This section briefly summarizes the proposed actions (characteristics of the proposed Mitchell Ranch Center project) and provides a concise summary matrix table of the project's environmental impacts and associated mitigation measures and resulting level of significance (in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15123). Areas of controversy associated with the proposed project are identified. The alternatives considered in this Draft Environmental Impact Report (Draft EIR) are listed and the environmentally superior alternative is identified.

2.1 PROJECT CHARACTERISTICS

The project site is located at the northwest corner of the intersection of Mitchell Road and Service Road and consists of five parcels (APNs 053-012-068 and 053-013-016 through -019) totaling 26.3 acres The currently proposed Walmart would be a "supercenter" type store with approximately 191,430 square feet of commercial space with general merchandise sales, groceries, including fresh produce, meat, and alcohol. The Walmart may include a food service area and various service uses, including 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 building (Major 1) includes an approximately 5,762 square foot 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.

The proposed project also includes ten other commercial buildings. Three large commercial buildings, or "Majors," are proposed for location along the western edge of the site and will be tenanted by junior anchor stores. Four smaller commercial buildings, or "Shops," are proposed for location throughout the site and will each be tenanted by multiple small-scale retail stores. Finally, 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. Pads A and B will have drive-thru lanes and windows associated with the fast food. (See **Figure 3.0-4**). Specific tenants for these buildings have not yet been determined. However, the types of businesses expected to occupy the proposed project include retail uses such as clothing, home and pet supply stores, and restaurants including sit-down and fast-food establishments.

The project site is proposed to have access from two driveways off of Mitchell Road, two driveways off of Service Road, and two driveways off of Don Pedro Road. Trucks would be able to access both the Walmart and the other major buildings from two driveways off of Don Pedro Road, which abuts the rear of the building to the north where the loading docks are proposed. The project site will also include internal pedestrian pathways that will accommodate pedestrian movement throughout the shopping center. See **Section 3.0** of the Draft EIR for a full project description.

Note that 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, anchored by a Walmart with ten other shops and pads totaling 317,283 square feet. Other than Walmart, the application did not indicate the tenants of the Center. 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. Many of the technical reports contained in this EIR examine the potential impacts of a 327,229 square foot facility. The project as currently proposed reduced the total square footage of the Center from 317,283 square feet to 299,830 square feet, an approximately six percent reduction in overall building size. (See **Figure 3.0-4**) Since the revised site plan is less than the 327,229 square feet examined in the technical reports, the City determined to use these existing

studies in the EIR even though this larger square footage will likely mean that the impacts disclosed in this document for the proposed project will be greater than the actual impacts.

2.2 SUMMARY OF PROJECT ALTERNATIVES

Four alternatives to the proposed Mitchell Ranch Center project are considered in this Draft EIR. The alternatives are evaluated in detail and the impacts of each alternative are compared to the impacts of the proposed project in Section 5.0, Alternatives to the Project, of this Draft EIR. The following is a summary of the alternatives considered for the Mitchell Ranch Center project.

ALTERNATIVE 1 – NO PROJECT ALTERNATIVE

The No Project Alternative considers the likely development of the site if this project were not to occur. As the site is designated for regional commercial (RC) use in the City of Ceres General Plan and Mitchell Road Corridor Specific Plan, it is reasonable to assume that the site would likely develop with regional commercial use at some point in the future. Were the site not developed with the proposed project, it is reasonable to assume that a similar retail project would eventually be built on the project site. Potential tenants under this alternative could include Lowe's, Sam's Club, SuperTarget, WinCo Foods or a large sporting goods outlet, with several small shops surrounding the larger retail store. Development under this alternative would differ from development of the proposed project in the placement of commercial buildings closer to Service and Mitchell roads, with a greater distance to residential uses along Don Pedro Road. This alternative would also avoid the potential for conflict with the future realignment of El Camino Avenue on the west side of the project site.

ALTERNATIVE 2 –SITE REDESIGN ALTERNATIVE

This alternative, sometimes referred to as "Site Redesign#1", considers development of the site under a more-dense development pattern (see **Figure 5.0-1, Site Redesign Alternative**). Major 1 would be oriented toward Mitchell Road. This scenario would not reduce the overall square footage of the development (approximately 299,830 square feet). The modified site design would accommodate projected parking and landscaping needs based on City standards. The overall configuration for this alternative would be a similar shopping center style development as the proposed project, albeit with a more eastward orientation. Loading docks for Major 1 would be toward the west property line rather than toward Don Pedro Road. It is expected under this alternative that the project site may be affected by the realignment of El Camino Avenue, which might be reconfigured to loop east and then curve north to intersect with Don Pedro Road west of the western edge of the proposed project. The City might also terminate El Camino Avenue with a cul-de-sac farther west of the project site. In any event, this alternative only considers a possible redesigned layout of the Mitchell Ranch Center project, whether or not as a result of some future reconfiguration of El Camino Avenue, but the reconfiguration of El Camino Avenue would not be caused by the Mitchell Ranch Project and such a future reconfiguration of that street is not part of this alternative or the project as a whole.

ALTERNATIVE 3 – PROPOSED PROJECT WITH INTERCHANGE AND EL CAMINO REALIGNMENT

If the City of Ceres and Caltrans make major improvements and changes in alignments related to the State Route 99/Mitchell Road/Service Road interchange, and if El Camino Avenue were realigned to swing east in a new alignment before connecting with a substantially widened Service Road, the improvements would clip the southwest corner of the proposed Mitchell Ranch Center site and otherwise constrain development of, and accessibility to, that part of the

site. To adjust for this possibility, as well as to consider a project that is reduced in size from the proposed project, Alternative 3 was formulated (see **Figure 5.0-2, Proposed Project with Interchange and El Camino Realignment**).

With the possible realignment of El Camino Avenue, the developable area of the proposed project site could be reduced from the currently proposed 26.3 acres to a revised site plan using approximately 21.11 acres. El Camino Avenue would be realigned to the east from its current location, intersecting with Service Road on the project site near the southwest corner. The area of the project site to be reserved for the future realignment of El Camino Avenue would remain undeveloped until the interchange is fully funded and completed. The design of the realigned El Camino Avenue would be a limited access intersection, signalized to control movements. Movements to and from El Camino Avenue might be limited to right in/right out traffic only.

The conceptual layout for Alternative 3 resembles Alternative 2, the Site Redesign Alternative, more than the proposed project because the reduced site would necessitate a substantial redesign of the commercial center. Major 1 (Walmart) would be oriented with the front of the store facing eastward toward Mitchell Road. Several of the buildings proposed in the original project would need to be eliminated (i.e., Shop 3; Pads A, B and C) and no drive-thru features would be expected. This could result in an overall building square footage of approximately 258,000 square feet. With the reduction of the total square footage of the buildings, the number of parking spaces would be reduced, maintaining the floor area ratio (FAR) of the proposed project. There would only be one driveway from Service Road instead of two.

ALTERNATIVE 4 –ALTERNATIVE SITE

The Off-Site Alternative for the proposed project would place the proposed project at a site approximately 1,000 feet southeast of the proposed project site, east of Mitchell Road and south of Service Road (see **Figure 5.0-3, Off-Site Alternative**). The alternative site totals 23.48 acres (compared to 26.3 acres at the proposed site) and includes five parcels: APNs 041-018-004 to -007 and 041-018-041 and -042.

This alternate site is situated adjacent to State Route 99 and is bisected by Rhode Road. There are several residences on the alternative site at this time, and the site is partially vacant and used for agriculture. The site is designated for Regional Commercial (RC) land uses in the General Plan and is within the Mitchell Road Corridor Specific Plan planning area. To the west of the alternative site is undeveloped land designated RC for Regional Commercial, for which development applications have been processed by the City of Ceres (i.e., the Ceres Gateway project). That project includes two hotels, with approximately 26,000 square feet of various other commercial uses. Land developed as strip retail and an Arco Station is on the north side of Service Road, which is designated Highway Commercial with Regional Commercial beyond. An irrigation channel runs along the east side of the alternative site between the site and Moore Road. Consequently, any access to Moore Road would need to cross the canal. To the east of Moore Road are lands designated for Service and Highway Commercial uses.

The square footage of the buildings for this alternative would be reduced from that of the proposed project as the alternative site is smaller than the proposed project site. Under this alternative it is assumed that the site would be developed to the maximum commercial square footage allowed while providing adequate parking and landscaping areas. Initially, a constraint to development on this site includes the need for a major realignment of Rhode Road, which currently bisects the alternative site. As noted, the irrigation channel separates the site from Moore Road. Additionally, development of the proposed project on this site would require the land assembly of the five parcels identified above.

2.3 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

In accordance with CEQA Guidelines Section 15082, the City of Ceres prepared and distributed an Initial Study and Notice of Preparation (NOP). The NOP was circulated to local, state, and federal agencies, other interested parties, and the general public to solicit comments on the proposed project. The NOP and Initial Study and all comments received in response to the NOP are included as **Appendix 1.0-1** and **Appendix 1.0-2** of this document. Issues of concern regarding the proposed project and the environmental analysis identified in comments on the NOP that were known at the time of the release of this document are summarized below:

- Potential impacts to special-status biological resources on the project site requiring focused biological studies.
- Excessive noise from increased traffic, delivery trucks, and loading areas near adjacent residences.
- Degradation of water quality from increased urban runoff and storage and use of chemicals and pesticides on the project site.
- Potential impacts to area traffic requiring a detailed traffic study and early consultation with Caltrans.
- Potential conflicts with the planned realignment of El Camino Avenue on the west side of the project site.
- Traffic hazards associated with adjacent residential driveways and increased traffic.
- Aesthetic impacts associated with poor landscaping and maintenance of the site.
- Increased water demand for project could deplete groundwater supplies.
- Increased demand for fire and police protection will require additional funding.
- Disturbance of archeological resources.
- Worsening of existing air quality violations.
- Emission of toxic air pollutants near sensitive receptors.
- Creation of objectionable odors from project operations and asphalt parking lots.
- Erosion and loss of topsoil; alteration of natural drainages.
- Disruption of surrounding neighborhood and local quality of life.
- Conversion of Prime Farmland.
- Proper destruction of existing wells and/or septic tanks on project site in accordance with County standards.
- Proper removal and plugging of existing irrigation infrastructure onsite in accordance with Turlock Irrigation District standards.
- Provision of adequate utility easements along all street frontages.
- Proper operation of food facilities/restaurants in accordance with County standards.
- Degradation of visual quality of area and blocking of open views.
- Potential for the project to create blight in the community.
- Cumulative effects of this and similar projects.

2.4 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2.0-1 provides a complete list of each environmental impact which will result from the proposed project. Additionally, the significance level for each impact, before and after mitigation, is also shown.

ENERGY IMPACTS SUMMARY

The proposed project's contribution to electricity and natural gas demand would not generate the need for additional energy supply or require substantial additional capacity. The project would be subject to the minimum energy conservation requirements of Title 24 of the California Code of Regulations, which would serve to reduce the amount of energy resources needed to operate the project. The proposed project sustainability features would exceed Title 24 requirements, including the 2008 California Energy Efficiency Standards for Residential and Non-Residential Buildings. The City has determined that the project would be expected to have a less than significant impact regarding the wasteful, inefficient, or unnecessary consumption of energy.

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TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Aesthetics and Visual Resources			
Impact 4.1.1: Implementation of the proposed project could substantially degrade the existing visual character or quality of the site and its surroundings, result in a substantial effect on a scenic vista, or substantially damage scenic resources by converting the site from rural residential uses and vacant fields to a regional commercial center	LS	None required.	LS
Impact 4.1.2: Implementation of the proposed project could result in the introduction of daytime glare sources in an area of limited development.	LS	None required.	LS
Impact 4.1.3: Development of the proposed project would introduce new sources of nighttime lighting and glare, resulting in increased ambient nighttime lighting levels.	PS	**MM 4.1.3**: The project applicant shall maintain a lighting plan and photometric diagram that reduces light spillage at the project's property lines to a level of no more than 2.0 foot-candles, as measured at adjacent property lines along Don Pedro Road. *Timing/Implementation: Prior to issuance of building permit.* *Enforcement/Monitoring: City of Ceres Development Services Department - Planning Division*	LS
Impact 4.1.4: Implementation of the proposed project, in combination with other approved and pending development projects in the area, would result in cumulative changes to the aesthetic character of the project area.	LCC	None required.	LCC
Impact 4.1.5: Implementation of the proposed project, in combination with approved and pending projects in the area, could result in a substantial increase in light and glare in the project area.	CC	Comply with the lighting guidelines contained in the Mitchell Road Corridor Specific Plan and mitigation measure **MM 4.1.3**.	LCC
4.2 Air Quality			

N –No Impact
PS - Potentially Significant
LCC – Less than Cumulatively Considerable
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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.2.1: Implementation of the proposed project, even with mitigation, has the potential to result in violations or contributions to existing violations of air quality standards and could, therefore, conflict with one or more applicable air quality plan.	PS	None feasible.	SU
Impact 4.2.2: Construction of the proposed Mitchell Ranch Center project would result in short-term emissions of criteria air pollutants from construction equipment operation and soil disturbances, potentially violating or contributing to an existing violation of one or more air quality standards. This impact is **potentially significant.**	PS	**MM 4.2.2a:** The following measures shall be implemented, in addition to the requirements of SJVAPCD Regulation VIII, at the project site during all construction activities: • Limit traffic speeds on unpaved roads to 15 miles per hour (mph); • Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent; • Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site; • Install wind breaks at windward side(s) of construction areas; • Suspend excavation and grading activity when winds exceed 15 mph; and • Limit area subject to excavation, grading, and other construction activity at any one time. Soil exposure shall not exceed an area in which improvements can be completed during a single construction season. • The applicant shall use periodic watering for short-term stabilization of disturbed surface area and haul roads to minimize visible fugitive dust emissions. Watering, with complete coverage, shall occur at least three times a day, preferably in the mid-morning, afternoon and after work is done for the day. *Timing/Implementation: Mitigation shall be implemented throughout project construction phase.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division*	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		MM 4.2.2b: Pollutant emissions shall be minimized by maintaining equipment engines in good condition and in proper tune according to manufacturer's specifications, by not allowing construction equipment to be left idling for more than five minutes (per California law). Contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB) (diesel fuel with sulfur content of 15 ppm by weight or less). *Timing/Implementation: Mitigation shall be implemented throughout project construction phase.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division*	
		MM 4.2.2c: Graded site surfaces shall be stabilized upon completion of grading when subsequent development is delayed or expected to be delayed more than 30 days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate visible fugitive dust emissions. *Timing/Implementation: Mitigation shall be implemented throughout project construction phase.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division*	
		MM 4.2.2d: Contractor agreements shall specify that existing power sources (e.g., power poles) or clean-fuel generators shall be used rather than temporary power generators. *Timing/Implementation: Mitigation shall be implemented throughout project construction phase.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division*	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		MM 4.2.2e: During construction of the proposed project, only low-VOC paints and coatings as defined in SJVAPCD Rule 4601 shall be used. *Timing/Implementation: Mitigation shall be implemented throughout project construction phase.* Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Divisions	
Impact 4.2.3: The existing structures on the project site could contain asbestos materials. Demolition of these structures could result in the emission of airborne asbestos fibers, which are considered a hazardous air pollutant, potentially violating applicable air quality standards.	LS	None required.	LS
Impact 4.2.4: Operation of the proposed project would result in long-term emissions of criteria air pollutants from mobile and area sources that could violate or substantially contribute to an existing violation of one or more air quality standards.	PS	**MM 4.2.4a:** All buildings on the project site shall be designed and constructed to exceed minimum statewide energy requirements (Title 24). Measures may include, but are not limited to, the following: • Incorporate skylights into building designs to utilize natural daylight • Utilize computer-controlled daylight sensors and electronic dimming ballasts • Use high-efficiency light bulbs in all lighting fixtures • Use light-emitting diodes (LEDs) in exterior signage • Use energy-efficient appliances and heating, ventilation, and air conditioning (HVAC) systems • Use low-emission water heaters and/or central water heating systems • Increase building insulation • Use automated controls for HVAC systems or centralized energy management systems *Timing/Implementation: Prior to issuance of building permits* *Enforcement/Monitoring: City of Ceres Development Services*	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Department – Building Division	
		MM 4.2.4b: All buildings on the project site shall utilize Energy Star compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9 when tested in accordance with ASTM 408) for a minimum of 75 percent of the roof surface to reduce energy demands associated with air conditioning and to minimize the urban heat island effect. *Timing/Implementation: Prior to issuance of building permits* *Enforcement/Monitoring: City of Ceres Development Services Department – Planning and Building Divisions*	
Impact 4.2.5: Implementation of the proposed project would not be anticipated to contribute to localized concentrations of mobile-source CO that would exceed applicable ambient air quality standards.	LS	None required.	LS
Impact 4.2.6: Delivery trucks entering and leaving the project site will result in low levels of diesel particulate emissions in the vicinity of the project site.	LS	None required.	LS
Impact 4.2.7: Implementation of the proposed Mitchell Ranch Center project would not be anticipated to result in an increased exposure of sensitive receptors to localized concentrations of air pollutants that would exceed applicable standards.	LS	None required.	LS
Impact 4.2.8: Receptors located in the vicinity of the proposed project may be exposed to odorous emissions.	PS	**MM 4.2.8:** Signage shall be provided on-site that prohibits the idling of trucks, including the use of auxiliary power units, for more than five minutes. Further, the proposed project shall pay for parking restrictions on the south side of Don Pedro Road as directed by the City of Ceres. These restrictions will include designating the south side of Don Pedro Road between Mitchell Road and the northwestern property corner of the proposed project as a "no parking" zone through the use of signs and/or curb painting.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Timing/Implementation: Mitigation shall be completed prior to the issuance of a certificate of occupancy for Major 1. *Enforcement/Monitoring: City of Ceres Development Services Department and City of Ceres Public Works Department.*	
Impact 4.2.9: Implementation of the proposed project would individually result in significant emissions of criteria air pollutants and would therefore result in a **cumulatively considerable** impact to the existing regional air quality conditions.	CC	None feasible.	SU
Impact 4.2.10: Implementation of the proposed Mitchell Ranch Center project would result in the emission of greenhouse gases to the atmosphere, potentially contributing to global climate change and the associated consequences of climate change.	LS	None required.	LS
Impact 4.2.11: Implementation of the proposed project, in addition to existing, approved, proposed and reasonably foreseeable development projects in the San Joaquin Air Basin, would result in the emission of greenhouse gases in the atmosphere, potentially contributing to global climate change and the associated consequences of climate change. In addition, the proposed project as designed would result in emissions exceeding the 29 percent below business as usual threshold.	CC	None feasible.	SU
4.3 Biological and Natural Resources			
Impact 4.3.1: Implementation of the proposed Mitchell Ranch Center project could result in adverse effects, either directly or through habitat modifications that may affect species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulation, or by the CDFG or USFWS.	PS	**Migratory Birds or Raptors:** **MM 4.3.1:** If construction activities occur during the nesting seasons for raptors and migratory birds (typically March 1 through August 31), the project applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the construction area (no less than 500 feet outside project boundaries) no more than 30 days prior to ground disturbance or tree removal. If active nests are located during preconstruction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal (in consultation with USFWS and/or CDFG). Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 500 feet around the nest for Swainson's hawk, 100 feet around the nest for other raptors, and 50 feet around the nest for other migratory birds) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (September 1 through February 28). *Timing/Implementation: Prior to construction and site grading activities* *Enforcement/Monitoring: City of Ceres Development Services Department – Planning Division, CDFG, USFWS*	
Impact 4.3.2: Implementation of the proposed project would not result in the loss or modification of any sensitive natural community including riparian habitat and associated wildlife and would not result in impacts to wetlands or waters of the U.S.	N	None required.	N
Impact 4.3.3: The proposed project will not likely interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	None required.	LS
Impact 4.3.4: The proposed project may conflict with City of Ceres General Plan policies and ordinances that serve to protect trees.	LS	None required.	LS
Impact 4.3.5: There are no regionally or locally adopted natural community conservation plans or habitat conservation plans that are applicable to the site.	N	None required.	N
Impact 4.3.6: Implementation of the proposed project, in combination with other approved and pending development projects in the area, may contribute to the regional conversion of habitat and impacts to biological resources.	CC	Implement mitigation measure **MM 4.3.1.**	LCC

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.4 Cultural Resources			
Impact 4.4.1: Implementation of the proposed Mitchell Ranch Center project could result in impacts to previously undiscovered prehistoric resources, historic resources, and human remains.	PS	**MM 4.4.1a:** If, during the course of implementing the project, cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Ceres Planning Division shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in archaeology and/or history for any unanticipated discoveries. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources. *Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities* *Enforcement/Monitoring: City of Ceres Community Development Department - Planning Division.*	LS
		MM 4.4.1b: If, during the course of implementing the project, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Ceres Planning Division shall be notified, and the County Coroner must be notified according to Section 5097.98 of the PRC and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities *Enforcement/Monitoring: City of Ceres Community Development Department - Planning Division*	
Impact 4.4.2: Implementation of the Mitchell Ranch Center Project could result in the potential damage or destruction of undiscovered paleontological resources.	PS	**MM 4.4.2:** If, during the course of implementing the project, any paleontological resources (fossils) are discovered, work shall be halted immediately within 50 feet of the discovery, and the City of Ceres Planning Division shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources. *Timing/Implementation: As a condition of project approval, and implemented during ground-disturbing construction activities* *Enforcement/Monitoring: City of Ceres Development Services Department - Planning Division*	LS
Impact 4.4.3: Implementation of the proposed Mitchell Ranch Center Project along with foreseeable development in the City and Stanislaus County could result in disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	CC	Implement mitigation measures **MM 4.4.1a** and **MM 4.4.1b**.	LCC
Impact 4.4.4: Implementation of the proposed project, along with foreseeable development in the City and Stanislaus County, could result in disturbance of paleontological resources (i.e., fossils and fossil formations).	CC	Implement mitigation measures **MM 4.4.1a and MM 4.4.1b.**	LCC
4.5 Economics and Blight			

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LS – Less Than Significant
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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.5.1: Development of the proposed Mitchell Ranch Center project may result in closure of competing businesses. These closures may increase the inability of property owners to lease vacant buildings, potentially resulting in physical deterioration and urban decay.	PS	**MM 4.5.1:** In addition to the requirement that a vacant building monitoring fee pursuant to Ceres Municipal Code Chapter 9.40 be paid, the property owner (and any subsequent owner) shall enter into a supplemental maintenance agreement with the City to ensure property maintenance until the site is reoccupied, and whereby the City will be compensated (via bond or otherwise) for abatement of visual indications of blight on the property if and when the property owner fails to adequately maintain the property in good condition and abate elements of deterioration, which shall include: • Remove graffiti • Repair broken windows and exterior structural elements • Maintain existing landscaping. • Frequently clean up litter on the property *Timing/Implementation: Mitigation shall commence once the building is vacated and shall end upon its re-tenanting or demolition.* *Enforcement/Monitoring: City of Ceres Development Services Department - Planning Division*	LS
Impact 4.5.2: Development of the proposed Mitchell Ranch Center project with a Walmart store along with other planned retail projects in the region may result in closure of competing businesses. These closures may increase the inability of property owners to lease vacant buildings, potentially resulting in physical deterioration and urban decay.	LCC	None required.	LCC
4.6 Geology and Soils			
Impact 4.6.1: Implementation of the proposed project may expose people, structures, and development to ground failure from seismic activity or unstable soils.	PS	**MM 4.6.1:** The project shall comply with the recommendations of the Preliminary Geotechnical Engineering Analysis prepared by Consolidated Engineering Laboratories in June 2006 (see **Appendix 4.6-1**). These recommendations include the following: • Existing Structures and Trees – All existing structures to be	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		abandoned shall be demolished and foundations entirely removed or cut off. Any existing trees that are to be abandoned shall have their major root systems removed. Additionally, buried objects from past land use activities that are encountered during construction shall be removed. • Loose Near-Surface Soil – The presence of loose near-surface soil will require over excavation and compaction in the building pad areas. • Underground Utility/Trench Excavation – Due to the sandy soils at the project site, trench walls may not stand vertical during and after excavation. All project contractors shall be notified for the potential for sloughing of utility trench and foundation excavation sidewalls. • Winter Grading – If grading occurs during the rainy season, unstable subgrade conditions may be encountered. Project site soils shall be treated/stabilized prior to grading or other soil disturbing activities during the winter months. • Seismic Considerations – The site is located proximal to a seismically active region. As a minimum, the building designs shall comply with the latest edition of the Uniform Building Code, California Building Code, and International Building Code. *Timing/Implementation: Ongoing during project construction and mitigation shall be noted on the improvement plans.* *Enforcement/Monitoring: City of Ceres Development Services Department Engineering and Planning Divisions.*	
Impact 4.6.2: The proposed project includes substantial construction and site preparation activities. These activities can increase soil erosion, especially from wind and water, and siltation of local drainages during construction, excavation, and grading activities.	LS	None required.	LS
Impact 4.6.3: Expansion of soils on site could potentially result in damage to building foundations, structures, and paved areas on the	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
site.			
Impact 4.6.4: Implementation of the proposed project in combination with reasonably foreseeable development would not contribute to cumulative geologic and soils impacts.	LCC	None required.	LCC
4.7 Hazards and Hazardous Materials			
Impact 4.7.1: Implementation of the proposed project would require the use and transportation of limited amounts of commonly used hazardous materials including solvents, paints, gasoline, fertilizers, and pesticides during project construction and operation.	LS	None required.	LS
Impact 4.7.2: The project site is located near multiple sites and facilities that have been identified as handling or storing hazardous materials. Spills and leaks of hazardous materials have been reported at some of these locations. These materials could pose a hazard to residents in the vicinity as well as to employees and patrons of the proposed project.	LS	None required.	LS
Impact 4.7.3: The project site has been used for agricultural production in the past. Pesticide application associated with these past operations may have impacted the project site.	PS	**MM 4.7.3:** A Phase II Environmental Site Assessment report shall be prepared to determine the extent and exact nature of any pesticide or chemical residues present on the project site. Soils shall be taken from throughout the site to test pesticide contamination (chlorinated pesticides using EPA Test Method 8081 and 8082). If samples reveal concentrations of pesticide residue in excess of acceptable thresholds, actions shall be taken to remediate soil contamination to within ASTM International standards. Such actions could include excavation and disposal of contaminated soils from the site or bioremediation. A qualified Phase II Environmental Assessor shall be retained to develop and carry out a remediation plan, if necessary. *Timing/Implementation: Prior to issuance of grading permits* *Enforcement/Monitoring: City of Ceres Development Services Department-Building Division*	LS
Impact 4.7.4: The existing structures on the project site were	LS	None required.	LS

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constructed prior to implementation of regulations on lead-containing paints (LCPs) and therefore may contain LCPs on internal and external surfaces. These materials could pose a hazard to construction workers and residents in the vicinity as well as to employees and patrons of the proposed project if not properly managed during demolition.			
Impact 4.7.5: The project site contains several old septic systems, wells for domestic and irrigation purposes as well as abandoned irrigation facilities. If not properly abandoned, these facilities could create a physical hazard.	PS	**MM 4.7.5a:** The project applicant shall obtain a permit from the City of Ceres Development Services, Building Division Department for the destruction and closure of all wells on the project site in accordance with Chapter 13.05 of the City's Municipal Code. The project applicant shall destroy all wells in accordance with the conditions of the permit and with the California Water Well Standards contained in Department of Water Resources Bulletins 74-81 and 74-90, prior to project construction. *Timing/Implementation: Prior to issuance of building permits.* *Enforcement/Monitoring: City of Ceres Development Services Department - Engineering Division.*	LS
	PS	**MM 4.7.5b:** The project applicant shall remove and plug all irrigation facilities on the project site to the satisfaction of Turlock Irrigation District standards prior to project construction. *Timing/Implementation: Prior to issuance of building permits* *Enforcement/Monitoring: City of Ceres Development Services Department - Engineering Division and Planning Divisions, Turlock Irrigation District.*	LS
	PS	**MM 4.7.5c:** Prior to issuance of grading permits, any and all septic tanks on the project site shall be abandoned under permit from the Stanislaus County Department of Environmental Resources. *Timing/Implementation: Prior to issuance of building permits* *Enforcement/Monitoring: Stanislaus County Department of*	LS

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		Environmental Resources and City of Ceres Development Services Department – Engineering Division.	
Impact 4.7.6: Implementation of the proposed project would result in the construction of a regional commercial center and the gathering of people in proximity to an operating airport, potentially resulting in a hazard to people or structures on the ground resulting from an aircraft incident or accident.	LS	None required.	LS
Impact 4.7.7: Implementation of the proposed project in addition to cumulative development associated with buildout of the General Plan may result in cumulative hazardous risk impacts.	LCC	None required.	LCC
4.8 Hydrology and Water Quality			
Impact 4.8.1: Development of the proposed project would increase stormwater runoff rates and volumes when compared with existing conditions due to an increase in impervious surface area. This increase would not exceed the capacity of existing drainage infrastructure or result in flooding on or off site.	LS	None required.	LS
Impact 4.8.2: Construction of the proposed project will introduce sediments and other contaminants typically associated with construction into stormwater runoff, potentially resulting in the degradation of downstream water quality.	LS	None required.	LS
Impact 4.8.3: Operation of the proposed project will introduce sediments and other contaminants typically associated with urban development into stormwater runoff, potentially resulting in the degradation of downstream water quality.	PS	**MM 4.8.3:** Prior to approval of an improvement plan, the project proponent shall provide a list of City-approved best management practices (BMPs) to be implemented on the site during operation of the proposed project that will protect receiving waters from urban contaminants in runoff. The BMPs shall be consistent with RWQCB guidelines and shall be obtained from the California Stormwater Quality Association's Stormwater Best Management Practice (BMP) Handbooks. At least 85 to 90 percent of annual average stormwater runoff from the site shall be treated per the standards in the 2003 California Stormwater Best Management Practices Handbooks. BMPs may include, but are not limited to,	LS

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		the following: • Route drainage from paved surfaces either through swales, buffer strips, or sand filters or treat with a filtering system prior to discharge to the storm drain system • Use permeable pavement in parking areas and other low traffic areas • Direct downspouts to infiltration trenches • Provide stenciling or labeling of all storm drain inlets within and adjacent to the project site with prohibitive language such as "NO DUMPING" • Cover loading dock areas, or design drainage to preclude urban run-on and runoff • Prohibit direct connections into storm drains from depressed loading docks. These areas should drain into water quality inlets, an engineered infiltration system, or an equally effective alternative • Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the areas to avoid run-on. This might include berming or grading the waste storage areas to prevent run-on of stormwater. • Use lined bins or dumpsters to reduce leaking of liquid waste • Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers • Pave trash storage areas with an impervious surface to mitigate spills • Do not locate storm drains in immediate vicinity of the trash storage areas • Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein	

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		Timing/Implementation: Prior to approval of the improvement plan. *Enforcement/Monitoring: City of Ceres Development Services Department-Engineering Division*	
Impact 4.8.4: Construction of the proposed project will introduce sediments and constituent pollutants typically associated with construction into stormwater runoff. These pollutants will not infiltrate into groundwater resources and will not degrade groundwater quality.	LS	None required.	LS
Impact 4.8.5: Operation of the proposed project will introduce sediments and constituent pollutants typically associated with urban development into stormwater runoff. These pollutants will not infiltrate into groundwater resources and will not degrade groundwater quality.	LS	None required.	LS
Impact 4.8.6: Implementation of the proposed project, along with potential development within the City of Ceres and the Tuolumne River watershed, could contribute to cumulative drainage and water quality impacts.	LCC	None required.	LCC
4.9 Land Use, Population and Housing			
Impact 4.9.1: Proposed land uses are consistent with the land use designation for the project site as established in the City of Ceres General Plan and Mitchell Road Corridor Specific Plan. The proposed project is also consistent with the Stanislaus County Airport Land Use Commission Plan. However, implementation of the proposed project may result in conflicts with City of Ceres General Plan Land Use policy 1.B.11.	LS	None required.	LS
Impact 4.9.2: The proposed project may conflict with adjacent land uses.	LS	None required.	LS
Impact 4.9.3: Implementation of the proposed project may result in direct population growth. Additionally, the proposed project may	LS	None required.	LS

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contribute to indirect population growth along the City's edge.			
Impact 4.9.4: The project, in combination with other reasonably foreseeable development in the City of Ceres and Stanislaus County, could result in land use conflicts. However, land use conflicts are expected to be site-specific, and the project would have a less than cumulatively considerable contribution to cumulative land use impacts.	LCC	None required.	LCC
Impact 4.9.5: Implementation of the proposed project, in combination with other reasonably foreseeable development in the area, would result in cumulative direct and/or indirect population growth in the City of Ceres.	LCC	None required.	LCC
4.10 Noise			
Impact 4.10.1: Implementation of the proposed project will generate additional traffic in the project area, which will lead to higher traffic noise levels on the local roadway network.	LS	None required.	LS
Impact 4.10.2: Single-event noise levels generated by trucks associated with the proposed project on public roadways could cause sleep disturbance to nearby residents.	LS	None required.	LS
Impact 4.10.3: Implementation of the proposed project would result in increased noise levels in the vicinity of the project site during construction of the project.	LS	None required.	LS
Impact 4.10.4: Implementation of the proposed project would result in on-site truck circulation noise from truck deliveries to the Walmart store.	PS	**MM 4.10.4:** The following requirements shall be applied to the project: • Solid noise barriers, as indicated in **Figure 4.10-3,** shall be constructed behind the Walmart loading dock area between the two site accesses to Don Pedro Road, and also along the western site boundary to provide shielding to the existing apartment buildings to the west. The barriers shall be 8 feet in height (except where a reduction in height is required for sight distance within clear vision triangles), and shall be constructed of concrete masonry unit (CMU) block with at	LS

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		least three lbs./square foot surface density. Blocks shall be fully grouted. This measure is predicted to reduce noise from Walmart-generated on-site truck circulation by at least 5dB, thereby reducing noise levels to 42 dB L_{eq} and 63 dB L_{max} at the nearest residences. *Timing/Implementation: Mitigation shall be completed prior to issuance of a certificate of occupancy for Major 1.* *Enforcement/Monitoring: City of Ceres Development Services Department-Planning Division*	
Impact 4.10.5: Implementation of the proposed project would result in on-site truck circulation noise from the delivery of goods to Majors 2, 3, and 4 stores.	LS	None required.	LS
Impact 4.10.6: Implementation of the proposed project would result in increased noises due to the delivery of goods to the Walmart Store.	PS	Implement mitigation measure **MM 4.10.4.**	LS
Impact 4.10.7: Implementation of the proposed project would result in increased noise levels at loading docks for Majors 2, 3, and 4 stores.	PS	**MM 4.10.7a:** The following requirements shall be applied to the project: • A solid noise barrier shall be constructed between the truck unloading areas of Majors 2, 3 and 4 and the nearest residence to the west. The barrier shall be 8 feet in height (except where a reduction in height will be required for sight distance within clear vision triangles), and shall be constructed of concrete masonry unit (CMU) block with at least three lbs./square foot surface density. Blocks shall be fully grouted. This measure is predicted to reduce noise from Majors 2, 3 and 4 unloading activities by at least 6 dB, thereby reducing noise levels to 40 dB L_{eq} and 65 dB L_{max} at the nearest residences during nighttime unloading activities. *Timing/Implementation: Mitigation shall be completed prior to issuance of a certificate of occupancy for Majors 2, 3, and 4.* *Enforcement/Monitoring: City of Ceres Development Services*	LS

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		Department-Planning Division Or	
	PS	**MM 4.10.7b:** The following requirements shall be applied to the project: • Loading and unloading activities behind Majors 2, 3, and 4 shall be limited to daytime hours (7 am – 10 pm). *Timing/Implementation: Mitigation shall be implemented throughout the life of the project by Majors 2, 3, and 4 occupants.* *Enforcement/Monitoring: City of Ceres Code Public Safety Department – Code Enforcement Division.* Or	LS
	PS	**MM 4.10.7c:** If the City determines that the parcel has ceased to be considered by the City as having a noise sensitive use prior to implementation of either MM 4.10.7a or 4.10.7b, the City may consider the impact to have been reduced to a level that is less than significant and waive both of those mitigation options. *Timing/Implementation: The determination may be made by the City prior a certificate of occupancy for Majors 2, 3 & 4* *Enforcement/Monitoring: City of Ceres Development Services Department –– Planning Division.*	LS
Impact 4.10.8: Implementation of the proposed project would result in increased noise levels due to the operation of rooftop mechanical equipment on the Walmart store.	LS	None required.	LS
Impact 4.10.9: Implementation of the proposed project would result in increased noise levels due to the operation of rooftop mechanical	LS	None required.	LS

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equipment on the Majors 2, 3, and 4 stores.			
Impact 4.10.10: Implementation of the proposed project would result in increased noise levels due to the operation of on-site trash and cardboard compacting equipment.	LS	None required.	LS
Impact 4.10.11: Parking lot sweeping activities could result in unacceptable noise levels at the nearest residences to the north and west of the project site.	LS	None required.	LS
Impact 4.10.12: Drive-thru operations associated with Walmart and Pads A and B could result in unacceptable noise levels at the nearest residences to the south, west, and east of the site.	LS	None required.	LS
Impact 4.10.13: Implementation of the proposed project, in combination with other reasonably foreseeable development in the area, would contribute to increased traffic noises in the vicinity of the proposed project.	LCC	None required.	LCC
4.11 Agricultural Resources			
Impact 4.11.1: Implementation of the proposed project would result in the conversion of approximately 16.7 acres of Prime Farmland to nonagricultural uses.	PS	None feasible.	SU
Impact 4.11.2: The proposed project will not conflict with existing zoning for agricultural use or a Williamson Act Contract.	LS	None required.	LS
Impact 4.11.3: Implementation of the proposed project will not result in other changes in the existing environment which could result in conversion of Farmland to nonagricultural use.	LS	None required.	LS
Impact 4.11.4: The proposed project would contribute to cumulative impacts on agricultural lands.	CC	None feasible.	SU
4.12.2 Public Services and Utilities – Municipal Water			
Impact 4.12.2.1: Implementation of the proposed project could result in a violation of water quality standards, as set forth by the	LS	None required.	LS

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California Department of Water Resources or the Central Valley Regional Water Quality Control Board.			
Impact 4.12.2.2: Implementation of the proposed project could result in the need for expanded water treatment facilities to serve the project.	LS	None required.	LS
Impact 4.12.2.3: Implementation of the proposed project could result in increased demand for municipal water and could require the construction of new municipal water facilities.	LS	None required.	LS
Impact 4.12.2.4: Implementation of the proposed project would result in increased consumption of municipal water, which is currently supplied by wells pumping groundwater.	PS	**MM 4.12.2.4:** All buildings on the project site shall be equipped with sensor-activated restroom lavatories to reduce water usage. *Timing/Implementation: Prior to issuance of building permits.* *Enforcement/Monitoring: City of Ceres Development Services Department-Building and Planning Divisions*	LS
Impact 4.12.2.5: Implementation of the proposed project would contribute to cumulative water supply demands.	LCC	None required.	LCC
Impact 4.12.2.6: Implementation of the proposed project, along with potential development within the City of Ceres and communities overlying the Turlock Groundwater Subbasin, would contribute to depletion of groundwater supplies and interference with natural recharge of the aquifer.	CC	Implement mitigation measure **MM 4.12.2.4**.	LCC
4.12.3 Public Services and Utilities – Wastewater			
Impact 4.12.3.1: Implementation of the proposed project would result in increased wastewater flows and could result in impacts to wastewater treatment facilities.	LS	None required.	LS
Impact 4.12.3.2: Implementation of the proposed project would result in increased wastewater flows. There may not be sufficient capacity in the City's wastewater conveyance system to serve the proposed project.	LS	None required.	LS

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Impact 4.12.3.3: Implementation of the proposed project would result in increased wastewater flows due to the regional commercial uses of the project.	LS	None required.	LS
4.12.4 Public Services and Utilities – Solid Waste			
Impact 4.12.4.1: Implementation of the proposed project would result in an increased generation of solid waste, resulting in increased demand for municipal waste services and landfill capacity.	LS	None required.	LS
Impact 4.12.4.2: Implementation of the proposed project would result in the generation and storage of solid waste on site which could result in impacts to surrounding land uses.	LS	None required.	LS
Impact 4.12.4.3: Implementation of the proposed project would result in increased demands on regional solid waste disposal facilities and landfill capacity.	LS	None required.	LS
4.12.5 Public Services and Utilities – Electrical			
Impact 4.12.5.1: Implementation of the proposed project would result in increased demand for electrical service and related electrical facilities.	LS	None required.	LS
Impact 4.12.5.2: Implementation of the proposed project would result in increased cumulative demands on electrical service in the project area.	LCC	None required.	LCC
4.12.6 Public Services and Utilities – Natural Gas			
Impact 4.12.6.1: Implementation of the proposed project would result in increased demand and need for additional facilities for natural gas service.	LS	None required.	LS
Impact 4.12.6.2: Implementation of the proposed project would result in increased demands on natural gas service in the project area.	LCC	None required.	LCC
4.12.7 Public Services and Utilities – School Facilities			

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Impact 4.12.7.1 Implementation of the proposed Mitchell Ranch Center project may increase student enrollment within the Ceres Unified School District due to population growth, which may result from new employment opportunities associated with the proposed project. An increase in student enrollment could in turn require new or altered school facilities in order to maintain acceptable performance standards.	LS	None required.	LS
Impact 4.12.7.2 The proposed Mitchell Ranch Center project, in combination with reasonably foreseeable development proposed in the Ceres Unified School District, would result in a cumulative increase in student enrollment.	LCC	None required.	LCC
4.12.8 Public Services and Utilities – Fire and Medical Emergency			
Impact 4.12.8.1: Implementation of the proposed project would result in increased demand for additional fire protection and emergency medical response services. This increased demand could result in significant or substantial adverse impacts to the environment.	LS	None required.	LS
Impact 4.12.8.2: Implementation of the proposed project would result in increased demands on fire and emergency service in the project area.	LCC	None required.	LCC
4.12.9 Public Services and Utilities – Law Enforcement			
Impact 4.12.9.1: Implementation of the proposed Mitchell Ranch Center project would result in the change of the physical environment. Land use, storefront design, street design, and other features of the proposed project could reduce the ability of the City of Ceres Police Division to enforce the law and respond to crime and other emergencies in the project area. Implementation of the proposed project would result in an increased demand for law enforcement services, requiring additional law enforcement protection.	LS	None required.	LS

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Impact 4.12.9.2: Implementation of the proposed project would result in an increased demand for law enforcement services but will not require the construction of additional law enforcement facilities.	LS	None required.	LS
Impact 4.12.9.3: Implementation of the proposed project would result in increased demands on police service in the project area.	LCC	None required.	LCC
4.13 Transportation and Traffic			
Impact 4.13.1: Development of the proposed Mitchell Ranch Center project could cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system surrounding the project (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections).	PS	**MM 4.13.1:** The project applicant shall fund the preparation of a traffic calming plan, and construct improvements identified by that plan, for Don Pedro Road between Mitchell Road and El Camino Avenue. This plan shall be developed in consultation with City staff and local residents to limit traffic on Don Pedro Road to 2,500 vpd between Mitchell Road and the westernmost project driveway to 1,500 vpd west of the westernmost project driveway. The plan shall include features such as the installation of curb extensions, speed humps, speed feedback signs, lighted crosswalks, and other devices that have proven effectiveness. A minimum of one neighborhood meeting shall be held with affected neighbors and the Plan shall be approved by the Public Works Director with input from the Development Services Director, Fire Chief, and Police Chief prior to the issuance of a certificate of occupancy for Major 1. *Timing/Implementation: Mitigation shall be completed within six months of the certificate of occupancy being granted for Major 1.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering and Planning Divisions and Public Works Department.*	SU
Impact 4.13.2: Development of the proposed Mitchell Ranch Center project could exceed a level of service standard established by the City of Ceres or Caltrans for designated roads or highways.	PS	**#1 - East Whitmore/Mitchell Road** **MM 4.13.2a:** The project applicant shall modify Mitchell Road on the northbound approach to East Whitmore Avenue to provide a second left-turn lane, in conjunction with signal timing modifications. This improvement can be constructed within the	LS

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		existing right-of-way. *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	
	PS	**#3 - Don Pedro Road/Mitchell Road** **MM 4.13.2b:** The project applicant shall install a traffic signal at the intersection of Don Pedro Road and Mitchell Road. The signal shall include pedestrian signals and actuation. The signal shall be interconnected and coordinated with the proposed signal at the Mitchell Road entry to the project and to the City's Mitchell Road traffic signal interconnect system to minimize vehicle queue spill back through the area. *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	LS
	PS	**#5 - Service Road/Moffett Road** **MM 4.13.2c:** The project applicant shall widen, in accordance with existing improvement plans already approved by the City, the southbound approach of Moffett Road to the Service Road intersection to allow striping of a left turn lane. *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU

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	PS	**#7 - Service Road/El Camino Avenue** **MM 4.13.2d:** The project applicant shall widen and restripe the southbound approach to provide separate left- and right-turn lanes for vehicles turning from El Camino Avenue onto Service Road and widen and restripe Service Road to provide a westbound right-turn lane. The southbound left-turn pocket should accommodate one vehicle (approximately 25 feet). *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU
	PS	**#8 - Service Road/Mitchell Road** **MM 4.13.2e:** The project applicant shall construct a second eastbound left-turn lane on Service Road to Mitchell Road, extend the northbound left-turn lane to provide at least 325 feet of vehicle storage, make signal modifications to provide protected east-west left-turn phasing, and pay for the City to evaluate the traffic signal timing six months subsequent to the issuance of the final certificate of occupancy of Walmart (Major 1) to ensure optional traffic flows through the intersection based on current conditions. This improvement may also require relocation of the existing traffic signal. *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU

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	PS	**#10 - Rhode Road/Mitchell Road** **MM 4.13.2f:** If the work has not already been completed by another project**,** the project applicant shall install a traffic signal and realign Rhode Road as required. If the work has already been completed by another project, the proposed project shall reimburse the City its pro-rata share of the improvement. *Timing/Implementation: Mitigation shall be completed prior to the first certificate of occupancy. Payment of pro-rata share of the improvement will be made prior to issuance of the building permit for Major 1.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	LS
	PS	**#11 – Northbound SR 99/Off-Ramp/On-Ramp/Mitchell Road** **MM 4.13.2g:** The project applicant shall provide improvement plans to Caltrans and to the City that eliminates westbound left-turn movement for non-emergency vehicles, eliminates the stop-control for the northbound movement, and modifies striping. If approved by Caltrans, the project applicant shall construct the improvement. *Timing/Implementation: Submittal of improvement plans to the agencies shall be completed within 120 days of receiving final approval of the development by the City of Ceres. If Caltrans approves the plans then the applicant must construct the improvements by the later of the first certificate of occupancy or 18 months from Caltrans approval If Caltrans approval is not timely, then prior to the first certificate of occupancy, the City will require a guarantee sufficient to construct the improvement.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	PS	**#12 – Southbound SR 99/On-Ramp/Off-Ramp/Mitchell Road** **MM 4.13.2h:** The project applicant shall provide improvement plans to Caltrans and to the City that install a traffic signal, modify southbound Mitchell Road to provide a second left-turn lane within the existing right-of-way, modify the on-ramp to provide two receiving lanes, and modify striping. If approved by Caltrans, the project applicant shall construct the improvement. *Timing/Implementation: Submittal of improvement plans to the agencies shall be completed within 120 days of receiving final approval of the development by the City of Ceres*. If Caltrans approves the plans then the applicant must construct the improvements by the later of the first certificate of occupancy or 18 months from Caltrans approval. *If Caltrans approval is not timely, then prior to the first certificate of occupancy, the City will require a guarantee sufficient to construct the signal improvement.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU
Impact 4.13.3: Development of the proposed Mitchell Ranch Center project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	PS	**MM 4.13.3:** The project applicant shall develop a construction management plan for review and approval by the City of Ceres Public Works Department and the Development Services Department – Engineering Division. The plan shall include at least the following items: • Development of a construction truck route that would appear on all construction plans to limit truck and auto traffic on nearby residential streets. • Comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		hour traffic hours, detour signs if required, land closure procedures, sidewalk closure procedures, cones for drivers, and designated construction access routes. • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur. • Location of construction staging areas for materials, equipment, and vehicles. • Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety, and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant. • A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an on-site complaint manager. *Timing/Implementation: Mitigation shall occur prior to and during construction.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department*	
Impact 4.13.4: Development of the proposed Mitchell Ranch Center project could result in inadequate emergency access.	PS	**Don Pedro Road/Driveway 1** **MM 4.13.4a:** If El Camino Avenue is realigned in the future, provide a right turn only exit from the site to the realigned El Camino Avenue, and restrict Don Pedro Road/Driveway 1 to inbound movements only through the use of signage and striping. *Timing/Implementation: Mitigation shall occur as part of the approval of the realignment of El Camino Avenue.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works*	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Department.	
	PS	**Don Pedro Road/Driveway 2** **MM 4.13.4b:** If El Camino Avenue is realigned in the future, Don Pedro Road should be restriped to provide a two-way left-turn lane to allow vehicles entering this driveway to pull out of the through lane. *Timing/Implementation: Mitigation shall occur as part of the approval of the realignment of El Camino Avenue.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	LS
	PS	**Service Road/Right-In/Right-Out/Left-Out Driveway 6 (Westernmost Service Road Driveway)** **MM 4.13.4c:** This driveway shall be restricted to right-in/right-out operations with the installation of a raised median on Service Road. At such time as the interchange improvements are installed, the right-out access at this location shall be removed and the median modified accordingly. When this occurs, the westerly driveway (6) will become right-in only. *Timing/Implementation: Mitigation shall occur at the City Engineer's discretion at such time as the median is constructed on Service Road or when the interchange is constructed.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	LS
Impact 4.13.5: Development of the proposed Mitchell Ranch Center project could result in inadequate parking capacity for project patrons and employees.	LS	None required.	LS
Impact 4.13.6: Development of the proposed Mitchell Ranch Center project may conflict with adopted policies, plans, or programs	PS	**MM 4.13.6:** In development of the final site plan, the project applicant shall:	LS

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supporting alternative transportation (e.g., bus turnouts, bicycle racks).		• Consult with Ceres Area Transit and City staff regarding the final location of transit amenities prior to approval of the site plan. • Provide pedestrian connectivity between building entrances and planned transit stops. • Ensure pedestrian connectivity to transit and other planned pedestrian facilities with development of any sound walls proposed within the project site. • Construct sidewalks wide enough to comfortably accommodate two-way pedestrian travel (minimum of 5 feet). • Consult with City of Ceres staff to determine the type of bicycle facility that should be accommodated on Service Road along the project frontage and provide sufficient right-of-way. • Orient bicycle parking for both patrons and employees of the project. *Timing/Implementation: Mitigation shall be completed prior to site plan approval.* *Enforcement/Monitoring: City of Ceres Development Services Department and Public Works Department.*	
Impact 4.13.7: The proposed project may cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or reduction in level of service), either during the plus project condition, or the cumulative plus project condition.	CC	**#4 - Service Road/Central Avenue** **MM 4.13.7a:** The project applicant shall contribute its fair share toward the construction of improvements that would result in acceptable intersection operations, including construction of a third eastbound and a third westbound through lane (on Service Road), construction of a southbound right-turn-only lane on Central Avenue, and construction of a second westbound left-turn lane on Service Road and associated receiving lanes. The transition from three lanes to two lanes should begin 300 feet from the centerline of the Service Road/Central Avenue intersection and the lane drop should occur over 600 feet. *Timing/Implementation: Prior to issuance of a building permit.*	SU

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		Enforcement/Monitoring: City of Ceres Development Services Department – Engineering and Planning Divisions and Public Works Department	
	CC	**#6 – Service Road/Lucas Road** **MM 4.13.7b:** The project applicant shall pay its pro-rata share of the future SR 99/Mitchell Road/Service Road improvements. *Timing/Implementation: Prior to issuance of a building permit.* *Enforcement/Monitoring: City of Ceres Development Services Department – Engineering Division and Public Works Department.*	SU
	CC	**#7 - Service Road/El Camino Avenue** Implement mitigation measure **MM 4.13.7b.**	SU
	CC	**#8 – Service Road/Mitchell Road** Implement mitigation measure **MM 4.13.7b.**	SU
	CC	**#11 – Northbound SR 99/Off-Ramp/On-Ramp/Mitchell Road** Implement mitigation measure **MM 4.13.2g.**	SU
	CC	**#12 – Southbound SR 99/On-Ramp/Off-Ramp/Mitchell Road** Implement mitigation measure **MM 4.13.2h**.	SU
4.14 Energy			
Impact 4.14.1: Construction and maintenance of the proposed project could result in wasteful, inefficient, and unnecessary usage of energy.	LS	None required.	LS

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Impact 4.14.2: Future operation of the project could place a significant demand on regional energy supply possibly requiring substantial additional capacity.	LS	None required.	LS
Impact 4.14.3: Traffic increases resulting from the proposed project would require relatively substantial amounts of petroleum.	LS	None required.	LS
Impact 4.14.4: The proposed construction and operation of the project in conjunction with existing, approved, and planned development would require a substantial use of energy.	LCC	None required.	LCC

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