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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 E. Whitmore Shopping Center Project

Lead Agency: City of Ceres

Contact Name: Kelsey George

Email: Kelsey.george@ceres.gov Phone Number: 209.538.5778

Project Location: Ceres
City *County*

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

The proposed Project consists of the development of approximately 3.7 acres of currently vacant land with a mix of commercial uses, including two fast-food restaurants, a multi-tenant retail building, and a quick oil-change center. The development is intended to provide additional retail, restaurant, and service options along the Whitmore Avenue commercial corridor while maintaining compatibility with surrounding commercial and residential uses.
The Project proposes the following new buildings and associated improvements:

- Building A: A 6,786-square-foot multi-tenant retail building with 34 parking stalls.
- Building B: A 2,794-square-foot, 56-seat fast-food restaurant with a drive-through and 29 parking stalls.
- Building C: A 1,282-square-foot quick oil-change service facility with 8 parking stalls.
- Building D: A 2,361-square-foot, 56-seat fast-food restaurant with a drive-through and 32 parking stalls.

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

See IS/MND for details.

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

None.

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

-Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
-RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
-San Joaquin Valley Air Pollution Control District (SJVAPCD) – Approval of construction-related air quality permits.