

FILED

Print Form

\*\*CORRECTED\*\*

2019 MAR 25 PM 4:10

Notice of Determination

Appendix D

STANISLAUS CO. CLERK RECORDER

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: ASHIKA NARAYAN
Public Agency: City of Riverbank
Address: 6707 Third Street
Riverbank, CA 95367
Contact: John B. Anderson
Phone: 209-599-8377

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

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.; 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 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 (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. Kerney Title: Planning and Building Manager

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

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

Revised 2011

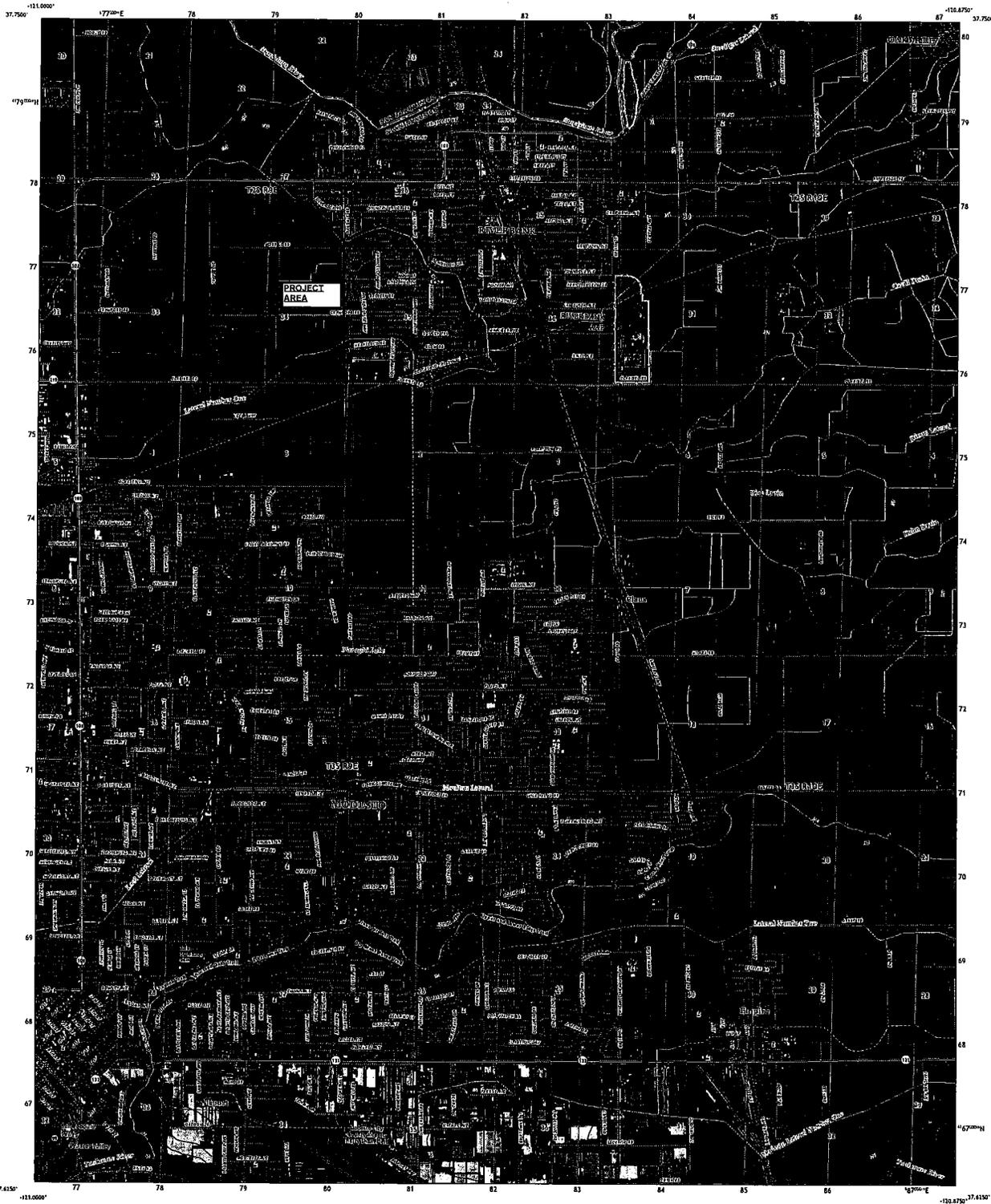
Date removed from posting 4/28/19



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

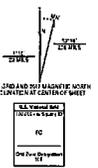


RIVERBANK QUADRANGLE  
CALIFORNIA  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84)  
This map is not a legal document. Boundary lines may be  
generated for 90% map scale. Private land within government  
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Image	USGS	June 1988	October 1974
Base	USGS	June 1988	October 1974
Hydrography	USGS	June 1988	October 1974
Contour	USGS	June 1988	October 1974
Public Land Survey System	USGS	June 1988	October 1974
Water	USGS	June 1988	October 1974



SCALE 1:24,000  
1000 500 0 500 1000  
1000 500 0 500 1000  
FEET METERS



CONTOUR INTERVAL 10 FEET  
NORTH ARROW  
This map was produced to our best ability  
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ROAD CLASSIFICATION

Expressway	Local Collector
Secondary Hwy	Local Road
Highway	4000
Interstate Route	US Route
	State Route

RIVERBANK, CA  
2018

