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Notice of Determination

STANISLAUS CO. CLERK-RECORDER Appendix D

To:

[X] 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

[X] County Clerk
County of: Stanislaus
Address: 1021 I Street Modesto, CA 95354

From: Adam Loera

Public Agency: City of Riverbank
Address: 6707 Third Street Riverbank, CA 95367

Contact: Donna M. Kenney
Phone: 209-863-7124

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.

Project Location (include county): 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, the retail and commercial uses will be reduced to a maximum of 360,000 square feet.

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

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

- 1. The project [X] will [] will not have a significant effect on the environment.
2. [X] 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 [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not adopted for this project.
6. Findings [X] 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 21, 2019 Date Received for filing at OPR:

Date removed from posting 4/24/19