

**\*\*CORRECTED\*\*****Notice of Determination****Appendix D****To:**☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Stanislaus

Address: 1021 I Street Modesto, CA 95354

**From:**

Public Agency: City of Riverbank

Address: 6707 Third Street

Riverbank, CA 95367

Contact: John B. Anderson

Phone: 209-599-8377

Lead Agency (if different from above):

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2017032062

Project Title: Crossroads West Specific Plan

Project Applicant: Western Pacific Holdings, Inc.; Harrigfeld Family; Machado Family; McGrane Living Trust  
Browman Development Company Inc.; Boslo 2003 Family L.P.

Project Location (include county): N.W. of the Intersection of Claribel/Oakdale Road; Riverbank, Stanislaus County

**Project Description:**

The Project includes up to 1,872 Low Density Residential Units, up to 192 Medium Density Units, up to 399 High Density Residential units, up to 550,000 square feet of Mixed Use 1 uses, and up to 27,000 square feet of Mixed Use 2 uses. This project includes approximately 42 acres of park, open space, and Regional Park uses.

This is to advise that the City of Riverbank has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)described project on March 19, 2019 and has made the following determinations regarding the above  
(date)  
described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Riverbank - City Hall - 6707 Third Street - Riverbank, CA 95367

Signature (Public Agency): Donna M. Kenney Title: Planning and Building Manager

Governor's Office of Planning &amp; Research

Date: March 25, 2019

Date Received for filing at OPR:

**MAR 25 2019**Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.**STATE CLEARINGHOUSE**  
Revised 2011

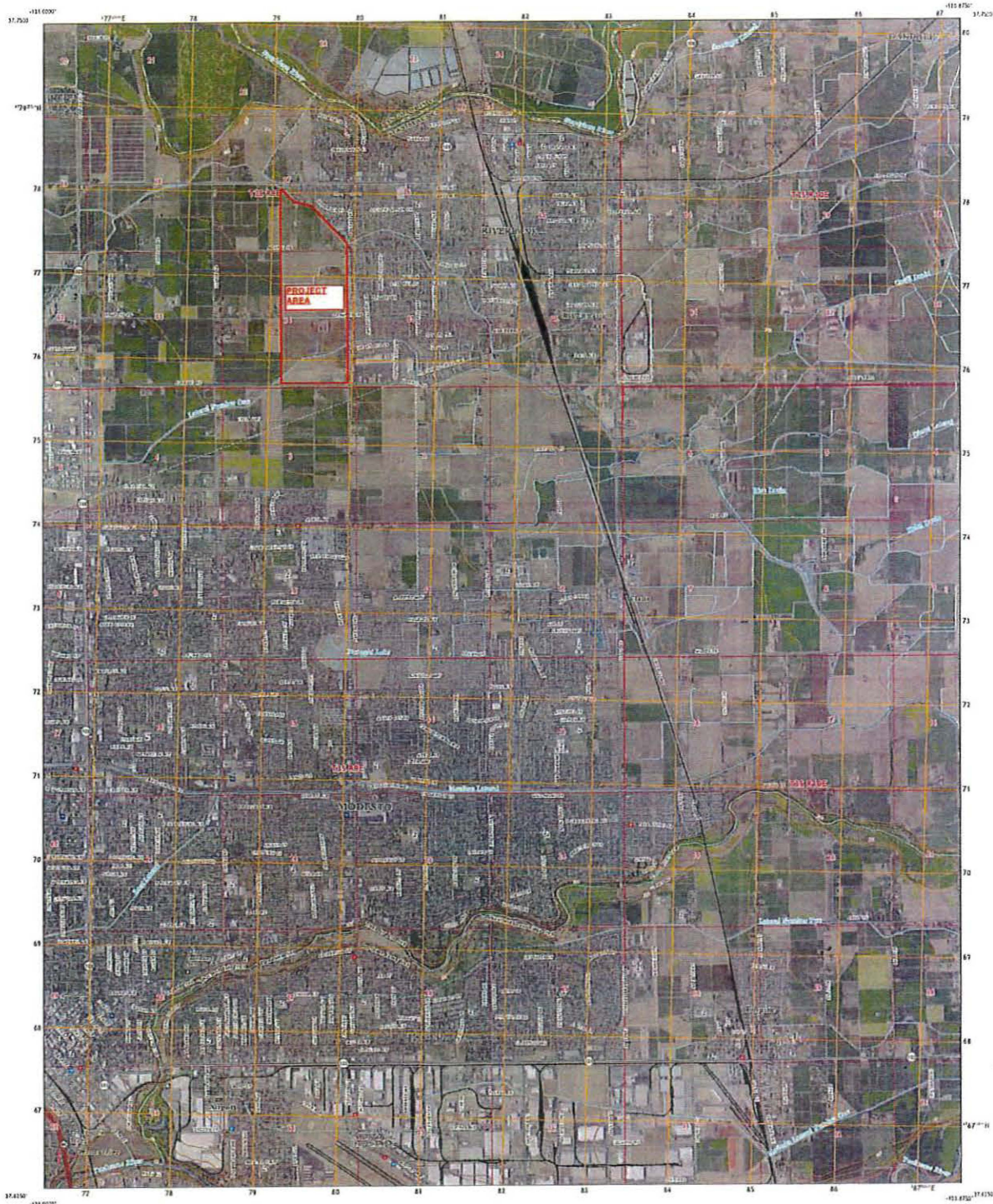




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

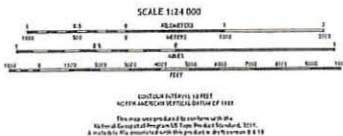
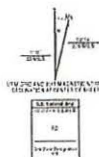


RIVERBANK QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

Map shown is based on 1:250,000 scale  
Topographic Series of 1954 (24,000 scale). Projection and  
contour interval are as shown on the map. Contour interval  
is 20 feet. This map is not a legal document. Boundary lines are  
generalized for planning only. Please do not use government  
boundary lines for legal purposes. USGS products are for  
informational purposes only.



1	2	3
4	5	6
7	8	9

**ROAD CLASSIFICATION**

Expressway	State Route
Interstate	Local Road
Artery	Artery
Artery	Artery
Artery	Artery

RIVERBANK, CA  
2018





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Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2017032062

Project Title: Crossroads West Specific Plan - Mixed Use 1 Project

Project Applicant: Western Pacific Holdings, Inc.; Browman Development Company, Inc.; McGrane Living Trust;  
Bosio 2003 Family L.P.

Project Location (include county): N.W. of the Intersection of Claribel/Oakdale Road; Riverbank, Stanislaus County

**Project Description:**

The Project includes a (1) Development Agreement; (2) Preliminary Development Plan; (3) Tentative Parcel Map; and (4) Sales Tax Sharing Agreement, which are collectively referred to as the "Mixed Use 1" Project. The Mixed Use 1 Project is located on the southeast portion of the Crossroads Specific Plan Area. The Mixed Use 1 Project involves development of up to 550,000 square feet of commercial and retail uses. The Mixed Use 1 Project may also include a residential component to build up to 350 residential units; however, if the residential component is built out

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Signature (Public Agency): Donna M. Kenney Title: Planning and Building Manager

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U.S. GEOLOGICAL SURVEY



RIVERBANK QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)

Horizontal datum: North American Datum of 1983 (NAD83)

Vertical datum: Mean Sea Level (MSL)

This map was produced by the United States Geological Survey

and is not to be used for navigation purposes.

For more information, contact the United States Geological Survey

at the following address:

United States Geological Survey

Box 350

Reston, VA 20192

Telephone: (703) 648-7000

Fax: (703) 648-7001

Internet: <http://www.usgs.gov>

World Wide Web: <http://www.usgs.gov>

Electronic Mail: [usgs@usgs.gov](mailto:usgs@usgs.gov)

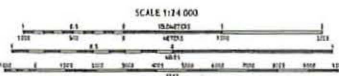
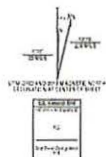
For more information, contact the United States Geological Survey

at the following address:

United States Geological Survey

Box 350

Reston, VA 20192



ADDITIONAL INFORMATION  
Elevation: Contour Interval: 20 feet  
Spot Elevation: 100 feet  
Water: Shaded Relief  
Roads: US Route  
Other: State Route

RIVERBANK, CA  
2018

