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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Ceres Gateway Center

Lead Agency: City of Ceres

Contact Name: Tom Westbrook, Director of Community Development

Email: tom.westbrook@ci.ceres.ca.us Phone Number: 209.538.5778

Project Location: Southwest Corner of Service Road and Mitchell Road, Ceres. Stanislaus
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts, which all have proposed mitigation included in the proposed Mitigated Negative Declaration, include Air Quality, Cultural Resources, Hydrology, Noise and Water Quality. Air Quality Mitigation is standard per the San Joaquin Valley Air Pollution Control guidelines. Cultural Resources will be addresses if said resources are found at the site during construction, and if so, the City would contact the County Corner in addition to, Native American resource centers. Hydrology and Water Quality are addressed during the construction phase to ensure that site development does not impact any water ways or storm drain systems. Noise is addressed by limiting the construction time for the project to ensure that sensitive uses in the area of the project are not affected by nighttime construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At this point, the project has not been routed to Public Agencies and therefore, it is not known if there will be any issues raised by commenting agencies or the public.

Provide a list of the responsible or trustee agencies for the project.

Charter Communications
Pacific Gas and Electric Company
Ceres Unified School District
Turlock Irrigation District
Turlock Irrigation District
San Joaquin Valley Air Pollution Control, Northern Division
Ceres Post Office
Stanislaus County Department of Enivironmental Resources
Bertolotti - Ceres Disposal
Northern Valley Yokuts Tribe
Torres Martinez Desert Cahuilla Indians
Chamber of Commerce
Department of Fish and Wildlife Environmental Services
AT&T Engineering Department
Department of Transportation Dist. 10 Transportation Planning Branch Rm 171