

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2007092011

Project Title: Mitchell Ranch Center EIR

Lead Agency: City of Ceres Contact Person: Tom Westbrook
Mailing Address: 2220 Magnolia Street Phone: 209.538.5774
City: Ceres Zip: 95307 County: Stanislaus County

Project Location: County: Stanislaus City/Nearest Community: Ceres
Cross Streets: Northwest corner of intersection of Mitchell Road and Service Road, Don Pedro Road Zip Code: 95307
Lat. / Long.: 37° 34' 55" N/ 120° 56' 27" W Total Acres: 26.3
Assessor's Parcel No.: 053-012-068, 053-013-016 through -019 Section: 14 Twp.: 4S Range: 9E Base: USGS
Within 2 Miles: State Hwy #: SR 99 Waterways: none
Airports: Modesto City-County Airport Railways: n/a Schools: Nine Schools

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit. Neg. Dec Other

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit (Alcohol Sales) Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 299,830 Acres 26.3 Employees 580 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant and disused residential structure
General Plan: Regional Commercial (RC)
Zoning: Mitchell Road Corridor Specific Plan Regional Commercial (RC)

Project Description: *(please use a separate page if necessary)*

The Mitchell Ranch Center consists of a commercial development with “Majors”, “Shops” and “Pads”. Major 1 is proposed to be tenanted by a Walmart store. The Walmart would allow general merchandise sales and groceries, including fresh produce, meat, and alcohol. The Walmart may also include a food service area and various service uses, such as a bank, vision center, in-store pharmacy, a medical clinic, and salon. The pharmacy will provide two drive-thru lanes and windows. In addition, the Walmart includes a garden center. The retail and grocery uses would have separate receiving and stock areas at the rear of the building, as well as separate loading docks. Outdoor storage area for recycling will also be located at the north/rear of the building.

Majors 2, 3 and 4, are proposed for location along the western edge of the site and are planned to be tenanted by junior anchor stores. The four smaller commercial buildings, or “Shops,” are proposed for location throughout the site and are to be tenanted by multiple small-scale retail stores. Finally, the three free-standing pad sites, or “Pads,” are proposed for location in the southeastern portion of the site and will be tenanted by restaurants including fast-food and other small-scale general commercial uses. Two of the pads will have drive-thru lanes and windows associated with fast food. Specific tenants for these buildings have not yet been determined. The types of businesses expected to occupy the remainder of the Mitchell Ranch Center include retail uses such as clothing, home and pet supply stores, and restaurants including sit-down and fast-food establishments.

The proposed project includes a request for a Conditional Use Permit that will include review and approval of the site plan, floor plans, elevation of all buildings, landscape plan, site and circulation plan, sign program and alcohol sales at proposed restaurants and 24-hour operation for Major 1. In addition, a development agreement between the applicant and the City is proposed.

At the time of issuance of the NOP, the application for the Mitchell Ranch Center project consisted of a proposal to construct a retail center totaling 317,283 square feet. To ensure flexibility in the project, the applicant and the City agreed to prepare the EIR using a total building square footage that was three percent higher than the actual application. Thus, many of the technical reports contained in the EIR examine the potential impacts of a 327,229 square foot facility. The project as currently proposed, however, reduced the total square footage of the Center from 317,283 square feet to 299,830 square feet, which will likely mean that the impacts disclosed in this document for the proposed project will be greater than the actual impacts for the proposed project.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> CalFire	<input type="checkbox"/> Parks & Recreation
<input checked="" type="checkbox"/> S Caltrans District # <u>10</u>	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> X Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> X Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/> X Regional WQCB # <u>5</u>
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> X SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> S Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> X U. S. Fish and Wildlife Service
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> S San Joaquin Air Pollution Control District
<input type="checkbox"/> Integrated Waste Management Board	<input checked="" type="checkbox"/> S Turlock Irrigation District
<input checked="" type="checkbox"/> X Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 19, 2010 Ending Date July 6, 2010

Lead Agency (Complete if applicable):

Consulting Firm: <u>PMC</u>	Applicant: <u>Walmart Real Estate Business Trust</u>
Address: <u>508 Chestnut Street, Suite A</u>	Address: <u>c/o Howard Hardin, GreenbergFarrow</u>
City/State/Zip: <u>Mt. Shasta, CA 96067</u>	City/State/Zip: <u>1920 Main St., Suite 1150</u>
Contact: <u>Mark E. Teague</u>	Phone: <u>949.296.0450 x-8302</u>
Phone: <u>530.926.4059</u>	

Signature of Lead Agency Representative: 

Date: 5/19/10

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.