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2019 MAR 25 PM 4:08

Notice of Determination

STANISLAUS CO. CLERK OF SUPERIOR COURT Appendix D ASHIKA NARAYAN

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

From: 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 - 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.
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 25, 2019 Date Received for filing at OPR:

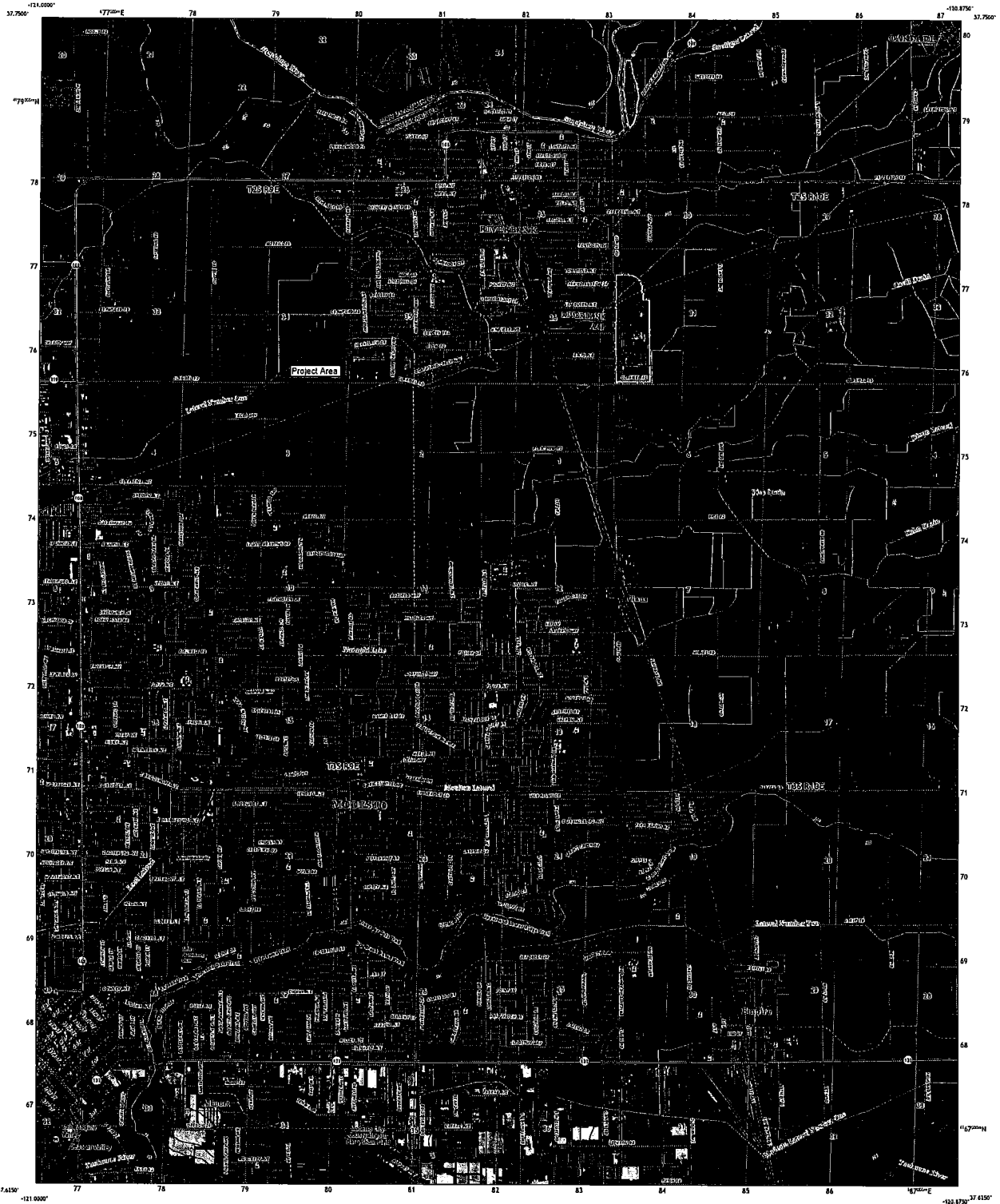
Date removed from posting 4/28/19



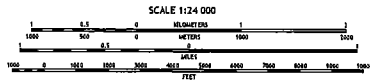
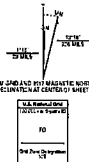
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



RIVERBANK QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
United States Department of the Interior
World Geodetic System of 1984 (WGS84) Projection and
1 Meter per Second Transverse Mercator, Zone 10P
This map is not a legal document. Boundary lines are
generalized for 30m map scale. Private land within government
jurisdiction may not be shown. Other private lands
are shown as unshaded.



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ROAD CLASSIFICATION

Expressway Local Connector
Secondary Hwy Local Road
Hwy 400
Interstate Route US Route State Route

RIVERBANK, CA
2018

