



**STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET**

Mail to:

Name: City of Ceres CDD

Address: 2220 Magnolia Street

City, State, Zip Ceres, CA 95307

50-2024-229

FILED

December 20, 2024

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: J. Mercado
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

24-29 (Lot Lint Adjustment)

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>12-20-2024</u>	
Posted <u>12-20-2024</u>	Removed <u>1-28-25</u> <i>jm</i>
Returned to agency on <u>1-28-25</u> <i>jm</i>	
DEPUTY <u>J. Mercado</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
10211 Street, Suite 101
Modesto, CA 95354

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

(Address)

Project Title: 24-29 (Lot Line Adjustment)

Project Applicant: Pro Drywall, 1064 Premier Drive, Ceres, CA, 95307, 209-531-1004

Project Location - Specific:

4356 United Drive & 4355 Admiral Court (1200 Montclair Drive)

Project Location - City: Ceres

Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:

A Lot Line Adjustment to consolidate two properties into one parcel.

Name of Public Agency Approving Project: City of Ceres Community Development Department

Name of Person or Agency Carrying Out Project: Teddie Hernandez, Senior Planner

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Sec. 15305(a)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Minor Alterations in Land Use Limitations are exempt from CEQA.


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:  Date: 18 Dec 24 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

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December 20, 2024
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CLERK-RECORDER

By: 
Deputy Clerk

Revised 2011

EXHIBIT A
LEGAL DESCRIPTION
Merged Lots 18 & 19
Lot Merger No. 24- 29


All that certain real property situate in the City of Ceres, County of Stanislaus, State of California, described as follows:

Lot 18 together with Lot 19 of Block 3163 as shown on that certain map called "Morgan Road Industrial" filed for record in Volume 42 of Maps, at Page 91, on January 27, 2006, in the Office of the Recorder of Stanislaus County.

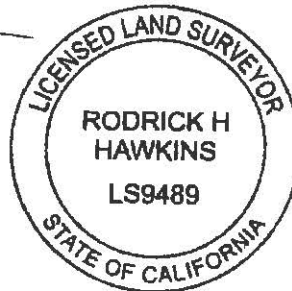
CONTAINING 1.19 acres, more or less.

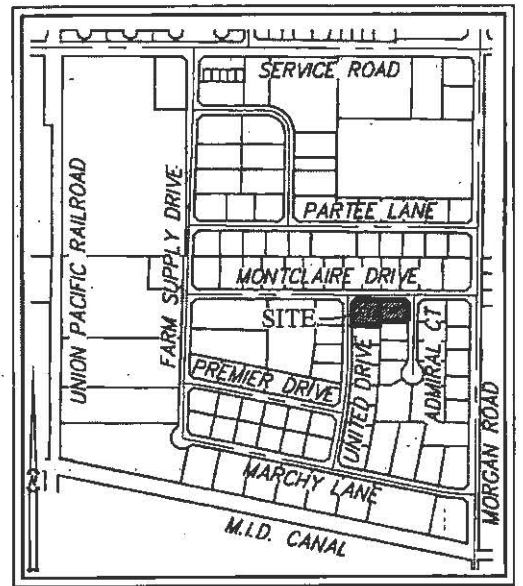
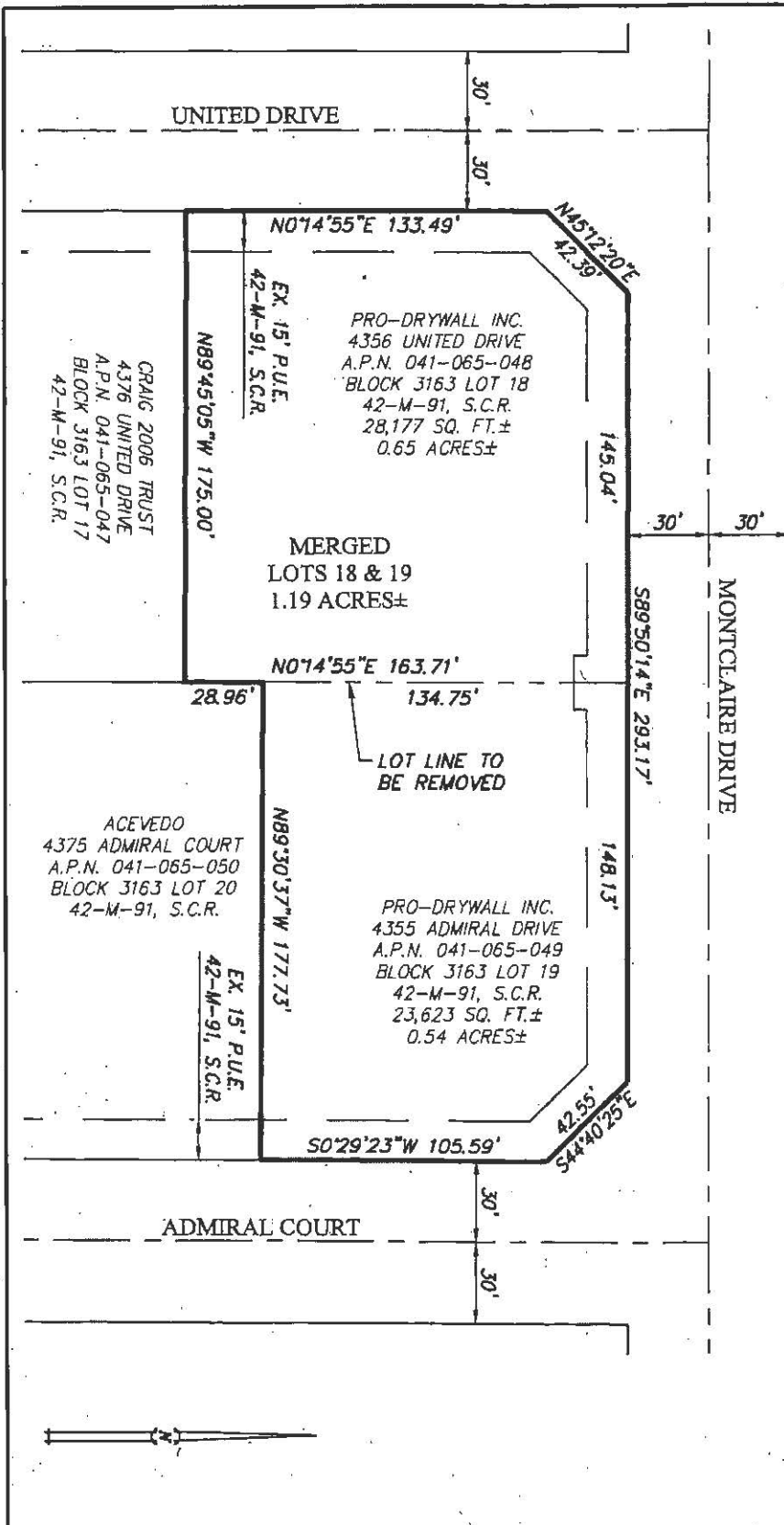
SUBJECT TO all rights-of-way and easements of record.

This description was prepared by me or under my direction in conformance with the Professional Land Surveyors Act.



Rodrick H. Hawkins, P.L.S. 9489
October 9, 2024

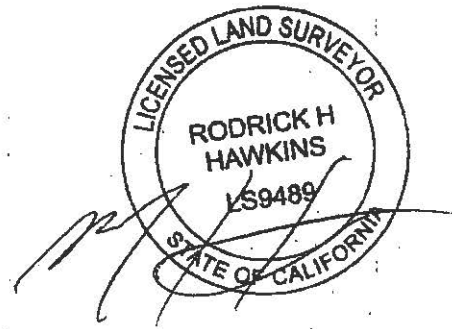




VICINITY MAP
NTS

- LEGEND**
- S.C.R. STANISLAUS COUNTY RECORDS
 - A.P.N. ASSESSORS PARCEL NUMBER
 - EXISTING LOT LINE
 - - - EXISTING CENTER LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - BOUNDARY OF LOT MERGER

REFERENCES
MORGAN ROAD INDUSTRIAL, BOOK 42 OF MAPS, AT PAGE 91, S.C.R.



HAWKINS & ASSOCIATES ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

EXHIBIT "B"
LOT MERGER NO. 24-29
PRO-DRYWALL INC.
4355 ADMIRAL CT & 4356 UNITED DR
CERES, CALIFORNIA

BY:	RCS
CHK:	RHH
DATE:	08/19/24
SCALE:	1"=60'
JOB #:	3567.04
FILE:	SURLGL