Print Form

CORRECTED

Notice of Determination

Appendix D

To:
☒ Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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 (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on March 19, 2019 (date) and has made the following determinations regarding the above 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

Date: March 25, 2019 Date Received for filing at OPR:

Governor's Office of Planning & Research

MAR 25 2019

STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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

The National Map
US Topo

RIVERBANK QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES

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Tuolumne River
Modesto Canal
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Lateral Number Eight Hundred Fifty-Seven
Lateral Number Eight Hundred Fifty-

Print Form

CORRECTED

Notice of Determination

Appendix D

To:
☒ Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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 - 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 ou

This is to advise that the City of Riverbank (☒ Lead Agency or ☐ Responsible Agency) has approved the above

described project on March 19, 2019 (date) and has made the following determinations regarding the above 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

Date: March 25, 2019 Date Received for filing at OPR:

Governor's Office of Planning & Research

MAR 25 2019

STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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

The National Map US Topo

RIVERBANK QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES