 VTPM, 19-21 SPSP, & 19-22 VAR

Project Title	City of Ceres	James Michaels, Senior Planner	(209) 538-5789
State Clearinghouse Number (If submitted to Clearinghouse)		Lead Agency Contact Person	Area Code/Telephone

The project site is located at 2812 and 2942 E. Service Road, Ceres, California, 95307, County of Stanislaus.
Project Location (include county)

Project Description:

This project includes the following entitlements:

- A Vesting Tentative Parcel Map, a Specific Plan Site Plan, and a Variance to allow for a two-phased commercial/retail development. The project includes: nine commercial/retail buildings that total 53,863 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.

The applicant is Mr. Daniel Ogden, Ceres Gateway Center, LLC./Genesis Family Enterprises, Inc., 1535 "J" Street, Suite "A", Modesto, CA 95354, 209.538.3360

This is to advise that the City of Ceres has approved the above-described project on February 3, 2020 and has made the following determinations regarding the above-described project:

- The project [will will not] have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
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.
- Mitigation measures [were were not] made a condition of the approval of the project.
- A Statement of Overriding Considerations [was was not] adopted for this project.
- Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the [final EIR with comments and responses and record of project approval Mitigated Negative Declaration] is available to the General Public at 2220 Magnolia Street, Ceres, CA 95307.

Jocelyn Rodriguez February 4, 2020 Senior Planner
Signature (Public Agency) Date Title

Date received for filing at OPR:

Date removed from posting 03/12/2020