

ENVIRONMENTAL CHECKLIST FORM

- 1. **Project title:** Mitchell Ranch Center
- 2. **Lead agency name and address:** City of Ceres
2220 Magnolia Street
Ceres, CA 95307
- 3. **Contact person and phone number:** Tom Westbrook, Senior Planner
(209) 538-5778
- 4. **Project location:** Northwest corner of Service Road and Mitchell Road
Parcels: APNs 053-012-068 & 053-013-016 through 019
See **Figures 1 and 2** for regional and local project locations
- 5. **Project sponsor's name and address:** Peter Knoedler, Regency Centers
2999 Oak Road, Suite 1000
Walnut Creek, CA 94597
- 6. **General plan designation:** Regional Commercial (RC)
- 7. **Zoning:** **RC**, Regional Commercial
- 8. **Description of project:** The Mitchell Ranch Center project (Project) consists of a proposal to construct a retail center, anchored by a Wal-Mart Supercenter, on 26.4± acres. The retail center will consist of approximately 314,138 square feet of gross retail lease area in multiple buildings on 11 total pads including approximately 7,000 square feet of uses with a drive-thru component. The proposed supercenter would be approximately 229,000 square feet, including an approximately 14,700 square foot outdoor garden center. These buildings, parking lots and ingress/egress points will be situated on seven new parcels. See **Figure 3** for the proposed site plan.

The requested entitlements are a Vesting Tentative Subdivision Map (VTSM) and a Conditional Use Permit (CUP). These applications will be considered by the Planning Commission, unless an appeal is filed on the action; then they would be heard and acted upon by the City Council. Additionally, a Development Agreement is requested which will be considered by the City Council.

Wal-Mart Supercenter Description

Slightly more than half of the supercenter building will be devoted to general merchandise sales, which would be adjoined by a garden center. Approximately 20 percent of the total floor area would sell groceries, including fresh produce and meat. A food service area and various service uses, including a bank, vision center, pharmacy and salon, are planned at the front of the store. The retail and grocery uses would have separate receiving and stock area at the rear of the building, as well as separate loading docks.

INITIAL STUDY

Site Access/Circulation

The Project site is proposed to have access from two driveways off of Mitchell Road and three driveways off of Service Road. Trucks would be able to access the Supercenter from two driveways off of Don Pedro Road, which abuts the rear of the Supercenter building to the north, where the loading docks would be located. Truck access to the other major buildings would be from the most westerly driveway on Service Road. The Project site will also include internal pedestrian pathways that will accommodate pedestrian movement throughout the shopping center.

Parking

The shopping center will provide adequate parking to meet the City's Zoning Code and Mitchell Road Corridor Specific Plan requirements. The Project will provide bicycle parking throughout the site.

Loading and Truck Circulation

A total of six loading bays are proposed at the rear of the supercenter building and would be accessed by roll-up doors. Two driveways, one 35 feet wide and one 45 feet wide, would provide truck access to the supercenter from Don Pedro Road to the north, which directly abuts the rear of the supercenter building where the loading bays would be located.

9. Surrounding land uses and setting: The project site is located at the northwest corner of Mitchell Road and Service Road and consists of five parcels (APNs 053-012-068 and 053-013-016 through 019) totaling 26.4± acres. The eastern portion of the project site is currently used for agriculture while the remainder is primarily vacant containing four abandoned residential structures. Portions of the project site have curb, gutter and sidewalk but the remaining area is not improved. Don Pedro Road abuts the project site to the north. The area beyond Don Pedro Road is zoned for commercial uses and has some existing commercial buildings on Mitchell Road as well as low and high density residential with existing single family homes and a church. Service Road abuts the site to the south beyond which is undeveloped land zoned for commercial uses. Further, development applications for this vacant commercial property are currently being processed by the City of Ceres. The proposed project would include two hotels and have approximately 26,000 square feet of various commercial uses. Mitchell Road abuts the site to the east. There is land developed as strip retail and an Arco Station on the opposite side of Mitchell Road, and undeveloped land zoned for commercial uses beyond. Land zoned for light industrial and residential uses abut the site to the west which is currently vacant or developed with single family residential uses. **Figure 4** illustrates the existing City of Ceres General Plan designations for the project site and surrounding area.

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

- Stanislaus County Airport Land Use Commission
- Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)
- California Department of Fish and Game (CDFG)
- California Department of Transportation (Caltrans)

- State Water Resources Control Board (SWRCB)
- Regional Water Quality Control Board (RWQCB)
- San Joaquin Valley Air Pollution Control District

INITIAL STUDY

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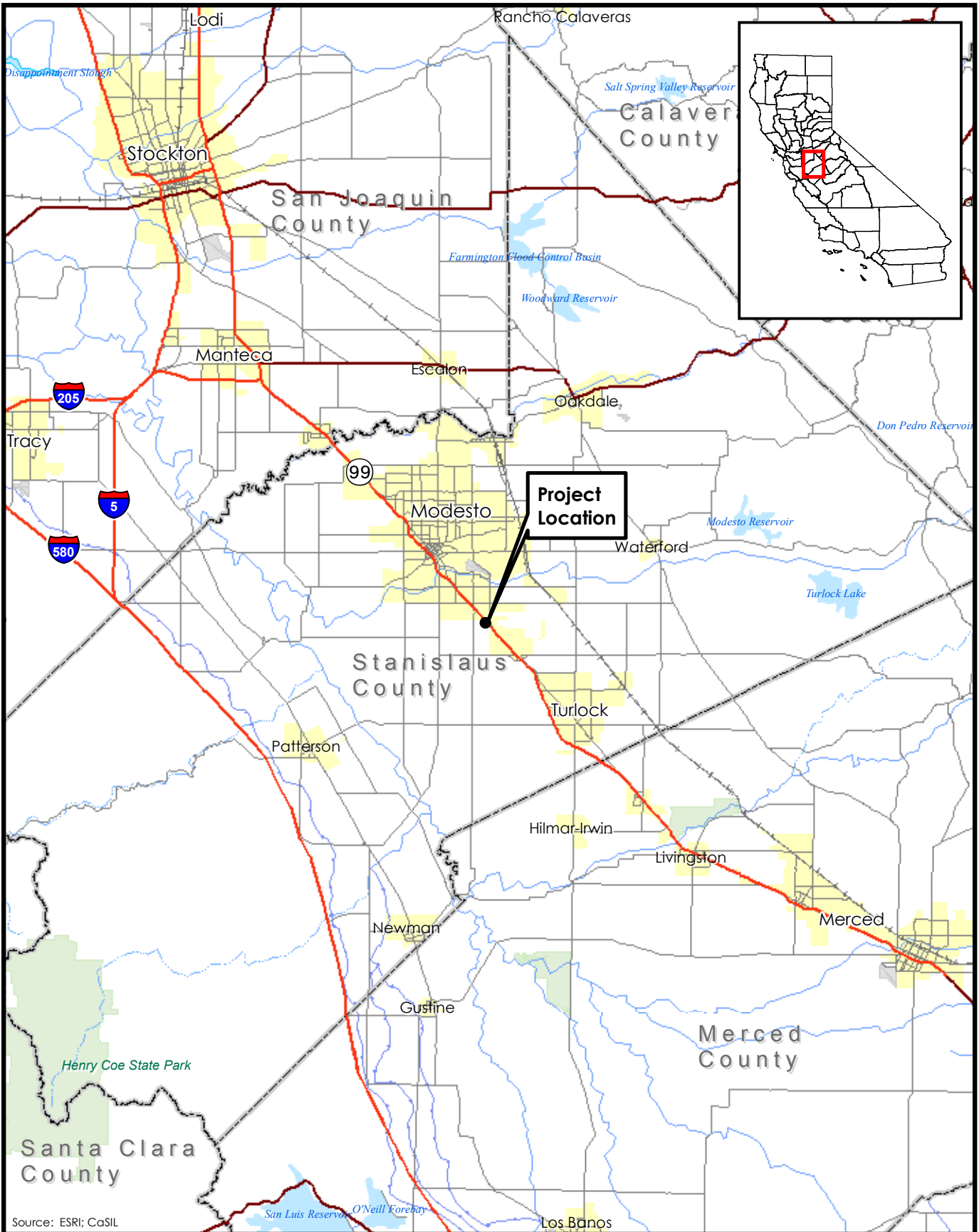


Figure 1
Regional Location Map



