
Agency Referral and Request for Comments

DATE: February 5, 2019
TO: Affected & Interested Agencies
FROM: Javier Camarena, Assistant Executive Officer
SUBJECT: Request for Comments
PROPOSAL TITLE: **LAFCO APPLICATION NO. 2019-03 – WHITMORE RANCH REORGANIZATION TO THE CITY OF CERES**

This letter is to advise your agency that the above-titled application has been filed with LAFCO. The project is described as follows:

The City of Ceres has requested to annex approximately 94 acres at the southeast corner of Whitmore Avenue and Moore Road within the City's Sphere of Influence. 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 map for further details).

The City, 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.

Copies of the City's application and related support documents (EIR, Plan for Agricultural Preservation, Plan for Services, City Resolutions, etc.) can be reviewed at the LAFCO Office or on the LAFCO website at: www.stanislauslafco.org, under "Public Notices".

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, February 22, 2019** in order to be included in the review process. Thank you in advance for your assistance and cooperation.

DATE: _____

TO: Stanislaus LAFCO
1010 10th Street, 3rd Floor
Modesto, CA 95354

FROM: _____

SUBJECT: **LAFCO APPLICATION NO. 2019-03 – WHITMORE RANCH REORGANIZATION TO THE CITY OF CERES**

PROJECT DESCRIPTION: The City of Ceres has requested to annex approximately 94 acres at the southeast corner of Whitmore Avenue and Moore Road within the City’s Sphere of Influence. 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 map for further details).

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Based on the agency’s particular field(s) of expertise, it is our position the project described above:

- _____ Will have an effect on the ability of this agency to provide service(s).
- _____ Will not have an effect on this agency.
- _____ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) _____ (Title) _____ (Date) _____

LAFCO APP. 2019-03
WHITMORE RANCH REORGANIZATION
AREA MAP

MODESTO

YOSEMITE BLVD

CERES

SITE

HUGHSON

TURLOCK

W WHITMORE AVE

HATCH RD

WHITMORE AVE

ROEDING RD

SERVICE RD

GEER RD

MOORE RD

FAITH HOME RD

MT VIEW RD

SANTA FE AVE

CROWS LANDING RD

CERES SOI



E KEYES RD

KEYES RD





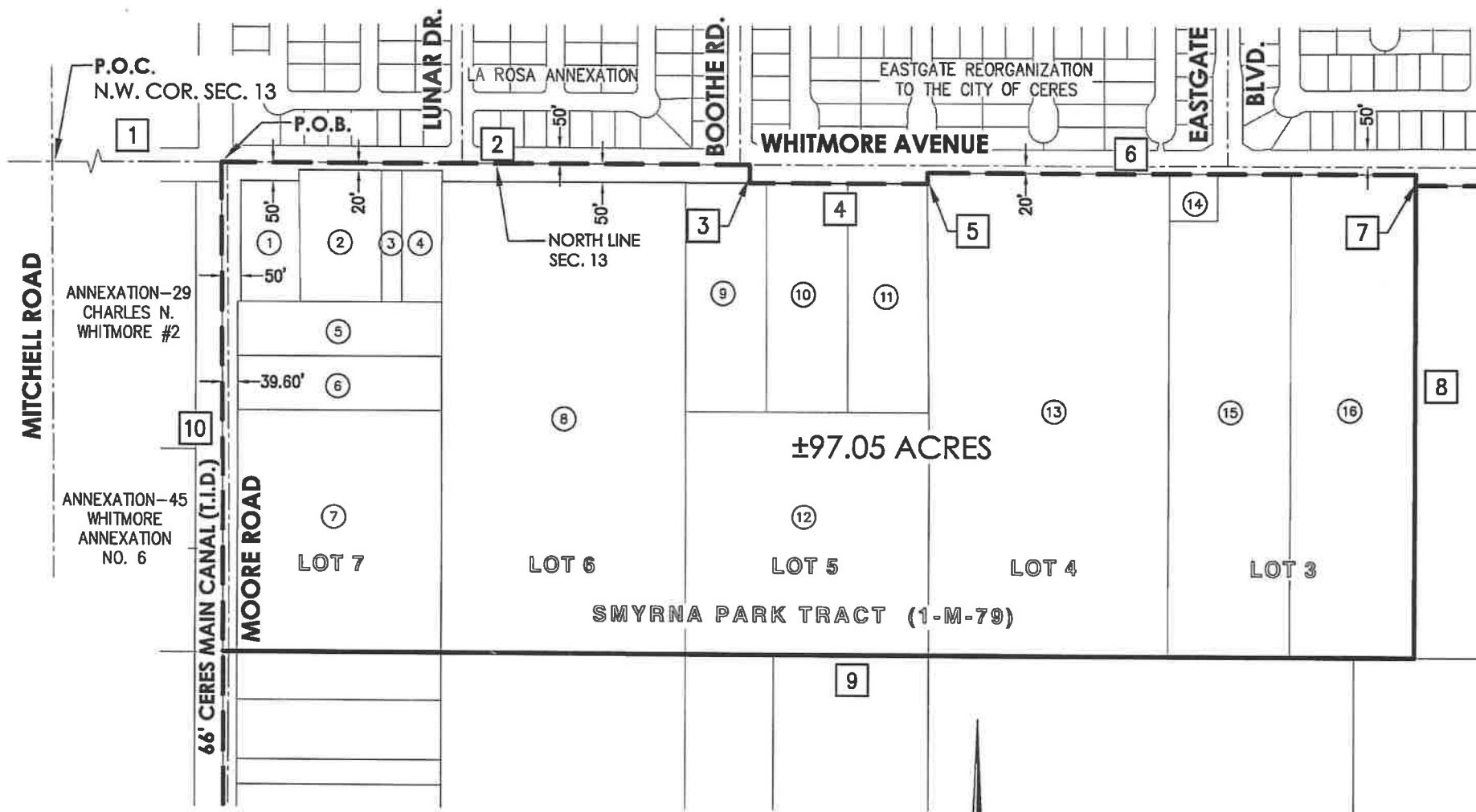
GDR ENGINEERING, Inc.

ENGINEERING/SURVEYING/PLANNING

3525 MITCHELL ROAD, SUITE G CERES, CA 95307

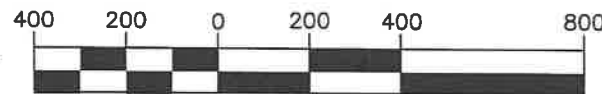
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370

www.gdrengineering.com



NOTES

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



SCALE: 1" = 400'



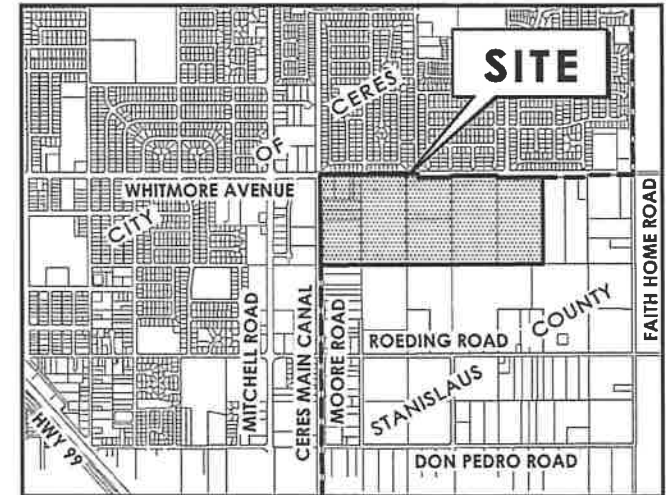
**WHITMORE RANCH
REORGANIZATION TO THE CITY OF CERES**

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



LINE TABLE		
LINE	BEARING	LENGTH
1	N 89°40'00" E	727.48'
2	N 89°40'00" E	1432.68'
3	S 00°09'54" E	50.00'
4	N 89°40'00" E	485.74'
5	N 00°12'57" W	30.00'
6	N 89°40'09" E	1323.10'
7	S 00°12'11" E	30.00'
8	S 00°12'11" E	1269.49'
9	S 89°39'06" W	3240.86'
10	N 00°13'48" W	1320.39'

#	A.P.N.
1	069-017-001
2	069-017-002
3	069-017-003
4	069-017-004
5	069-017-005
6	069-017-006
7	069-017-007
8	069-017-008
9	069-017-013
10	069-017-012
11	069-017-011
12	069-017-010
13	069-018-001
14	069-018-002
15	069-018-003
16	069-018-004



VICINITY MAP
N.T.S.

LEGEND

- — — — — CENTER LINE / SECTION LINE
- - - - - EXISTING CITY LIMITS LINE
- — — — — PROPOSED CITY LIMITS LINE
- ⊕ ASSESSORS PARCEL NUMBER (A.P.N.)
- ⊠ LINE COURSES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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