

Letter 21

DATE: July 6, 2010

TO: City of Ceres
Tom Westbrook
FROM: Marsha Harris

RE: Proposed Wal-Mart EIR



Three areas of the EIR I want to address:

4.5 Economics and Blight (Urban Decay)

The overall analysis in 4.5.1 suggests the impact as potentially significant for competing businesses. Primarily I think of nearby local grocery stores as this is the most significant change from our existing Wal-Mart to the proposed Supercenter. How as a community can we consider permitting this blight and eventual urban decay to occur. Savemart and Richland are both ancor stores in their respective shopping centers. If these stores close it is easy to see the rest of the smaller stores struggle and close as well. Both centers have retail space available and has been available for years. How can we reasonably think that these centers will continue to thrive in the near future with the current state of the economy.

21-1

3 years ago when this project was first discussed, Wal-Mart indicated they would be keeping both stores open when the Supercenter opened. Anyone that heard that assertion at the time knew it to be fluff on their part...common sense lead us to know what eventually happened. Wal-Mart changed their mind and now will no longer keep both stores open. Common sense also tells us that the project as it is currently proposed is not to the benefit to the City of Ceres and its existing commercial areas. If we can't fill existing retail space that has been available for year, how will we ever be able to even more vacant buildings that will pile up.

4.10 Noise

This potion of the study bases all current noise levels on data collected in April of 2008 and September 2009. This is then the baseline to compare how project noise increases will affect the surrounding area. I stipulate that all conclusions drawn for the surrounding residential areas off Don Pedro are flawed.

21-2

Prior to April 2008 the property in question contained several residences with outbuildings and routinely was farmed. I have lived on Archcliffe Drive for 20 years. During those years I rarely if ever heard freeway noise or train noise from the far side of the freeway. It was not until the demolition and removal of these buildings and the change in usage that those noises ever registered.

For the noise impact to be valid, recordings should have been completed prior to removal of these buildings and the cessation of farming. No adjustment was calculated in this analysis to accurately portray what residential noise levels historically were so change factors are inaccurate.

On page 27 of this section the noise impact is listed as "potentially significant" for the truck traffic at night. The mitigating solution:

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 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 Leq and 63 dB Lmax at the nearest residences.

21-3

As there will be two driveway accesses from Don Pedro this means there will NOT be a solid 8 ft wall to help mitigate the noises and in fact will have to be less than 8ft for a good portion due to the requirement that they height must be reduced for sight distance within clear vision triangles. As these

Letter 21 Continued

driveways are directly opposite residences how can anyone believe this “mitigation” can actually be effective. It looks good on paper but not in practice.

**21-3
con't**

4.13 Traffic/Transportation

This portion of the study was incomplete as well. As the proposed project has the driveways off Don Pedro for truck access to the back of Wal-Mart crucial intersections were left out of the study. The study focused on current major traffic roads. What the study failed to address was the increased traffic from surrounding residential areas and the traffic pattern that would increase on those streets. The most crucial intersection that was missed was Don Pedro and 10th Street.

The study also did not take into consideration the impact of the proposed elementary school to be built on Don Pedro adjacent to the Baptist Church and to the extension of East Lane to connect Roeding Road to Don Pedro Road which would be another significant travel pattern that should have been considered.

21-4

I believe the study glossed over the idea that drivers will look for alternative routes other than current major roadways thereby having an inaccurate prediction for usage on Don Pedro and how the residential community will be affected.

Marsha Harris
3517 Archcliffe Drive
Ceres, CA 95307

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 21 MARSHA HARRIS, 3517 ARCHCLIFFE DRIVE, CERES; JULY 6, 2010

Response 21-1: The commenter opines the project will cause blight and urban decay and potentially significant impact for competing businesses. The EIR is limited to a discussion of whether the proposed project would lead to physical blight and an increased demand for City services. The viability of businesses within the community, or the potential for new business, is an economic but not an environmental impact. See response to comment 9-1.

An economic impact analysis was performed by Bay Area Economics entitled *Economic Impact Analysis for Mitchell Ranch in Ceres, CA*, and is included as Appendix 4.5-1 of the Draft EIR. In their analysis, BAE analyzed the project's potential to result in an urban decay impact by following the causal chain to assess the likelihood of new retail space causing long-term vacancies in existing retail space. The project incorporates mitigation measure MM 4.5.1 requiring that, in addition to compliance with Municipal Code Chapter 9.40, the property owner (and any subsequent owner) enter into a supplemental maintenance agreement with the City to ensure property maintenance until the site is reoccupied, whereby the City will be compensated 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. Implementation of this mitigation measure would minimize the potential for physical blight and urban decay, and the impact is considered less than significant. The commenter is referred to Impact 4.5.1 in the Draft EIR for a full discussion of this impact.

Response 21-2: The commenter states that the noise conclusions drawn from the surrounding residential areas off Don Pedro Road are flawed due to the baseline conditions data collected in April 2008. The proposed project site was used as residences and farm land. Prior to demolition there were homes, scattered outbuildings and a few trees. The property was largely open with views to the freeway and adjacent roadways. Any noise attenuation from existing buildings would need to occur near the building itself, which would disrupt the line of sight between the receptor and the noise source. In essence, unless a building or home blocked the view of the roadways, there would be little reduction in noise. The proposed project includes more buildings and a sound wall which is discussed in Section 4.10, Noise in the Draft EIR. The proposed project will obstruct the line of sight between the residences along Don Pedro Road and the highway to the south. The noise wall will address noise generated by the project itself, while the buildings will reduce noise that currently travels across the project site.

Response 21-3: The commenter opines the solid noise barriers behind the Walmart loading dock area (pg. 4.10-25 of the Draft EIR) will not adequately mitigate the operational noise impacts. See response to comment 7-2.

Response 21-4: The commenter opines the traffic impact study was incomplete as it did not include Don Pedro Road and 10th Street. The commenter states cumulative traffic impacts did not include the elementary school proposed on Don Pedro Road and the extension of East Lane to connect Roeding Road to Don Pedro Road. The commenter opines that the traffic impacts for Don Pedro Road did

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

not factor in alternative routes that drivers would utilize off major roadways in the project's vicinity.

The transportation impact study evaluated intersections on Don Pedro Road, including El Camino Avenue and Mitchell Road. A roadway segment analysis was also conducted for Don Pedro Road between Mitchell Road and El Camino Avenue. The impact to the Don Pedro Road/El Camino Avenue intersection was identified as less-than-significant. Mitigation measures were developed for the Mitchell Road/ Don Pedro Road intersection and for the segment of Don Pedro Road between Mitchell Road and El Camino Avenue.

Monitoring of traffic volumes on Don Pedro Road and installation of appropriate traffic calming measures, including curb extensions, speed humps, speed feedback signs, lighted crosswalks, and other devices that have proven effectiveness is required of the project to mitigate potential impacts on Don Pedro Road.

Based on the peak hour traffic flows on Don Pedro Road in the existing and cumulative condition, delay for vehicles turning from 10th Street to Don Pedro Road may increase slightly, but the intersection is expected to operate at an acceptable service level with construction of the Mitchell Ranch Center.

The Elementary School on Roeding Road and Rose Avenue and the extension of East Lane was not proposed when the transportation analysis for the EIR was prepared in 2007 and 2008. A mitigated negative declaration for the school site was filed on June 24, 2009. The notice of preparation for the Mitchell Ranch Project was filed on September 5, 2007.

Although the school site was not explicitly included in the study, the school is expected to generate traffic at times that do not coincide with the peak trip generation of the Mitchell Ranch Center – morning and early afternoon on weekdays.

The connection of East Lane from Roeding Road to Don Pedro Road will provide additional vehicular circulation in the area and provide neighborhood access to the site. However, it is expected that the majority of vehicles that travel on this route to reach the Mitchell Ranch Center would have originated from within the neighborhood, as the use of East Lane would require diversion from the main travel routes on Mitchell Road and El Camino Avenue that are not expected to be congested, likely resulting in longer travel times.

Letter 22

Carlos Vizcaino, Jr.
3222 6th Street
Ceres, CA 95307

July 5, 2010

City of Ceres
Tom Westbrook, Planning Division
2220 Magnolia Street
Ceres, CA 95307



Subject : The Mitchell Ranch Center Draft Environmental Impact Report

Dear Mr. Westbrook,

Ceres' General Plan Policy 1.I.2. calls for the city to support the development of primary wage-earner job opportunities to provide Ceres residents an alternative to commuting outside Ceres. The Draft EIR claims it is consistent with the General Plan because the proposed project "includes multiple retail stores, which will provide employment opportunities to the residents of Ceres." (Read the Economics page 4.5-12 of the Draft EIR.)

Detailed information in the Draft EIR should be provided about just how jobs at Walmart will pay enough to be considered as primary wage-earner jobs. Is a Walmart job really going to feed a family of four? How many of these "new" jobs will simply replace existing higher-paying jobs at other stores that will likely be forced to lay-off staff or even close because of the new Walmart Supercenter?

It seems to me that Walmart's provision of primary wage-earner jobs is completely ignored in the Draft Environmental Impact Report. Will the EIR show us with a breakdown of part-time jobs, the hours and wages of those part-time jobs, and how many jobs Walmart is providing whose pay is above the poverty level for a family of four? Finally, another important topic that needs to be considered is whether Walmart provides affordable and serviceable health plans; otherwise, the community is going to get stuck with the tab.

Ceres, you should reject the EIR if Walmart does not come forward with an acceptable number of primary-earner jobs. It's not enough to say that Walmart will create jobs. We want details.

Yours truly,

Carlos Vizcaino, Jr.

22-1

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 22 CARLOS VIZCAINO, JR., 3222 6TH STREET, CERES; JULY 5, 2010

Response 22-1: The commenter opines the economics section [Section 4.5, Economics and Blight] does not adequately address whether Walmart jobs will be primary wage-earner jobs and whether serviceable health plans will be provided. The Draft EIR determined that the proposed project is consistent with General Plan Policy 1.1.2 (Table 4.9-1, pg. 4.9.4). The Walmart portion of the proposed project would be expected to provide 85 new jobs in addition to the 375 jobs at the existing store for a total of 460 jobs, which are expected to include both full time and part time jobs. The Mitchell Ranch Center multiple retail stores, will provide an additional 120 new jobs. This will result in 580 total jobs (including 205 new jobs) for the entire Mitchell Ranch Center.

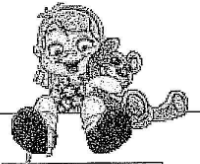
Letter 23

Tom Westbrook - Super Wal-Mart

From: "Gary Nance" <nfrogpad@charter.net>
To: <linda.ryno@ci.ceres.ca.us>
Date: 6/2/2010 6:26 PM
Subject: Super Wal-Mart

Can we afford as a city to have the current Wal-mart location sit vacant for the rest of our lives. Certainly Wal-Mart will not let anyone that is any kind of competition to them go in to that location. It will sit vacant for a long time because of the economy being as bad as it is. Wal-Mart took an old building on McHenry Avenue in Modesto and made a SuperCenter out of it, so why can't they do the same thing in our city. There is more room at their location they are now in, than they had at the old store in Modesto. It is up to our city Fathers to tell Wal-Mart no to a new location. There are enough empty stores in our city right now we don't need more. With the extra shop spaces next to the new proposed Wal-mart there will be even more empty spaces caused around the city because of those also. Gary Nance

23-1



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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 23 GARY NANCE, EMAIL; JUNE 2, 2010

Response 23-1: The commenter opines that the City should not allow Walmart to build on a new location and leave the current Walmart location site vacant. Impact 4.5.2 of the Draft EIR (pg. 4.5-20) discusses cumulative urban decay. The analysis concluded that cumulatively with the proposed project, there was no indication that significant vacancies for existing retail space would result. Also as noted on pg. 4.5-18, mitigation measure MM 4.5.1 requires a vacant building monitoring fee pursuant to Ceres Municipal Code Chapter 9.40 be paid, and a supplemental maintenance agreement with the City to ensure property maintenance of the vacant site until it is reoccupied, and whereby the City will be compensated (via bond or otherwise) for abatement of visual indications of blight on the property, which would include: removing graffiti, repair broken windows and exterior structural elements, maintain existing landscaping and frequently clean up litter on the property. The commenter does not provide any specific comments on the urban decay analysis; therefore, no further response is required.

Letter 24

Tom Westbrook - ***SPAM*** Ceres Wal Mart

From: <charlieg@cphc.info>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/3/2010 5:53 PM
Subject: ***SPAM*** Ceres Wal Mart
Attachments: SpamAssassinReport.txt

Parents, Families, Local Community...sharing talents that strengthen and support families toward improved health and quality of life for our children and neighbors

June 3, 2010

SUBJECT: The Ceres Wal-Mart Store

To Whom It May Concern:

I know about the controversy regarding the proposal of a new Supper Wal-Mart Store to be built here in Ceres. I will not state if I am for the new store or not, but I will say from my perspective I have observed first hand their concern for making this community a better place to live and the difference the company has made in the lives of Ceres needy families.

Wal-Mart has donated thousands of dollars to many non-profit organizations in Ceres. They have also donated thousands of dollars worth of shoes, clothes, diapers, laundry soap, shampoo and other hygiene & household items that have gone from the hands of the non-profits directly to the needy families of Ceres.

It has been said, when you touch a child, you touch the heart of the family.

- I have seen tears of joy run down the cheeks of mothers when they have received a back pack, new shoes or school clothes for their children which they could not afford to buy.
Smiles from ear-to-ear, from family members when they receive much needed hygiene products and household items the family was unable to purchase.
Signs and sighs of relief when families receive bedding, dishes, pots & pans after they have experienced the tragedy of a house fire.
I have witnessed a room light up as a result of the sparkle in the eyes of parents and laughter from young children opening Christmas presents they did not expect nor afford.

24-1

There are many families that truly appreciate the caring manner in which Wal-Mart has assisted them by channeling funds and product through responsible non-profit organizations.

Together we have made a difference!

Sincerely,

Charlie Gross / CPHC Program Coordinator

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Letter 24 Continued

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2908 4th Street, Ceres, California 95307 (209) 541-0101 Fax (209) 541-0909

Charlie Gross
Program Coordinator
Ceres Partnership for Healthy Children
2908 4th Street
Ceres, CA 95307
209.541.0101

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 24: CHARLIE GROSS, CPHC PROGRAM COORDINATOR, EMAIL; JUNE 3, 2010

Response 24-1: The commenter offers comments on how Wal-Mart has supported nonprofit organizations and the community of Ceres with their donations. The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 25

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Tom Westbrook - YES To new walmart

From: Kristi Perrone <kristiperrone@yahoo.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/4/2010 6:08 AM
Subject: YES To new walmart

PLEASE allow a Walmart Super Center!!!! I hope it is exactly like the one in Port Orange Florida where I used to live. I miss that store so much. I am thrilled that Walmart would do it - I sort of wish they could add on to an existing store, but still - PLEASE help see this through to fruition! I live in Modesto but I would drive to Ceres to shop at the supercenter. I already visit the Ceres Walmart as often as the Modesto one at Plaza Parkway. This is a great move for Ceres.

25-1

Kristi Perrone 

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 25 KRISTI PERRONE, EMAIL; JUNE 4, 2010

Response 25-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 26

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Tom Westbrook - Super Walmart Store

From: L&K carpenter <carpenter8@att.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/4/2010 12:51 PM
Subject: Super Walmart Store

Tom, I was very pleased to had read in today's paper about the super walmart store they want to build in Ceres. I hope this matter and any issue's will be resolved speedily to continue with the plans of this building to take place. We need such a store close by for all of who live close to shop at reasonable prices and save on gas, trying to shop at other stores further in distance does take more away from our budget. We all need to keep expense's down and budgeting with this sad economy we have today. This store will not only help keep our shopping costs down but add jobs for many people that remain out of work and on furlough's. This store is needed and i hope you will continue to build it. As for the present store i don't think they should base the issue on leaving it open or closing it when the new one opens. The walmart now can be used for other things I'm sure such as warehouse supplies for walmart or used for some family entertainment for the kids, which is badly needed in this area. I hope you find this message reasonable enough to help consider the building of the new walmart super center on Service and Mitchell rd.
Thank you for your time.
Mrs. Carpenter

26-1

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 26 L & K CARPENTER, EMAIL; JUNE 4, 2010

Response 26-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 27

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Tom Westbrook - Walmart

From: David Pratt <davep1905@hotmail.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/7/2010 1:53 PM
Subject: Walmart

With traffic getting worse at Mitchell and 99, I don't see Wal-mart being built before the interchange. If Wal-mart wants a Supercenter there. Let Wal-mart pay for the interchange. Nobody wanted Wal-mart, because they would take over. Now that the economy has tanked. Everybody wants them. The only one that makes out is Wal-mart and China. I guess we don't need to worry about Mexico reclaiming California. We will see Chinas flag instead.

27-1

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LETTER 27

DAVID PRATT, EMAIL; JUNE 7, 2010

Response 27-1: The commenter opines that the Walmart should not be built before the interchange is reconstructed and the project should pay for the interchange reconstruction. As identified in mitigation measures MM 4.13.2g and MM 4.13.2h in Section 4.13, Transportation and Traffic, of the Draft EIR, if improvement plans are approved, the project applicant must pay for/provide certain roadway improvements. The project will pay impact fees that were adopted by the City to help fund improvements to the interchange. As noted in the traffic section of the Draft EIR on page 4.13-37, while the proposed project will contribute to the need for interchange improvements, the project by itself does not trigger the need for the interchange improvements. This need is existing and based on current traffic demand within the city and region. New projects cannot be required to address existing deficiencies. The interchange improvements are identified in the City's Capital Improvement Program. In order for the City to approve the proposed project, a statement of overriding considerations must be made regarding these improvements. See Draft EIR Section 6.0, Long-Term Implications, pages 6.0-4 through 6.0-6.

Letter 28

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Tom Westbrook - Ceres Walmart

From: Daniel Arendt <daniel.arendt23@gmail.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/7/2010 4:03 PM
Subject: Ceres Walmart

I definitely want a new Super Wal-mart in Ceres. I currently go the Modesto one for all of my grocery shopping. If one were to open up in Ceres it would be much more beneficial to the community and would increase revenue. Why should Modesto get all of business?

28-1

Thank you,

Daniel Arendt

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LETTER 28 DANIEL ARENDT, EMAIL; JUNE 7, 2010

Response 28-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 29

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Tom Westbrook - Proposed Ceres Wal Mart Superstore

From: Maria Galvan <galvanbarajas@yahoo.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/8/2010 5:33 PM
Subject: Proposed Ceres Wal Mart Superstore

To whom it may concern:

I am a Ceres resident who is truly concern regarding adding yet another Wal Mart to our city. Ceres is inundated with low end stores. Why can we entice better quality retail stores such as Target, Pier 1, Bed Bath and Beyond and stores as such. We already have every imaginable discounted store in human existence. We don't need another 24 hour, pan handling mega store in our area. We are taxed and surtaxed to live in Ceres. We deserve better quality retail end stores.

Yet, we will again have another empty store lot for vandalism and sore eye weed invaded Mitchell Road embarrassment. I believe that our city council could better. Make our dollars count, because Raleys store is the ONLY quality store in this low end poor quality, highly taxed city of ours.

A dissatisfied Ceres resident,
Maria L. Galvan

29-1

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LETTER 29 MARIA GALVAN, EMAIL; JUNE 8, 2010

Response 29-1: The commenter expresses opposition to the project and opines there will be another empty store lot open to vandalism. For discussion of blight and urban decay, see Section 4.5, Economics and Blight, of the Draft EIR (specifically Impact 4.5.1). Also see response to comment 23-1. As noted in the analysis, the City has a building maintenance ordinance and has included specific mitigation designed to keep the existing Walmart building from becoming blighted or contributing to urban decay. The commenter does not raise a specific question regarding the urban decay analysis; therefore, no further response is required.

Letter 30

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Tom Westbrook - Support a new Super Walmart in Ceres

From: "Quellich, Katherine@CDCR" <Katherine.Quellich@cdcr.ca.gov>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/8/2010 11:40 AM
Subject: Support a new Super Walmart in Ceres

Dear Tom:

I am a big supporter of the Walmart Chain. In this economy today, the consumer, including myself deserve to have a retailer that is affordable and convenient. One stop shopping for household items and groceries is not only beneficial to the consumer but also to the environment. One stop shopping means less time in the car, using less fuel and insuring lesser amounts of toxins released into our environment. Go Green!

Thank you,

Katherine quellich

30-1

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LETTER 30 KATHERINE QUELLICH, EMAIL; JUNE 8, 2010

Response 30-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

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Tom Westbrook - WalMart Ceres Project

From: Margaret Lockwood <margl4@sbcglobal.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/11/2010 9:57 AM
Subject: WalMart Ceres Project

Please approve the WalMart project which is planned to be erected at Hwy 99 & Service Road. I am a senior with financial problems and I rely on WalMart for most of my needs and I really would like a Super WalMart so I can also get groceries while I am there. This project would not only help people like me, it will open job opportunities, which are badly needed for this area.

31-1

Thank you.

Margaret Lockwood
Ceres Resident

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LETTER 31 MARGARET LOCKWOOD, EMAIL; JUNE 11, 2010

Response 31-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

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Tom Westbrook - Wal mart Super Center

From: "Donna" <etcbyrne@gmail.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/11/2010 8:43 AM
Subject: Wal mart Super Center

This is a good idea, by allowing thi upper center you keep the sales income and sales tax inn Ceres rather than having consumers going out of town for the same services. [I support the supercenter](#)

32-1

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 32 DONNA, EMAIL; JUNE 11, 2010

Response 32-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 33

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Tom Westbrook - Wal-Mart

From: <g.hedgecock@sbcglobal.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/20/2010 12:15 PM
Subject: Wal-Mart

To whom it may concern

Ceres needs the new super Wal-Mart. It's true it will bring in a lot more traffic but it will be mostly on highway 99. That additional traffic will bring in more tax dollars and more upscale service industries. It's Ceres' one chance to become more than a suburb of Turlock or Modesto.

33-1

Galen Hedgecock

3460 E Service Rd

537-4237

g.hedgecock@sbcglobal.net

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 33 GALEN HEDGECK, 3460 E. SERVICE ROAD, CERES; JUNE 20, 2010

Response 33-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

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Tom Westbrook - walmart

From: Larry Beyers <larry.beyers@gmail.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/21/2010 3:51 PM
Subject: walmart

I would be easier to reach walmart if I didn't have to run whitmore or hatch. I leave on the west side of the freeway. At this time if I need to go to walmart I usually go to turlock as it is easier to reach and faster to get too. Also we need more varsity in shopping as I just moved from Nebraska where we had Super walmarts and a walmart every 5m.

34-1

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LETTER 34 LARRY BEYERS, EMAIL; JUNE 21, 2010

Response 34-1: The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

From: <alex_007@charter.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/23/2010 3:42 PM
Subject: Proposed Wal-Mart

Deciding against a Wal-mart super center in Ceres would be a huge mistake. As it is Ceres lacks for decent grocery stores. To get a better selection of items at better prices I regularly have to go to Turlock to shop. Of course, then I also have to do a weekly trip to Wal-mart to get non-grocery items and sorry since I am already in Turlock the Wal-mart there is usually where I go. In addition, I have also found that the Turlock Wal-mart is better or more regularly stocked, the Mitchell store constantly runs out of certain products.

As for the issue of Michell's empty store, options could include; Cost co, Best Buy (full sized) store, ice skating rink or movie theater. Yes, definitely a movie theater I am tired of going to Modesto to watch a movie.

To all the people protesting this store, get with the program. If Ceres continues to only have sub-standard shopping choices it will have sub-standard living conditions and continue it's slide into ghetto like living.

Cheryl Taylor
2012 Hackett Rd
Ceres, CA 95307

35-1

LETTER 35

CHERYL TAYLOR, 2012 HACKETT ROAD, CERES; JUNE 23, 2010

Response 35-1: The commenter requests the City allow the proposed project, as shopping opportunities are limited in Ceres. The commenter suggests tenancy options for the Mitchell Walmart that may be closed due to the project. The commenter does not raise a specific question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 36

June 1, 2010



Tom Westbrook
Planning
City of Ceres
2220 Magnolia St.
Ceres, Ca 95307

Re: Walmart Project - Don Pedro Road and Mitchell Ave.

Dear Mr. Westbrook:

If the proposed Super Walmart project is implemented, our quality of life will be negatively impacted. The environmental impact report does not take into account that residents in our neighborhood will also be negatively affected by the traffic caused when the proposed elementary school and commercial buildings are built on Roeding Road -since Roeding and Don Pedro will then connect by way of a new road. There is no way that residents on or near Don Pedro Road should be expected to handle the increased traffic, noise, and air pollution that will be created by having a twenty-four hour Super Walmart store so close to our homes. There is another alternative.

36-1

Currently traffic enters Don Pedro Road from residential areas, a business complex, an apartment complex, a church, Mitchell Road, and El Camino Road. Once the elementary school and restaurant/bar are built on Roeding (and the new road connects Roeding to Don Pedro) we will have additional traffic going to and from Roeding Road. This will bring more fuel emissions, noise, and traffic to the residential areas.

36-2

With a Super Walmart backing up to Don Pedro, traffic will be greatly increased as residents use Don Pedro as a short cut to the Walmart shopping center. This, along with the 24 hour freight deliveries, will greatly impact residential areas near Walmart: even with suggested traffic calming measures mentioned in the EIR, the impact will remain *significant*.

36-3

We propose that you go by Alternative 2 with the realignment of the Walmart facing Mitchell Road to the east, but moving the building to the south-west corner of the property. This would place it closer to Service Road than to Don Pedro. We also propose that a solid sound barrier wall along Don Pedro, with no vehicle entrance, be built. Service Road and El Camino are already expected to be realigned and re-designed so delivery truck entrances could be included in the future design. This would also prevent elementary school traffic from being negatively affected by the delivery truck movement during the day hours when children are coming and going.

36-4

Alternative 2 would *not* reduce the overall square footage of the development, however, loading docks and the building would sit further away from residential areas. This would help with air pollution, noise pollution, and traffic. Since this is a twenty-four hour store, it would make more sense that it be built as far away from the residential areas as possible with no entrance off Don Pedro Road.

Yours truly,

Dankee Wolski
Henryk Wolski
Alex Wolski
2909 King Henry Ct.
Ceres, CA. 95307

LETTER 36 DEBBIE, HENRY, AND ALEX WOLSKI, 2909 KING HENRY COURT, CERES;
JUNE 11, 2010 (FORM LETTER)

Additional form letters submitted by individuals, representative of this form letter, are labeled as 36-1 thru 36-69 and copies are contained on the CD at the back of the Final EIR document. A list of all commenters is contained in Table 2.0-1 on page 2.0-1.

Response 36-1: The commenter raises the issue of cumulative traffic, noise, and air pollution from a 24-hour store on residents on or near Don Pedro Road and additional impacts from the proposed elementary school on Roeding Road and Don Pedro Road.

Please see Impact 4.13.1 discussed in the Draft EIR (pgs. 4.13-25 through 4.13-26), which addresses project-related traffic loading of Don Pedro Road. The traffic impact analysis determined that even with the traffic calming measures described in mitigation measure MM 4.13.1, it could not be known with certainty that the vehicle reduction on Don Pedro Road would occur. The Draft EIR determined that the impact would remain significant and unavoidable (Draft EIR, pg. 4.13-26).

As noted in the response to comment 21-4, the Elementary School on Roeding Road and Rose Avenue and the extension of East Lane was not proposed when the transportation analysis for the EIR was prepared in 2007 and 2008. A mitigated negative declaration for the school site was filed on June 24, 2009. The notice of preparation for the Mitchell Ranch Project was filed on September 5, 2007. Although the school site was not explicitly included in the study, the school is expected to generate traffic at times that do not coincide with the peak trip generation of the Mitchell Ranch Center – morning and early afternoon on weekdays. The commercial uses on Roeding Road were proposed in April 2009 after the notice of preparation for the Mitchell Ranch project had been filed in September 2007.

The connection of East Lane from Roeding Road to Don Pedro Road will provide additional vehicular circulation in the area and provide neighborhood access to the site. However, it is expected that the majority of vehicles that travel on this route to reach the Mitchell Ranch Center would have originated from within the neighborhood, as the use of East Lane would require diversion from the main travel routes on Mitchell Road and El Camino Avenue that are not expected to be congested, likely resulting in longer travel times.

As noted in the response to comment 1-1, Bollard Acoustical Consultants (BAC), the preparers of the noise analysis, have taken into account the sensitivity of the existing residences located in the immediate project vicinity. Given this sensitivity, noise surveys were conducted at the nearest noise-sensitive locations to the project site to establish baseline ambient conditions for use in evaluating project noise impacts. One of the monitoring sites (Site 1), was located at 3613 Archcliffe Drive, adjacent to Don Pedro Road. The measured day/night average noise level at this location computed from 24-hours of consecutive noise monitoring was 59 dB Ldn (Draft EIR, Table 4.10-1, pg. 4.10-1). This level is neither unusually low nor high, and represents fairly

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

common noise exposure for residential communities affected by local and distant traffic noise sources, as well as noise generated by common neighborhood activities.

The Draft EIR notes that the construction and operation of the project will increase noise traffic and other general ambient noise levels in the immediate project vicinity, including the residences located along Don Pedro Road. However, those increases are predicted to be less than significant relative to both City of Ceres and CEQA criteria (See Impacts 4.10-1 through Impact 4.10-12. Because the vast majority of persons shopping at Major 1 will arrive via Service Road and/or Mitchell Road, the project-related noise generation at the existing residences located along Don Pedro Road would be more intermittent, limited primarily to the arrival and departure of delivery trucks and customers exiting from Shops 4. According to the Draft EIR pg. 4.10-24, approximately 19 delivery truck arrivals are anticipated per day (9 semi-trailer and 10 smaller vendor trucks), for a total of 39 passbys on Don Pedro Road (19 arrivals and 19 departures). Conservatively assuming each truck requires 30 seconds to pass by the residences on Don Pedro prior to entering the site, trucks would be present on Don Pedro Road for 19 minutes per day. Considering that there are 1,440 minutes in a 24-hour day, the duration of time in which a project truck could be expected to be on Don Pedro Road near existing residences is 1.3%. This amount of truck exposure is not anticipated to significantly alter the ambient noise environment at the existing residences located on Don Pedro Road.

Response 36-2: The commenter states that once the elementary school and restaurant/bar are build on Roeding Road, these uses will bring more noise to the residential areas. Insofar as the future uses mentioned in this comment would add traffic to Don Pedro Road, this comment is technically correct. That is because any project, regardless of whether or not it is commercial, residential, industrial, or public, which increases surface traffic on local roadways will contribute to an increase in ambient noise levels within communities located adjacent to those developments. The proposed Walmart project is no different. However, when the traffic generation of other foreseeable future uses was considered in the analysis of cumulative traffic noise levels, the project-related increase in those levels was computed to be 1 dB, which is not considered significant (Draft EIR Table 4.10-12). Because an increase of 1 dB is below the project threshold of significance, the project's contribution to future traffic noise exposure on Don Pedro Road is not considered to be cumulatively considerable.

To address issue of the impact of fuel emissions, see response to comment 12-1. For issue raised of increased traffic, see response to comment 36-1. For issue of air quality, see response to comment 1-1.

Response 36-3: The commenter opines the cumulative traffic on Don Pedro Road from the project will be significant and traffic calming measures outlined in the Draft EIR will not reduce the impact. The traffic impact analysis acknowledges that the proposed project will increase traffic volumes on Don Pedro Road. The EIR includes mitigation for traffic calming methods to reduce speeds and discourage through traffic. However, even with the traffic calming measures described in mitigation measure MM 4.13.1, it could not be known with

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

certainty that the vehicle reduction on Don Pedro Road would occur. The Draft EIR determined that the impact would remain significant and unavoidable (Draft EIR, pg. 4.13-26). Also see response to comment 2-1, noting that Don Pedro Road has been designated as an "unrestricted" roadway since 1968.

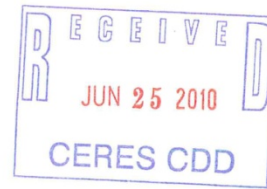
The commenter opines that 24-hour freight deliveries will greatly impact residential areas near Walmart, even with project mitigation measures. The Draft EIR provides considerable discussion pertaining to the potential impacts of 24-hour truck deliveries. Specifically in Section 4.10, Noise of the Draft EIR, Impact 4.10.2 addresses noise generated by individual (single-event) truck passby noise levels and the potential for nighttime deliveries to result in sleep disturbance (pg. 4.10-23). Impact 4.10.4 evaluates noise impacts associated with on-site truck circulation behind the proposed Walmart store, including nighttime circulation activities. Impact 4.10.6 evaluates noise impacts associated with loading dock activities behind the proposed Walmart, including nighttime operations. As a result of this very detailed analysis, the potential for noise impacts associated with the proposed 24-hour operation of the Super Walmart were thoroughly investigated in the Draft EIR.

Response 36-4: The commenter requests the project have no entry on Don Pedro Road and that a solid sound barrier wall be constructed along Don Pedro Road. The commenter opines that delivery truck entrances could be provided at Service Road and El Camino with the realignment of these roads. For a discussion of this alternative, please see **Section 2.3.3, Master Response** herein.

The commenter requests that Alternative 2, the realignment of the Walmart facing Mitchell Road to the east, be the preferred alternative. The commenter opines that Alternative 2 would reduce the traffic, air pollution, and noise impacts from a 24-hour store to residential areas. For a discussion of this alternative, please see **Section 2.3.3 Master Response** herein.

The commenter requests the project not have an entrance on Don Pedro Road and that a solid sound barrier wall be constructed along Don Pedro Road. The commenter opines that delivery truck entrances could be provided at Service Road and El Camino with the realignment of these roads. For a discussion of this design change, please see **Section 2.3.3 Master Response** herein.

Letter 37



Tom Westbrook
Planning
City of Ceres
2220 Magnolia St.
Ceres, Ca 95307

Re: Walmart Project - Don Pedro Road and Mitchell Ave.

Dear Mr. Westbrook:

If the proposed Super Walmart project is implemented, our quality of life will be negatively impacted. The environmental impact report does not take into account that residents in our neighborhood will also be negatively affected by the traffic caused when the proposed elementary school and commercial buildings are built on Roeding Road -since Roeding and Don Pedro will then connect by way of a new road. There is no way that residents on or near Don Pedro Road should be expected to handle the increased traffic, noise, and air pollution that will be created by having a twenty-four hour Super Walmart store so close to our homes. There is another alternative.

37-1

Currently traffic enters Don Pedro Road from residential areas, a business complex, an apartment complex, a church, Mitchell Road, and El Camino Road. Once the elementary school and restaurant/bar are built on Roeding (and the new road connects Roeding to Don Pedro) we will have additional traffic going to and from Roeding Road. This will bring more fuel emissions, noise, and traffic to the residential areas.

37-2

With a Super Walmart backing up to Don Pedro, traffic will be greatly increased as residents use Don Pedro as a short cut to the Walmart shopping center. This, along with the 24 hour freight deliveries, will greatly impact residential areas near Walmart: even with suggested traffic calming measures mentioned in the EIR, the impact will remain *significant*.

37-3

We propose that you go by Alternative 2 with the realignment of the Walmart facing Mitchell Road to the east, but moving the building to the south-west corner of the property. This would place it closer to Service Road than to Don Pedro. We also propose that a solid sound barrier wall along Don Pedro, with no vehicle entrance, be built. Service Road and El Camino are already expected to be realigned and re-designed so delivery truck entrances could be included in the future design. This would also prevent elementary school traffic from being negatively affected by the delivery truck movement during the day hours when children are coming and going.

37-4

Alternative 2 would *not* reduce the overall square footage of the development, however, loading docks and the building should sit at the southwest corner further away from all residential areas. This would help with air pollution, noise pollution, and traffic. Since this is a twenty-four hour store, it would make more sense that it be built as far away from the residential areas as possible with no entrance off Don Pedro Road.

Yours truly,

Name:

Marsha Harris

Address:

3577 ARCHLUFFE DR.

Phone # or E-Mail:

mkkharris@skgglobal.net
209-996-9005

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 37 MARSHA HARRIS, 3517 ARCHCLIFFE DRIVE, CERES; JUNE 25, 2010 (FORM LETTER)

Additional form letters submitted by individuals which are representative of this form letter are labeled as 37-1 thru 37-14 and copies are contained on the CD at the back of the Final EIR document. A list of all commenters' is contained in Table 2.0-1 herein.

Response 37-1: The commenter raises the issue of cumulative traffic, noise, and air pollution from a 24-hour store and proposed elementary school on Roeding Road and Don Pedro Road. See response to comment 36-1.

Response 37-2: The commenter raises the issue of cumulative fuel emissions, noise and traffic resulting from the proposed elementary school and restaurant/bar on Roeding Road; noise and traffic impacts. See response to comment 12-1 for concerns on fuel emission. For a discussion of noise and traffic impacts, see response to comments 36-1 and 36-2.

Response 37-3: The commenter opines the cumulative traffic on Don Pedro Road from the project will be significant and traffic calming measures outlined in the EIR will not reduce the impact. See response to comment 36-3.

Response 37-4: The commenter requests that Alternative 2, the realignment of the Walmart facing Mitchell Road to the east, be the preferred alternative. The commenter opines that Alternative 2 would reduce the traffic, air pollution, and noise impacts from a 24-hour store to residential areas. For a discussion of this design change, please see **Section 2.3.3 Master Response** herein.

The commenter requests the project have no entry on Don Pedro Road and that a solid sound barrier wall be constructed along Don Pedro Road. For a discussion of this design change, please see **Section 2.3.3 Master Response** herein.

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

The following letter is a general information email sent by the City of Ceres notifying interested individuals who submitted an email address about the availability of the Draft EIR and the public comment period process.

Page 1 of 1

Tom Westbrook - Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

From: Tom Westbrook
To: arion1@comcast.net; bakerl@stancounty.com; bjajc101@sbcglobal.net; bking@tricommercial.com; cmsgt@charter.net; jenzam81@aol.com;; kashulenberg@tid.org; kirkpatrick@prucommercialre.com; kwmodesto@charter.net; lee.brittell@californiahomesreality.com; leitha.veneman@gmail.com; marsha.harris@calcad.com; mhpedlr@aol.com; mrswilliebass@aol.com; mscantlan1@gmail.com; pops86u@aol.com; rick.rushon@earthlink.net; robertjohngutierrez@gmail.com; shegamehappy@sbcglobal.net; sherrijacobson_shops4you@yahoo.com; Sslobeach985@aol.com; vinybros@aol.com
Date: 5/19/2010 8:10 AM
Subject: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE
CC: Edward Grutzmacher; George Osner; Glenn Gebhardt; Tom Westbrook

Interested Parties,

At some point during the processing of the Mitchell Ranch Center project (Walmart), you contacted the City of Ceres and supplied us with your email address. The purpose of providing the address was so that when the project moved forward, the City would be able to notify you giving you the opportunity to review information for release to the public.

The Mitchell Ranch Center (Walmart) project Draft Environmental Impact Report (DEIR) and the appendices for this project are now available. The public review and comment period for the Mitchell Ranch Center (Walmart) DEIR begins on May 19, 2010 and will close at 5:00 p.m. on July 6, 2010. Written comments may be submitted to Tom Westbrook, Interim City Planner, 2220 Magnolia Street, Ceres, CA 95307 or by email at tom.westbrook@ci.ceres.ca.us. If you have any questions or comments, please direct them to me at the above email or by telephone, (209) 538-5778.

You may download a copy of the DEIR and appendices from our website at: www.ci.ceres.ca.us. If you would like to purchase a CD with the DEIR and appendices, those are available at the Planning Division, 2220 Magnolia Street, Ceres, CA 95307 during regular business hours and at a cost of \$10.00.

If you need any assistance, please contact me at your convenience.

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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Letter 38

Page 1 of 1

Tom Westbrook - Re: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

From: rick <rick.rushton@earthlink.net>
To: Tom Westbrook <Tom.Westbrook@ci.ceres.ca.us>
Date: 6/21/2010 9:34 PM
Subject: Re: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

Tom,

Thank you for keeping me posted about the Mitchell Ranch Center project.

For some reason your note landed in my spam folder.

Rick

-----Original Message-----

From: Tom Westbrook
Sent: May 19, 2010 8:10 AM
To: jenzam81@aol.com, mhpedlr@aol.com, mrswilliebass@aol.com, pops86u@aol.com, Sslobeach985@aol.com, vinybros@aol.com, marsha.harris@calcad.com, lee.brittell@californiahomesreality.com, cmsgt@charter.net, kwmodesto@charter.net, arion1@comcast.net, rick.rushton@earthlink.net, leitha.veneman@gmail.com, mscanlan1@gmail.com, robertjohngutierrez@gmail.com, kirkpatrick@prucommercialre.com, bjajc101@sbcglobal.net, shesamehappy@sbcglobal.net, bakerl@stancounty.com, kashulenberg@tid.org, bking@tricommercial.com, sherrijacobson_shops4you@yahoo.com
Cc: George Osner , Glenn Gebhardt , Tom Westbrook , Edward Grutzmacher
Subject: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

Interested Parties,

At some point during the processing of the Mitchell Ranch Center project (Walmart), you contacted the City of Ceres and supplied us with your email address. The purpose of providing the address was so that when the project moved forward, the City would be able to notify you giving you the opportunity to review information for release to the public.

The Mitchell Ranch Center (Walmart) project Draft Environmental Impact Report (DEIR) and the appendices for this project are now available. The public review and comment period for the Mitchell Ranch Center (Walmart) DEIR begins on May 19, 2010 and will close at 5:00 p.m. on July 6, 2010. Written comments may be submitted to Tom Westbrook, Interim City Planner, 2220 Magnolia Street, Ceres, CA 95307 or by email at tom.westbrook@ci.ceres.ca.us. If you have any questions or comments, please direct them to me at the above email or by telephone, (209) 538-5778.

You may download a copy of the DEIR and appendices from our website at: www.ci.ceres.ca.us. If you would like to purchase a CD with the DEIR and appendices, those are available at the Planning Division, 2220 Magnolia Street, Ceres, CA 95307 during regular business hours and at a cost of \$10.00.

If you need any assistance, please contact me at your convenience.

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

The following letters are the City's response to inquiries from individuals during the public comment period.

LETTER 38 RICK RUSHTON, EMAIL; JUNE 21, 2010

General information email sent by the City of Ceres notifying interested individuals who submitted an email address about the availability of the Draft EIR and the public comment period process. The commenter acknowledges receipt of the information.

Letter 39

Page 1 of 3

Tom Westbrook - RE: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

From: Bob King <bking@tricommercial.com>
To: Tom Westbrook <Tom.Westbrook@ci.ceres.ca.us>
Date: 5/19/2010 2:30 PM
Subject: RE: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

Tom – Thanks for sending the draft EIR to me, making this a good day.

Bob King, CCIM

Senior Investment Advisor

TRI Commercial Real Estate Services, Inc. |

2250 Douglas Boulevard, Suite 200

Roseville, California 95661

Tel 916-677-8163 | Fax 916-677-8199 / Cell 916-747-9411

bking@tricommercial.com

CA DRE Lic. # 01031903

www.tricommercial.com



Building Great Relationships

CLICK BELOW FOR INFORMATION ON MY CURRENT LISTINGS:

•Coeur d'Alene NNN Corporate IHOP For Sale: <http://tric.reapplications.com/filecabinet/Property/008706/2301%20N%204th%20St%20-%20IHOP%20-%20BK.pdf>

• Mechanicsville, VA Corporate IHOP NNN - SOLD: <http://tric.reapplications.com/filecabinet/Trans/001233/SOLD%20-%20Mechanicsville.pdf>

• Federal Way, WA Corporate IHOP NNN - SOLD: http://www.tricommercial.com/property_search/property_profile.php?propertyID=5271

• Salt Lake City Corporate IHOP NNN - For Sale: <http://tric.reapplications.com/filecabinet/Property/007002/3383%20Decker%20Lake%20Drive%20-%20IHOP%20-%20BK.pdf>

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Letter 39 Continued

• **SeaTac, WA Corporate IHOP NNN – SOLD:**

http://trc.reapplications.com/filecabinet/Property/005267/20402InternationalBlvdSeaTacIHOPForSale-%20CC_092308.pdf

• **US 99 Ceres Gateway Center Pads Available:** http://www.tricommercial.com/property_search/property_profile.php?propertyID=3643

• **US 99 Ceres Gateway Center Fuel Station Parcel – For Sale:**
http://trc.reapplications.com/filecabinet/Trans/002524/CeresGatewayCenterFueler_v.2.pdf

• **Ceres Regional Commercial Parcel across from proposed Super Wal-Mart – For Sale:**
<http://trc.reapplications.com/filecabinet/Property/009071/Ceres%20Gateway%20Center%20-%20Req%20Commercial%20-%20BK.pdf>

• **Roseville, CA Kragen Building NNN – SOLD:** <http://trc.reapplications.com/filecabinet/Property/004636/10050%20Fairway%20Drive%20-%20Sold.pdf>

size=2 width="100%" align=center tabindex=-1>

From: Tom Westbrook [mailto:Tom.Westbrook@ci.ceres.ca.us]

Sent: Wednesday, May 19, 2010 8:11 AM

To: jenzam81@aol.com; mhpedlr@aol.com; mrswilliebass@aol.com; pops86u@aol.com; Sslobeach985@aol.com; vinybros@aol.com; marsha.harris@calcad.com; lee.brittell@californiahomesreality.com; cmsgt@charter.net; kwmodesto@charter.net; arion1@comcast.net; rick.rushton@earthlink.net; leitha.veneman@gmail.com; mscanlan1@gmail.com; robertjohngutierrez@gmail.com; kirkpatrick@prucommercialre.com; bjajc101@sbcglobal.net; shesamehappy@sbcglobal.net; bakerl@stancounty.com; kashulenberg@tid.org; Bob King; sherrijacobson_shops4you@yahoo.com

Cc: George Osner; Glenn Gebhardt; Tom Westbrook; Edward Grutzmacher

Subject: Mitchell Ranch Center (Walmart) Draft Environmental Impact Report AVAILABLE

Interested Parties,

At some point during the processing of the Mitchell Ranch Center project (Walmart), you contacted the City of Ceres and supplied us with your email address. The purpose of providing the address was so that when the project moved forward, the City would be able to notify you giving you the opportunity to review information for release to the public.

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You may download a copy of the DEIR and appendices from our website at: www.ci.ceres.ca.us. If you would like to purchase a CD with the DEIR and appendices, those are available at the Planning Division, 2220 Magnolia Street, Ceres, CA 95307 during regular business hours and at a cost of \$10.00.

If you need any assistance, please contact me at your convenience.

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307

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Letter 39 Continued

Page 3 of 3

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www.ci.ceres.ca.us

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 39 BOB KING, EMAIL; MAY 19, 2010

General information email sent by the City of Ceres notifying interested individuals who submitted an email address about the availability of the Draft EIR and the public comment period process. The addressee acknowledges receipt of the information.

Letter 40

Page 1 of 1

Tom Westbrook - Walmart

From: <Mhpedlr@aol.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 5/19/2010 4:44 PM
Subject: Walmart

Thank you for updating me on the impact reports. After briefly going over them, I was surprised by the scope of the recommendations involved in the traffic impact. My question is; Has the developer agreed to pay for these mitigation's? Has the City put a price tag on the different solutions? Is there a particular solution the city is leaning toward?

Is there going to be a open forum or discussion open to the public?

Thanks again
Lee Brittel
2917 Don Pedro Rd
Ceres, Ca

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 40

LEE BRITTELL, 2917 DON PEDRO ROAD, CERES; MAY 19, 2010

The commenter asks what the cost for the traffic impact mitigation will be and whether the developer has agreed to pay for the traffic impact fees outlined in the Draft EIR.

The traffic mitigation measures outlined in Section 4.13, Transportation and Traffic (MM 4.13-1 through MM 4.13-4c provide that the applicant must make certain traffic improvements to mitigate for the impacts of the project. In the cumulative scenario (Impact 4.13-7, MM 4.13.7a and MM 4.13.7b) the applicant would only be responsible for its fair share of the cost of the improvements given that the project would not be fully responsible for the impact.

Letter 40.1

Page 1 of 1

Tom Westbrook - Re: Walmart

From: Tom Westbrook
To: mhpedlr@aol.com
Date: 5/20/2010 11:16 AM
Subject: Re: Walmart

Lee,

I'm glad my Email found you. My list included another Email address for you that must no longer be valid as it was bounced back.

Thanks for your comments. The purpose of the comment period on an Draft EIR is to gather the comments that interested citizens and agencies may have so that they may be responded to in the Final EIR.

As a part of the process, public hearings before the Planning Commission and City Council will be held to consider the EIR and the project it analyzes. In addition to the opportunity to comment during the Draft EIR public review period, there will be opportunities for the public to make testimony at those hearings. Staff will provide an announcement of the hearings to all parties who have provided contact information.

If you do have comments on the Draft EIR they must be submitted them in writing (email is fine) by 5:00 p.m. July 6, 2010, which is the day the public review and comment period closes. I hope this helps. If I can be of further assistance, please let me know. Thanks.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

>>> <Mhpedlr@aol.com> 5/19/2010 4:38 PM >>>

Thank you for updating me on the impact reports. After briefly going over them, I was surprised by the scope of the recommendations involved in the traffic impact. My question is; Has the developer agreed to pay for these mitigation's? Has the City put a price tag on the different solutions? Is there a particular solution the city is leaning toward?

Is there going to be a open forum or discussion open to the public?

Thanks again

Lee Brittell
2917 Don Pedro Rd
Ceres, Ca

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Letter 41

Page 1 of 1

Tom Westbrook - Re: Walmart

From: <Mhpedlr@aol.com>
To: <Tom.Westbrook@ci.ceres.ca.us>
Date: 5/20/2010 12:25 PM
Subject: Re: Walmart

Tom,
Thanks again for your response.
Will the meetings with Planning and city council be before the July cut off for input? or will the publics input be addressed at these meetings?
Thanks
Lee Brittell

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 41 LEE BRITTELL, 2917 DON PEDRO ROAD, CERES; MAY 20, 2010

The commenter asks whether any Planning Commission and City Council meetings will be held for public input on the Draft EIR.

See response from City provided as Letter 41.1.

Letter 41.1

Page 1 of 1

Tom Westbrook - Re: Walmart

From: Tom Westbrook
To: Mhpedlr@aol.com
Date: 5/20/2010 3:17 PM
Subject: Re: Walmart

Lee,

The Planning Commission and City Council meetings will be held after the public comment and review period closes. However, at those public meeting citizens will be able to address the Planning Commission and City Council on project. That being said, if you do have comments you need to provide those in writing before 5:00 p.m. on July 6th, 2010. Thanks.

Tom

>>> <Mhpedlr@aol.com> 5/20/2010 12:24 PM >>>

Tom,

Thanks again for your response.

Will the meetings with Planning and city council be before the July cut off for input? or will the publics input be addressed at these meetings?

Thanks

Lee Brittell

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Letter 42

Page 1 of 1

Tom Westbrook - Mitchell Ranch CD

From: Tom Westbrook
To: marsha.harris@calcad.com
Date: 5/19/2010 9:34 AM
Subject: Mitchell Ranch CD

Marsha,

The City has for sale CD copies of the EIR. If Chris comes in she can buy a copy and take in to a copy place to have it printed. The City does not have hard copies of the document available for sale and can not print one up upon request. However, the CD's are \$10 or you can just download the information from the website for free to a CD and take it some place to have it printed. Let me know if you need anything else.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 42 TOM WESTBROOK, CITY OF CERES, RESPONSE TO MARSHA HARRIS, EMAIL; MAY 19, 2010

General information from the City about the availability of the Draft EIR and the public comment period process.

Letter 43

Page 1 of 2

Tom Westbrook - RE: Mitchell Ranch EIR

From: Alejandra Gonzalez <alejandravgonzalez@hotmail.com>
To: Tom Westbrook <tom.westbrook@ci.ceres.ca.us>
Date: 5/25/2010 11:08 AM
Subject: RE: Mitchell Ranch EIR

Good Morning Tom.

Its nice to hear from you again. I hope and pray that you are having a wonderful morning. Thank you for letting us know about this important endeavor. I will certainly forward this information to our Pastor, Fr. Jose.

God Bless,

Alex

Alejandra (Alex) Gonzalez
Administrative Assistant
St. Jude Catholic Church
3824 Mitchell Rd
Ceres, CA 95307
(209) 537-0516 phone
(209) 537-3412 fax

Date: Tue, 25 May 2010 09:28:36 -0700
From: Tom.Westbrook@ci.ceres.ca.us
To: alejandravgonzalez@hotmail.com; homero.mejia@sbcglobal.net
CC: Leisser.Mazariegos@ci.ceres.ca.us
Subject: Mitchell Ranch EIR

Good Morning Alex and Homero,

As you both may know, the City of Ceres is processing a development application for the property across Mitchell Road from St. Jude's Church (Walmart). At this point, the Draft Environmental Impact Report (DEIR) is available for review and public comment from interested parties. I didn't have anyone from St. Jude's on my Email list so I'm notifying the two of you as we've worked together in the past. If the Church is interested in reviewing the DEIR you may obtain a copy one of two ways: first by logging onto the City's website (www.ci.ceres.ca.us) and downloading the information for free or secondly, you could stop by the City of Ceres and we can sell you a CD with DEIR and appendices at a cost of \$10. Didn't know if wanted to comment of the DEIR or not but wanted to make you were aware that it was available. Additionally, the comment period closes at 5:00 on July 6, 2010. Lastly, the public meetings for this project at the Planning Commission and

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Letter 43 Continued

Page 2 of 2

City Council will be after the July 6, 2010 but those dates are not yet known. If you need anything from me please contact me at your convenience. Thanks.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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LETTER 43

ALEJANDRA GONZALEZ, EMAIL; MAY 25, 2010

General information from the City on the availability of the Draft EIR and the public comment period. The addressee acknowledges receipt of the information.

Letter 44

Page 1 of 1

Tom Westbrook - Re: Mitchell Ranch Questions

From: Sherri Jacobson <sherrijacobson_shops4you@yahoo.com>
To: Tom Westbrook <Tom.Westbrook@ci.ceres.ca.us>
Date: 5/25/2010 4:51 PM
Subject: Re: Mitchell Ranch Questions

Hi Tom,

I am doing fine. I believe you are juggling your responsibilities well and I appreciate your getting back to me, so quickly.

Thanks, too, for the clarifying things for me.

Sherri

--- On **Mon, 5/24/10, Tom Westbrook <Tom.Westbrook@ci.ceres.ca.us>** wrote:

From: Tom Westbrook <Tom.Westbrook@ci.ceres.ca.us>
Subject: Mitchell Ranch Questions
To: "Sherri Jacobson" <sherrijacobson_shops4you@yahoo.com>
Date: Monday, May 24, 2010, 5:04 PM

Sherri,

Hope all is well with you. Things here are busy. To your questions from the voice mail you left. The City has not scheduled a public meeting with the Planning Commission during the public review period, which ends at 5:00 p.m. on July 6, 2010. The first meeting with the Planning Commission will be to hear the project and make a recommendation to the City Council. Secondly, everything that is on the website is included on the CD copy. The dividers are included so that if you printed out a copy of each website link you could create a copy and use the dividers to separate the DEIR sections. If you should need anything else please let me know.

Tom

Tom Westbrook, Interim City Planner
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LETTER 44 SHERRI JACOBSON, EMAIL; MAY 25, 2010

The commenter requests information on whether a public hearing will be conducted during the public comment period.

See response from City provided as Letter 44.1.

Letter 44.1

Page 1 of 1

Tom Westbrook - Mitchell Ranch Questions

From: Tom Westbrook
To: Sherri Jacobson
Date: 5/24/2010 5:04 PM
Subject: Mitchell Ranch Questions

Sherri,

Hope all is well with you. Things here are busy. To your questions from the voice mail you left. The City has not scheduled a public meeting with the Planning Commission during the public review period, which ends at 5:00 p.m. on July 6, 2010. The first meeting with the Planning Commission will be to hear the project and make a recommendation to the City Council. Secondly, everything that is on the website is included on the CD copy. The dividers are included so that if you printed out a copy of each website link you could create a copy and use the dividers to separate the DEIR sections. If you should need anything else please let me know.

Tom

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Letter 45

Page 1 of 1

Tom Westbrook - Don Pedro Road

From: florence cardenas <surungui@yahoo.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 6/1/2010 8:49 PM
Subject: Don Pedro Road

Would like to know when Don Pedro Road was designated a "truck route". How do we go about asking or proposing that Don Pedro be changed to a residential road (which it is). Can you tell me how long this road is, 1 mile, 3/4 mile? Is there any reason that you know of that the Walmart can't be built closer to Service Road instead of Don Pedro where all the homes are? We would appreciate your help in this. Thank you.

Florence and Tony Cardenas

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 45

FLORENCE AND TONY CARDENAS, EMAIL; JUNE 1, 2010

The commenter requests information on when Don Pedro Road was designated a truck route and the process for changing the road designation to residential road. The commenter asks why the Walmart store cannot be built closer to Service Road instead of Don Pedro Road.

See response from City provided as Letter 45.1 and **Section 2.3.3, Master Response** herein for new comment on design change for the proposed Walmart.

Letter 45.1

Page 1 of 1

Tom Westbrook - Re: Don Pedro Road

From: Tom Westbrook
To: florence cardenas
Date: 6/2/2010 10:05 AM
Subject: Re: Don Pedro Road
CC: George Osner; Glenn Gebhardt

Tony,

Thank you for sending an Email over with your questions regarding Don Pedro Road and the Mitchell Ranch Center project. Please find the answers to your questions below.

1. Resolution No. 68-1158, which was adopted on December 9, 1968 designating Don Pedro Road an unrestricted street. Unrestricted streets allow truck traffic.
2. Unrestricted Streets are designated by the City Council with a recommendation from the City Engineer. The process would be similar to make an existing unrestricted street, restricted again. Please note that even though there are many restricted streets within the City, trucks are able to utilize those street while conducting business at a home/property or while making deliveries. The Ceres Municipal Code Section 10.20 - Unrestricted Streets which can be obtained from our website at: <http://www.ci.ceres.ca.us/>
3. Don Pedro Road from El Camino to Mitchell Road is approximately 2,600 feet or .5 miles in length.
4. Your question about the placement of the Walmart on-site is not something that I can answer. My assumption would be that for operational issues the applicant has placed that proposed Walmart in a location that optimizes their property.

If you should have any other questions or need further information please feel free to contact me at your convenience. Thanks.

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

>>> florence cardenas <surungui@yahoo.com> 6/1/2010 8:42 PM >>>
Would like to know when Don Pedro Road was designated a "truck route". How do we go about asking or proposing that Don Pedro be changed to a residential road (which it is). Can you tell me how long this road is, 1 mile, 3/4 mile? Is there any reason that you know of that the Walmart can't be built closer to Service Road instead of Don Pedro where all the homes are? We would appreciate your help in this. Thank you.

Florence and Tony Cardenas

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Letter 46

Page 1 of 1

Tom Westbrook - Don Pedro

From: florence cardenas <surungui@yahoo.com>
To: tom westbrook <tom.westbrook@ci.ceres.ca.us>
Date: 6/3/2010 11:49 AM
Subject: Don Pedro

If I want to ask that Don Pedro be designated as restricted again, do I submit an application for a rezoning called Land Use - Development Application or is there another application I should submit?

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LETTER 46

FLORENCE CARDENAS, EMAIL; JUNE 3, 2010

The commenter inquires on how to request Don Pedro Road be designated as a restricted road.

See response from City provided as Letter 46.1.

Letter 46.1

Page 1 of 1

Tom Westbrook - Re: Don Pedro

From: Tom Westbrook
To: florence cardenas
Date: 6/4/2010 2:22 PM
Subject: Re: Don Pedro

Tony,

If you are concerned about the amount of existing traffic on Don Pedro Road you would submit a request to the Traffic Safety Request for Action Form. However, if you are concerned about future traffic, if the Mitchell Ranch Center is approved and built, then the Traffic Safety Request for Action Form would not be the appropriate mechanism because no such traffic is being created by that project because it is not yet built.

That being said, in the 4.13 Transportation section of the Mitchell Ranch Draft Environmental Impact Report (DEIR) it talks about mitigation measures for traffic calming along portions of Don Pedro Road. I would urge you to review that section of the DEIR to see if that addresses concerns you may have about future traffic that may result from the approval and construction of the Mitchell Ranch Center. If after your review you continue to have concerns, you'll need to voice those to the City in writing prior to the close of the review and comment period on July 6, 2010. Please let me know if you need anything else.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

>>> florence cardenas <surungui@yahoo.com> 6/3/2010 11:42 AM >>>

If I want to ask that Don Pedro be designated as restricted again, do I submit an application for a rezoning called Land Use - Development Application or is there another application I should submit?

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Letter 47

Page 1 of 1

Tom Westbrook - Mitchell Ranch Comment Letters

From: Tom Westbrook
To: mhpedlr@aol.com
Date: 6/28/2010 12:53 PM
Subject: Mitchell Ranch Comment Letters

Lee,

I received the comment letters that were dropped off at the City today regarding the Mitchell Ranch Center project. Those letters will be forwarded along to the environmental consultant. Thanks.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 47 TOM WESTBROOK, CITY OF CERES, TO LEE BRITTELL, EMAIL; JUNE 28, 2010

The City acknowledges receipt of the commenter's letters.

Letter 48

Page 1 of 1

Tom Westbrook - Comment Letters

From: Tom Westbrook
To: florence cardenas
Date: 6/28/2010 7:28 AM
Subject: Comment Letters
CC: George Osner

Mrs. Cardenas,

Thank you for submitting the comment letters. I received them on Friday and will ensure that they are forwarded on to the consultant. If you need anything else please let me know.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

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2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 48 TOM WESTBROOK, CITY OF CERES, TO FLORENCE CARDENAS, EMAIL; JUNE 28, 2010

The City acknowledges receipt of the commenter's letters.

Letter 49

Page 1 of 2

Tom Westbrook - Re: Wal*Mart Supercenter.

From: Tom Westbrook
To: Kimberly Divis
Date: 6/24/2010 10:25 AM
Subject: Re: Wal*Mart Supercenter.

Kimberly,

Thank you for your Email. The Email has been forwarded on to the Environmental consultant who will response to you questions as part of the Environmental Impact Report process.

Tom

Tom Westbrook, Interim City Planner
City of Ceres
Development Services Department, Planning Division
2220 Magnolia Street
Ceres, CA 95307
Phone: 209.538.5778 Fax: 209.538.5759
www.ci.ceres.ca.us

>>> Kimberly Divis <kimberlymdivis08@yahoo.com> 6/24/2010 1:12 AM >>>

Dear Tom:

I, as a Ceres resident for almost 11 years, have a few concerns with the building/approval to build this new Supercenter. First of all, I am curious as to what is the problem with the Wal*mart already in Ceres? I remember the hype of the new Supercenter being built on McHenry and to be truthful I've been to it. Did I buy anything? No. In fact the Modesto Wal*Mart actually has a lot more merchandise than the Supercenter claims. I didn't see many grocery items either. Also, the location for this new Wal*Mart is surely not ideal. If you were to ask any parent, sibling, or anyone who has to drop off students at Central Valley High School between the hours of 7:25-8:00AM and anytime after 2:45PM there is already a ridiculous amount of traffic. Why would anyone want to create more traffic? True, you could "try" to do more road work to widen the roads, ect. to accommodate the traffic, but in reality, isn't that what you all have attempted to do over on Whitmore with the Ceres High traffic and the new bridge and freeway ramp? I'm sorry to inform you but it has been entirely unsuccessful. I actually believe there is more traffic now then before. So widening the roads, adding bridges and things isn't going to cut it. Adding the Supercenter would just increase the traffic. Not to mention the noise and air pollution Ceres residents will also be forced to endure. But most importantly the biggest concern I have as a Ceres resident is that just recently The Modesto Bee published an article stating the Stanislaus County will be cutting 5 days out of the school year due to budget cuts. But yet since when is building a Supercenter more important than our kids' education? Where is it that the city of Ceres is able to find millions of dollars to build pointless, stupid "improvements"? I would really like to know. I personally think building this Supercenter is a complete waste of money and the city of Ceres should be focusing on the importance of keeping children in school. We have an existing Wal*Mart that suites Ceres just fine. By the way, has anyone stopped to think about how

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Letter 49 Continued

Page 2 of 2

close this new Wal*Mart would be to the High School? I foresee bored, hot and sweaty students using the cool air conditioned Wal*Mart as the perfect hang-out before going home. That might actually invite more stealing to occur. Or the fact that Wal*Mart already has an insane amount of crazy people or people on drugs hanging out around odd hours of the night. I'll admit I've had to run to the store in the middle of the night for things and I'll tell you it does not make a woman of any age comfortable or feel safe. But let's just allow this Supercenter to draw more attention and bring these people closer to our homes. Thank you for your time and consideration of this comment.

Sincerely,

Kimberly Divis

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LETTER 49

TOM WESTBROOK, CITY OF CERES, TO KIMBERLY DIVIS, EMAIL; JUNE 24, 2010

The City acknowledges receipt of the commenter's letter. Letter submitted with email is a duplicate of Letter 3.

Letter 50

From: "Lawrence Burdick" <arion1@comcast.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 2/5/2010 3:47 PM
Subject: Say No to Wal-Mart

Sir -

Wal-Mart is nothing but a purveyor of cheap crap. Read the following site, in the words of one of their own employees:
<http://thewritingonthewal.net/?p=2336> or the words of others:
<http://walmartwatch.com/>

Don't sully Ceres with their junk and their hard-hearted business tactics.

A concerned citizen.

LETTER 50

LAWRENCE BURDICK, EMAIL; FEBRUARY 5, 2010

The commenter expresses opposition to the project. The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 51

Page 1 of 1

Tom Westbrook - Super Wal-Mart

From: "Lynne Baker" <BAKERL@stancounty.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 10/27/2009 10:25 AM
Subject: Super Wal-Mart

Hurry up. Ceres needs the revenue. This project will draw customers from several surrounding Cities and with the Hwy 99 visibility will attract travelers. What's the hold-up?
Thank you,
Lynne Baker

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LETTER 51

LYNNE BAKER, EMAIL; OCTOBER 27, 2009

The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 52

Page 1 of 1

Tom Westbrook - Proposed Super Wal-Mart

From: Leitha Veneman <leitha.veneman@gmail.com>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 7/18/2009 11:49 PM
Subject: Proposed Super Wal-Mart

Dear Mr. Westbrook,

Thank you for your excellent service to our community! I am grateful that you are available to comment to.

I was raised here in Ceres from birth, and have lived on the same acres of land for 28 years now. Having seen all the changes to this community, and working in its public schools, I have come to appreciate this town and admire its growth. However, I am very disturbed at the proposed Super Wal-Mart in the Mitchel Ranch Center Project. I vehemently oppose the company and would prefer not to have one near my land.

The City of Ceres would do well to follow in the footsteps of Turlock, who successfully opposed a Super Wal-Mart and is all the better for it. Ceres can do better than Wal-Mart, let's not give that land to the lowest bidder in quality of service and attraction for our growing community! The citizens of Ceres deserve better treatment than a Wal-Mart provides.

Thanks for taking the time to read this.

your concerned community servant,

Leitha Veneman

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LETTER 52

LEITHA VENEMAN, EMAIL; JULY 18, 2009

The commenter expresses opposition to the project. The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 53

Page 1 of 1

Tom Westbrook - re super Wal-Mart

From: "Kathy Williams" <kwmodesto@charter.net>
To: <tom.westbrook@ci.ceres.ca.us>
Date: 4/19/2009 4:29 PM
Subject: re super Wal-Mart

I am all for the Super Wal-Mart to be built in Ceres. I am tired of giving my local tax money to Modesto!!

Thanks
Katherine Williams

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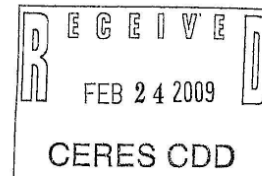
LETTER 53

KATHY WILLIAMS, EMAIL; APRIL 19, 2009

The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 54

February 23, 2009




City of Ceres
Planning Commission
2720 Second Street
Ceres, CA 95307

Commissioners:

I am writing to ask you to approve Walmart's request to build a Supercenter in Ceres.

I am a regular Walmart shopper and would love to have the services that a Supercenter has to offer. As a result of shopping at the Walmart store in Ceres, I also frequent other stores in Ceres while I am in town. I live relatively close to Turlock, Hughson, Oakdale and Waterford, but I shop primarily in Ceres because of the Walmart store.

Sincerely,


Sharon Harrah
8200 Jantzen Rd., Spc. 184
Modesto, CA 95357

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

LETTER 54

SHARON HARRAH, 8200 JANTZEN ROAD, SPACE 184, MODESTO; FEBRUARY 23, 2009

The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 55

Page 1 of 1

Tom Westbrook - ***SPAM*** Plans for Ceres Super WalMart

From: <Sslobeach985@aol.com>
To: <tom.westbrook@ci.ceres.ca.us>, <Slobeach985@cs.com>
Date: 10/12/2008 9:37 AM
Subject: ***SPAM*** Plans for Ceres Super WalMart
Attachments: SpamAssassinReport.txt

Hello,

My Husband and myself are residents of Ceres and feel a Super WalMart would be a great addition to the Community. Morgan Hill, California has done a Beautiful job with the WalMart, among others. If it's well built, planned on the better end of the spectrum and managed well, it can be an asset. We hope in the future the City allows larger and more upscale stores to increase the tax base, which will aide the town in positive growth. A Super WalMart is a good start and will hopefully encourage other larger stores to build here. Places that fight all growth, become terrible places, where you don't want to live, with only the lowest incomes barely hanging on. I'd hate to see my property values continue to drop and never recover.

We wish You the Very Best of Luck with this project.
If we can assist in any way, let us know and we'll attempt to help out.

Thank You,
Sincerely,

Carrie & David

New **MapQuest Local** shows what's happening at your destination. Dining, Movies, Events, News & more. [Try it out!](#)

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LETTER 55

CARRIE AND DAVID, EMAIL; OCTOBER 12, 2008

The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

Letter 56

11-20-08P02:51 RCVD

11/19/08



To All Ceres Council Members,

As a Ceres resident for seven years and a satisfied Wal-Mart customer, for more years than I can remember.

I would like to encourage you to consider doing what is best for the people of Ceres.

In my opinion it seems that any time of day or night and whatever time of year, the Wal-Mart in Ceres is always busy and always crowded.

Let's think about it, everybody wants a bargain and Wal-Mart knows how to give the average consumer a great deal on almost everything.

Council Members, I hope that you will seriously consider the benefits of a Super Wall Mart; Ceres is a growing town with excellent schools, nice parks, friendly neighborhoods, good shopping places etc.

"Wall Mart will only add to the excellence and livability of a quality life in Ceres California."

Rev. Ron Kennedy Sr.

LETTER 56

REVEREND RON KENNEDY, SR.; NOVEMBER 19, 2008

The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

LETTER 57

WAYNE, EMAIL; MARCH 25, 2008

The commenter states the project will provide jobs. The commenter does not raise a question regarding the environmental impacts of the project or the adequacy of the EIR. The comment is included here for consideration by the lead agency; however, no response is necessary.

2.0 COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

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