



**STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET**

Mail to:

Name: City of Ceres - Planning Division

Address: 2220 Magnolia Street

City, State, Zip Ceres, CA 95307

50-2023-179

FILED

September 27, 2023

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: *Malita Cpa*
Deputy Clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

23-10 Vesting Tentative Parcel Map & 23-11 Site Plan Approval (Dutch Bros.)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON <u>9-27-2023</u>	
Posted <u>9-27-2023</u>	Removed <u>11-05-2023</u>
Returned to agency on _____	
DEPUTY <u>Malita Cpa</u>	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Stanislaus
1021 I Street, Suite 101
Modesto, CA 95354

From: (Public Agency): City of Ceres
2220 Magnolia Street
Ceres, CA 95307
(Address)

Project Title: 23-10 Vesting Tentative Parcel Map & 23-11 Site Plan Approval (Dutch Bros.)

Project Applicant: James Allen, Grey Peak Development LLC, 1925 Village Cir., Suite 150, Las Vegas, NV, 89134, (702) 682-9897

Project Location - Specific:
1050 E. Whitmore Avenue

Project Location - City: Ceres Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:
A Vesting Tentative Parcel Map to subdivide a 4.8-acre parcel into 4 parcels. Parcel A to contain 1.06 acres. Parcel B to contain 0.82 acres. Parcel C to contain 1.41 acres. Parcel D to contain 1.52 acres. A Site Plan Approval to develop a 950 square foot commercial building for Dutch Bros. Coffee on an 0.82-acre parcel.

Name of Public Agency Approving Project: City of Ceres

Name of Person or Agency Carrying Out Project: Teddie Hernandez, Senior Planner, (209) 538-5789

Exempt Status: (check one):
[checked] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[checked] Categorical Exemption. State type and section number: 15315 - Minor Land Division
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The property is located in an urbanize area zoned for commercial development and is being subdivided into four (4) parcels. The Site Plan Approval is a ministerial application.

Lead Agency
Contact Person: Teddie Hernandez Area Code/Telephone/Extension: (209) 538-5789

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Teddie Hernandez Date: 13 Sept 2023 Title: Senior Planer
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.