

April 2, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, April 24, 2019** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California, to consider the following:

LAFCO Application No. 2019-03 WHITMORE RANCH REORGANIZATION TO THE CITY OF CERES: Request to annex approximately 94 acres at the southeast corner of Whitmore Avenue and Moore Road within the City's Sphere of Influence to the City of Ceres. The reorganization is part of the Whitmore Ranch Specific Plan which proposes a mix of open space, schools, and residential uses. As part of the request, the project area will detach from the Ceres Fire Protection District (See attached Area Map.)

Our records indicate that you are a landowner or registered voter either within the annexation area, within 300 feet of the proposal area, or other interested party. This notice is intended to inform you of the proposal and the ability to provide your comments at or prior Stanislaus LAFCO's public hearing. Please be further advised that there is potential for the extension or continuation of a previously authorized charge, fee, assessment, or tax by the City of Ceres in the annexation area.

The City of Ceres, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act, (CEQA) for the project. The City prepared and subsequently approved an Environmental Impact Report (SCH No. 2017012063). The proposed reorganization was analyzed as part of the Environmental Impact Report. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Additional information related to this project is available for your review on our website (www.stanislauslafco.org under the "Public Notices" link) or at the LAFCO Office, 1010 10th St., 3rd Floor, Modesto, CA. Copies of the agenda and staff report will be available five days prior to the Hearing Date. All interested parties are invited to attend the public hearing. If you have any questions regarding this notice, please contact our office at 525-7660.

NOTE: Comments may be provided at the public hearing, or delivered in advance of the hearing date by U.S. Mail or by email to: lafco@stancounty.com. If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to the public hearing. No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal. Materials submitted to the Commission for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by LAFCO and cannot be returned.

LAFCO APP. 2019-03
WHITMORE RANCH REORGANIZATION
AREA MAP

MODESTO

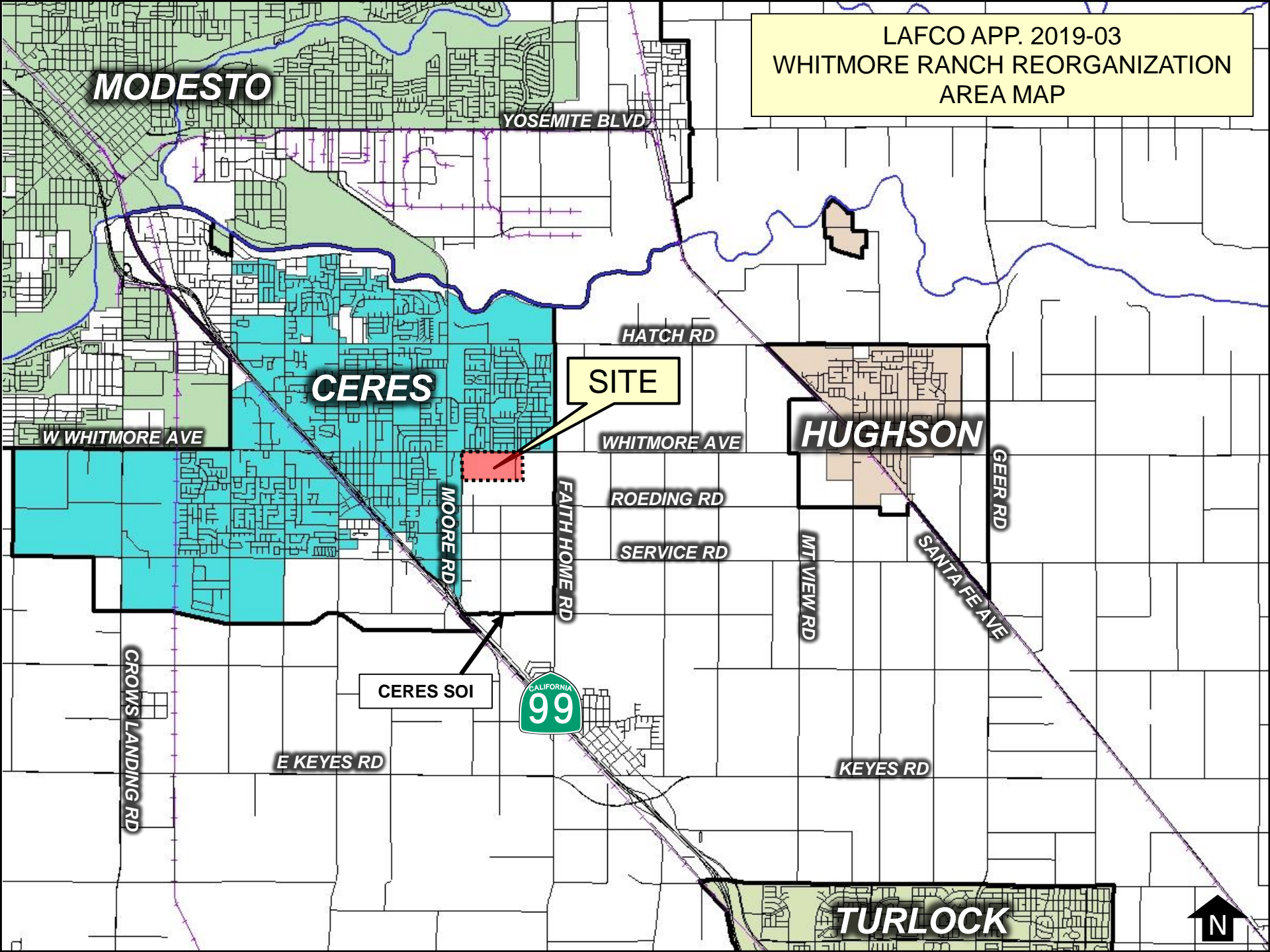
CERES

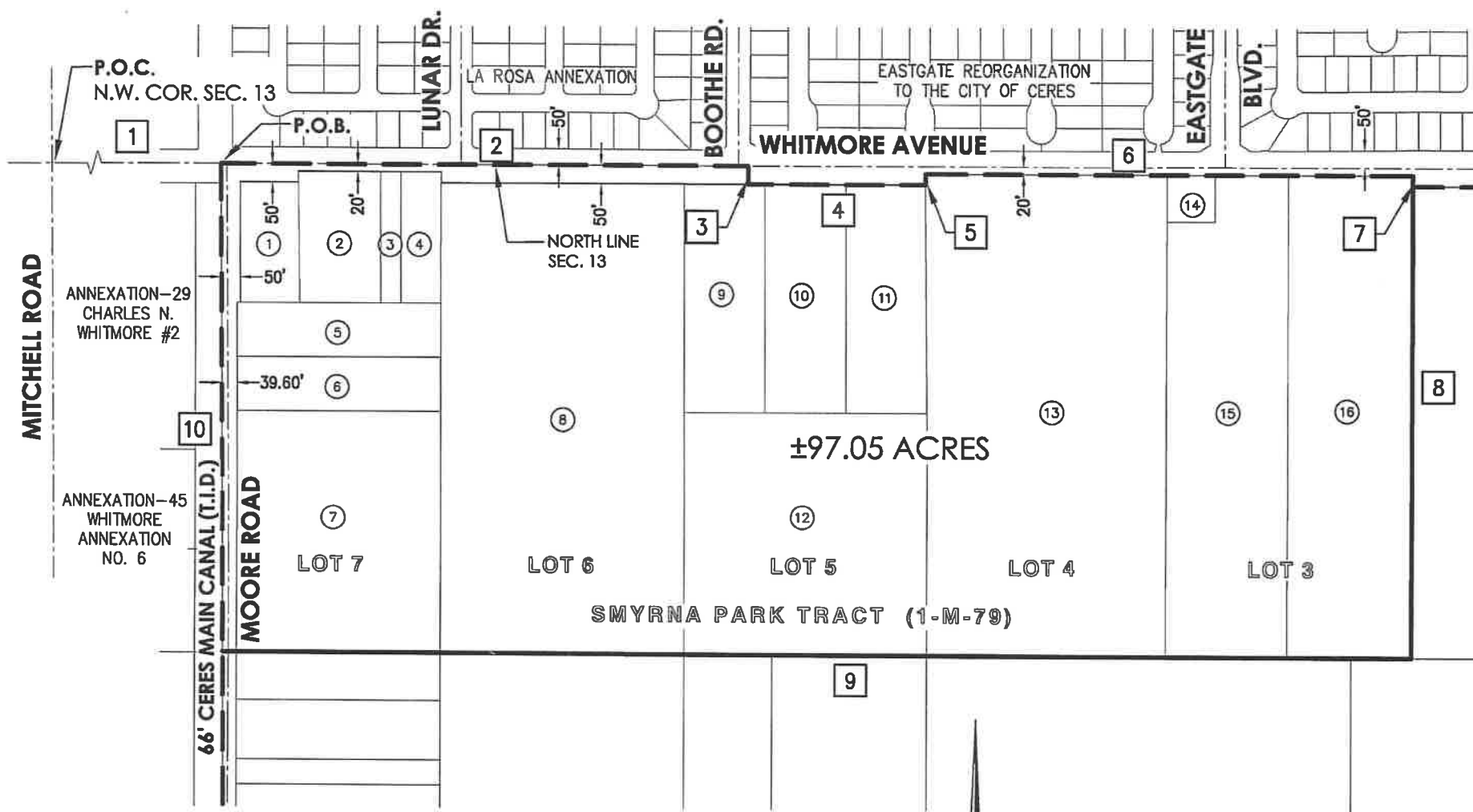
HUGHSON

TURLOCK

SITE

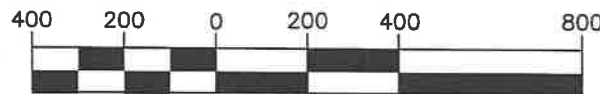
CERES SOI





NOTES

1. SEE SHEET 2 FOR LINE TABLE,
 ASSESSOR'S PARCEL NUMBERS
 & VICINITY MAP.



SCALE: 1" = 400'



**WHITMORE RANCH
 REORGANIZATION TO THE CITY OF CERES**

A PORTION OF THE NORTH 1/2 OF SECTION 13,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST, M. D. M.
 STANISLAUS COUNTY, CALIFORNIA
 December 21, 2018 Sheet 1 of 2