



NOTICE OF PREPARATION AND INITIAL STUDY

FOR THE

CROSSROADS WEST SPECIFIC PLAN

MARCH 2017

Prepared for:

City of Riverbank, Development Services Department
6707 3rd Street
Riverbank, CA 95367
(209) 863-7128

Prepared by:

De Novo Planning Group
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Date: March 22, 2017

Subject: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Crossroads West Specific Plan Project

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Riverbank, Development Services Department
6707 3rd Street, South Hall
Riverbank, CA 95367
(209) 863-7128

Project Planner: John B. Anderson
john@jbandersonplanning.com
(209) 863-7128

Notice of Preparation: This is to notify public agencies and the general public that the City of Riverbank, as the Lead Agency, will prepare an EIR for the Crossroads West Specific Plan. The City of Riverbank is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Riverbank when considering applicable permits, or other approvals for the proposed Project.

Comment Period: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, April 21, 2017.

Comments/Input: Please send your comments/input (including the name for a contact person in your agency) to: Attn: John B. Anderson at the City of Riverbank, 6707 3rd Street South Hall, Riverbank, CA 95367. E-mail john@jbandersonplanning.com

Scoping Meeting: On April 12, 2017, the City of Riverbank will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed

Project and scope of the Environmental Impact Report (EIR). This meeting will be held at the Riverbank City Council Chambers from 5:30 PM to 6:30 PM.

This meeting will be an open house format and interested parties may drop in to review the proposed Project exhibits and submit written comments at any time between 5:30 PM and 6:30 PM. Representatives from the City of Riverbank and the EIR consultant will be available to address questions regarding the EIR process and scope. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding the scoping meeting, contact John B. Anderson, Project Planner at (209) 863-7128 or john@jbandersonplanning.com.

Project Title: Crossroads West Specific Plan

1. Project Location

The Crossroads West Specific Plan (CWSP) area (also-known-as “Project site” or “Plan Area”) is located within the unincorporated area of Stanislaus County. The approximately 390-acre Plan Area is adjacent to the City of Riverbank city limits to the north and east. The Plan Area is within the Riverbank Sphere of Influence (SOI) and was previously analyzed at a programmatic level in the City’s 2005-2025 General Plan Update Environmental Impact Report.

The Plan Area is bounded on the east by Oakdale Road, on the south by Claribel Road, on the north by the Modesto Irrigation District (MID) Main Canal and the City of Riverbank city limits, and on the west by those property lines approximately 0.5-mile west of Oakdale Road. The Plan Area is located within Section 34 of Township 2 South, Range 9 East Mount Diablo Meridian (MDBM). The Plan Area is within the Riverbank, California, 7.5-minute series quadrangle map.

2. Project Setting

A. EXISTING SITE CONDITIONS

The Plan Area is relatively flat with natural gentle slope from northeast to southwest. The Plan Area topography ranges in elevation from approximately 111 to 125 feet above mean sea level.

The nine parcels that comprise the Plan Area are primarily used for agricultural operations including dairy operations, row crops, and fallow land. Seven home sites exist within the Plan Area and many of them have accessory structures on site including storage buildings, shop buildings, and barn structures. Additionally, an approximately 11-acre regional City park, the Riverbank Sports Complex, is currently developed in the northeastern portion of the Plan Area, near the intersection of Morrill Road and Oakdale Road. Crawford Road and Morrill Road traverse the Plan Area from east to west.

MID provides water supply for the existing agricultural uses and maintains two easements in the Plan Area. An MID main canal with a crossing is located along the northern boundary of the Plan Area. Residential development is located just north of the Plan Area. Additionally, MID Lateral 6

traverses the southern portion of the Plan Area from northeast to southwest. A series of private irrigation ditches distribute the MID water from the on-site canals throughout the Plan Area.

B. SURROUNDING LAND USES

Uses immediately adjacent to the southeast, south, southwest, and west of the Plan Area include agricultural uses and residential uses, including ranchettes and large estates lots. Other existing uses east of the southerly portion of the Plan Area include a single family residential subdivision and a commercial center. Existing residential subdivisions also exist to the north, northeast, and east of the Plan Area. Other nearby uses include a commercial shopping center located east of the Plan Area at the intersection of Claribel Road and Oakdale Road.

C. EXISTING LAND USES AND ZONING

The Plan Area is currently located within Stanislaus County and is outside the Riverbank city limits, but within the City's SOI. The City of Riverbank General Plan designates the Plan Area as Lower Density Residential (LDR 0.0 to 8.0 dwelling units per acre [du/ac]), Medium Density Residential (MDR 8.0 to 16.0 du/ac), Higher Density Residential (HDR 16.0 or more du/ac), Mixed Use (MU), Civic (C), Community Commercial (CC), and Park (P). The General Plan standards for each of these land uses is described more thoroughly in the Initial Study.

The Stanislaus County General Plan designates the Plan Area as Agriculture (AG). The Stanislaus County Zoning Ordinance currently designates the Plan Area for General Agriculture 40 Acre (A-2-40) uses.

D. SURROUNDING GENERAL PLAN DESIGNATIONS

Lands to the north, northwest, and west of the Project site (within the County) consist of AG uses, and lands to the south, southwest, and southeast (within the County) are designated Urban Transition (UT).

Lands to the north of the Project site (within the City of Riverbank) are designated for LDR, CC, and MU uses. Lands to the east of the Project site (within the City of Riverbank) are designated for LDR, CC, MU, and P uses. Areas surrounding the Project site to the west (within the City's SOI) have City designations of LDR, MDR, HDR, P, C, and Buffer/Greenway/Open Space (B/G/OS).

3. Project Goals and Objectives

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The objectives of the proposed Project include annexation of approximately 390 acres of land into Riverbank city limits, and the subsequent development of land for Low Density Residential, Medium Density Residential, High Density Residential, Regional Sports Park, Mixed Use, Community Commercial, Hotel, Elementary School, Park/Basin and Neighborhood Park uses, and for transportation and utility improvements.

Other objectives and purposes of the project include:

- Create opportunities for housing types responsive to current market conditions, with the flexibility to adapt to changing market conditions.
- Create synergy between this new Specific Plan Area, containing a mixture of urban uses, with Riverbank's existing commercial node at Crossroads Shopping Center east of Oakdale Road across from the Project site.
- Develop the next logical planning area adjacent (to the west and northwest) of the City's major existing commercial node at Crossroads Shopping Center.
- Provide housing opportunities for employees expected in Riverbank through the re-use and development of the Riverbank Industrial Complex.
- Provide opportunities for Riverbank residents to buy new homes in a newly created neighborhood.
- Eliminate the planning peninsula created by the city limits in northwest Riverbank by "squaring off" the city limits to the westernmost city limits at Patterson Road and the MID Main Canal.
- Develop areas adjacent to the city limits so there is no leap-frog development that, for a residential and commercial project, has the fewest landowners with large parcels that improves the likelihood that the objectives of a specific plan can be achieved over time.
- Promote a balance of uses in the Plan including retail opportunities, schools, public facilities, parks and open space and varying density residential.
- Promote a mix of urban uses that are linked to regional amenities and transportation systems.
- Provide a variety of sidewalks and walkways throughout the Plan Area to promote connectivity, foster a sense of community and connect the residents of Riverbank to amenities and public facilities.
- Protect adjacent farmland operations by providing transitional buffers.
- Encourage energy efficiency and thoughtful use of resources through sustainable design practices and Low-Impact Design (LID) strategies.
- Promote friendly and inviting streetscapes through the use of landscape materials, street fixtures, furniture and design elements that reflect a high-quality development.
- Encourage the use of mixed architectural styles and materials.
- Reinforce existing retail uses to the east and designate sufficient retail, office and commercial land for job generating uses to improve the City's jobs-to-housing balance.
- Create a safe and accessible link between neighborhoods, community facilities and shopping centers within the plan area and to the surrounding neighborhoods.

4. Project Characteristics and Description

The proposed Project includes development of up to 1,872 Low Density Residential (LDR) units, up to 192 Medium Density Residential (MDR) units, and up to 388 High Density Residential (HDR) units. The Project also includes up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. It is noted that development in MU-1 could

consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and 360,000 sf of retail uses. The CWSP is designed to provide flexibility, so there are various other hypothetical combinations of retail and residential development, but not more than the maximum density presented would be allowed without an amendment approved by the City. Additionally, the proposed Project would increase the size of the existing 11-acre Regional Park, the Riverbank Sports Complex, to 22 acres. A 10 to 12-acre elementary school is also proposed within the Plan Area. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses.

The CWSP land use plan proposes three categories of residential land uses: LDR, Low Density Residential; MDR, Medium Density Residential; and HDR, High Density Residential. These residential designations provide varying densities that will ensure a mix of housing types and styles across the Plan Area. All future development within the residential land use categories will be subject to Design Review Approval to ensure consistency with the Design Guidelines and Development Standards set forth in the Crossroads West Specific Plan. It is expected that within the LDR areas, a ten- to twelve-acre elementary school site will be provided as well as a one acre fire station site near the corner of Crawford and Oakdale Road.

The land use plan as proposed would permit residential development of between 1,539 to 2,852 residential units. For LDR, the CWSP assumes between 1,170 and 1,872 units on 234 acres, assuming a buildout at between 5 and 8 du/ac, after removing parks, schools, and collector and arterial road rights-of-way. For MDR, the CWSP assumes between 96 and 192 units on 12 acres, based upon a buildout of between 8 and 16 du/ac. Some MDR density development would be allowed in the LDR areas, although they would need to fall within the total LDR number unit range. For HDR, the CWSP assumes between 248 and 388 units on 15.5 acres, based upon a buildout at between 16 to 25 du/ac. It is noted that the CWSP is designed to provide maximum flexibility for design and response to market demands, so there are various other hypothetical combinations of residential development, but no more units than the maximum allowed would occur without an amendment approved by the City.

Additionally, the proposed mixed-use areas (MU-1 and MU-2) provide opportunities for retail development, office/commercial development, as well as some residential uses. As noted above, the MU-1 property could provide up to 550,000 sf of retail, but could similarly provide about 360,000 sf of retail and up to 350 MDR or HDR units. The MU-2 property is estimated to develop with up to 27,000 sf of retail, and approximately 25 to 50 MDR or HDR units. Overall, the CWSP proposes between 1,539 and 2,852 residential units, and between 387,000 sf and 577,000 sf of mixed uses.

The Project also includes circulation and utility improvements. A more detailed description of the Project components is provided in the Initial Study.

5. Uses of the EIR and Required Agency Approvals

A more detailed description of the required agency approvals is provided in the Initial Study.

6. Project Alternatives

The exact alternatives that will be evaluated in the Draft EIR will be determined through the Notice of Preparation and Scoping Process. Through preliminary discussions, there are four alternatives to the proposed Project that are being contemplated for evaluation in the Draft EIR. These include the following:

- **No Project (No Build) Alternative:** Under this alternative, development in the Plan Area would not occur, and the Plan Area would remain in its current existing condition.
- **Alternative Location:** This alternative would address potential impacts associated with development of the Project, as currently proposed by the applicant, at a location other than the currently proposed Plan Area.
- **Increased Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of the residential uses would be increased.
- **Lower Density Alternative:** Under this alternative, the proposed Project would be developed in such a way to promote larger lot sizes and to reduce the overall footprint of the developed areas.

Areas of Potential Impacts: With the exception of the environmental topics dismissed in the Initial Study (see below), the EIR will analyze all other topics identified in Appendix G of the State CEQA Guidelines: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Circulation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

Initial Study: An Initial Study has been prepared for this Project. All environmental topics identified in Appendix G of the State CEQA Guidelines were analyzed in the Initial Study. The Initial Study concluded that the proposed Project would have no impact related to forest resources, mineral resources, and septic tanks or systems.

Date: 3-13-17

Signature: 

Name/Title: John B. Anderson, Project Planner

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INITIAL STUDY CHECKLIST

PROJECT TITLE

Crossroads West Specific Plan Project

LEAD AGENCY NAME AND ADDRESS

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PURPOSE OF THE INITIAL STUDY

An Initial Study is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). This Initial Study has been prepared consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063, to determine if the proposed Project may have a significant effect upon the environment.

PROJECT LOCATION AND SETTING

PROJECT LOCATION

The Crossroads West Specific Plan (CWSP) area (also-known-as “Project site” or “Plan Area”) is located within the unincorporated area of Stanislaus County. The approximately 390-acre Plan Area is adjacent to the City of Riverbank (City) limits to the north and east. The Plan Area is contained within the City’s existing Sphere of Influence (SOI), and the Plan Area was previously analyzed at a programmatic level in the City’s 2005-2025 General Plan Update Environmental Impact Report.

The Plan Area is bounded on the east by Oakdale Road, on the south by Claribel Road, on the north by the Modesto Irrigation District (MID) Main Canal and the City of Riverbank city limits, and on the west by those property lines approximately 0.5-mile west of Oakdale Road. The Plan Area is located within Section 34 of Township 2 South, Range 9 East Mount Diablo Meridian (MDBM). The Plan Area is within the Riverbank, California, 7.5-minute series quadrangle map. Figures 1 and 2 show the Project’s regional location and vicinity.

The Plan Area is made up of nine assessor parcels. The Plan Area Assessor Parcel Numbers (APNs) and associated acreages are listed in Table 1, and are displayed on Figure 3. It is noted that the acreages below do not include the roadway right of way or the main canal and lateral which pass through the Plan Area from the east to the west.

Table 1: Parcels Within the Plan Area

<i>APN</i>	<i>ACREAGE</i>
074-006-016	60.51
074-006-022	8.92
074-006-021	0.38
074-006-014	11.00
074-006-013	4.76
074-011-004	0.98
074-011-009	153.96
074-014-006	86.29
074-014-007	54.04
Total	380.84

SITE TOPOGRAPHY

The Plan Area is relatively flat with natural gentle slope from northeast to southwest. The Plan Area topography ranges in elevation from approximately 111 to 125 feet above mean sea level. Figure 4 shows the U.S. Geological Survey (USGS) Topographic Map of the Plan Area.

EXISTING SITE USES

The nine parcels that comprise the Plan Area are primarily used for agricultural operations including dairy operations, row crops, and fallow land. Seven home sites exist within the Plan Area and many of them have accessory structures on site including storage buildings, shop buildings, and barn structures. Additionally, an approximately 11-acre regional City park, the Riverbank Sports Complex, is currently developed in the northeastern portion of the Plan Area,

near the intersection of Morrill Road and Oakdale Road. Crawford Road and Morrill Road traverse the Plan Area from east to west.

MID provides water supply for the existing agricultural uses and maintains two easements in the Plan Area. An MID main canal with a crossing is located along the northern boundary of the Plan Area. Residential development is located just north of the Plan Area. Additionally, MID Lateral 6 traverses the southern portion of the Plan Area from northeast to southwest. A series of private irrigation ditches distribute the MID water from the on-site canals throughout the Plan Area. Figure 5 shows aerial imagery of the current existing site uses within the Plan Area.

EXISTING SURROUNDING USES

Uses immediately adjacent to the southeast, south, southwest, and west of the Plan Area include agricultural uses and residential uses, including ranchettes and large estates lots. Other existing uses east of the southerly portion of the Plan Area include a single family residential subdivision and a commercial center. Existing residential subdivisions also exist to the north, northeast, and east of the Plan Area. Other nearby uses include a commercial shopping center located east of the Plan Area at the northeastern intersection of Claribel Road and Oakdale Road.

GENERAL PLAN LAND USE DESIGNATIONS

The Plan Area is currently located within Stanislaus County and is outside the Riverbank city limits, but within the City's SOI.

EXISTING CITY OF RIVERBANK GENERAL PLAN LAND USE DESIGNATIONS

The City of Riverbank General Plan designates the Plan Area as Lower Density Residential (LDR 0.0 to 8.0 dwelling units per acre [du/ac]), Medium Density Residential (MDR 8.0 to 16.0 du/ac), Higher Density Residential (HDR 16.0 or more du/ac), Mixed Use (MU), Civic (C), Community Commercial (CC), and Park (P). Table 2 shows the City land use designations and acreages for the Plan Area.

Table 2: City Land Use Designations Within Plan Area

<i>LAND USE</i>	<i>ACREAGE</i>
Lower Density Residential (LDR)	111.92
Medium Density Residential (MDR)	119.91
Higher Density Residential (HDR)	10.50
Mixed Use (MU)	6.18
Civic (C)	33.61
Community Commercial (CC)	54.04
Park (P)	44.70
Total	380.84

Figure 6a depicts the City of Riverbank General Plan land use designations for the Plan Area and the surrounding areas. The General Plan contains the following standards to guide development for these land uses:

Lower Density Residential (LDR): The LDR land use designation includes single-family homes, one to each lot, developed at a net density of up to eight dwelling units per acre. Lots

would be at least 5,000 square feet in size. This category would primarily include detached units, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

Medium Density Residential (MDR): The MDR land use designation includes small-lot, single-family detached homes, attached single-family homes, and other residences developed at a net density of between eight and 16 dwelling units per acre. Lots would be at least 2,500 square feet in size.

Higher Density Residential (HDR): The HDR land use designation allows for all types of attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of 16 or more dwelling units per acre.

Mixed Use (MU): The MU land use designation would accommodate neighborhood-scale retail uses, offices, personal and commercial services, and similar land uses. This is the primary category for Riverbank to accommodate neighborhood-serving retail, services, offices, and similar needs during the buildout of this General Plan. As such, this land use classification is anticipated to be mainly non-residential. However, the MU designation also explicitly allows for higher-density residential development in a vertical or horizontal mixed-use setting. This could include residential development above (on upper stories of a building) or adjacent to commercial operations on the same property.

Civic (C): The C land use designation includes civic and cultural land uses of various types. Examples include schools, places of worship, public facilities and infrastructure, community halls, and similar cultural and civic land uses. Where such land uses occur within an existing or planned neighborhood, they shall be designed to be compatible with the surrounding neighborhood. They shall be designed to be pedestrian friendly, include publicly accessible areas (where appropriate), and shall unify rather than divide neighborhoods. Certain land uses included in this category, such as day care centers, public facilities and services, place of religious worship, and other appropriate land uses will be allowed in other land use designations, as well, according to standards established in Riverbank's zoning ordinance.

Community Commercial (CC): The CC land use designation is anticipated to be developed for retail, employment, and/or commercial services. These areas are located along major roadways on the periphery of existing and planned neighborhoods. The maximum floor-area-ratio (FAR) is 0.3.

Park (P): The P land use designation includes active and passive parkland of all types. New and existing neighborhoods in Riverbank shall have close and convenient access to community parks, neighborhood parks, and smaller "pocket parks." This category can include public plazas, town squares, tot lots, parkways, linear parks, and other park space configurations.

EXISTING STANISLAUS COUNTY GENERAL PLAN LAND USE DESIGNATIONS

The Stanislaus County General Plan designates the Plan Area as Agriculture (AG). Figure 6b depicts the Stanislaus County General Plan land use designations for the Plan Area and the surrounding areas. The General Plan contains the following standards to guide development for this land use:

Agriculture (AG): The AG land use designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. The designation is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use.

EXISTING STANISLAUS COUNTY ZONING DESIGNATIONS

The Stanislaus County Zoning Ordinance currently designates the Plan Area for General Agriculture 40 Acre (A-2-40) uses. The County General zoning designations for the Plan Area and surrounding area are shown on Figure 6c. The County Zoning Code contains the following standards to guide development for this designation:

General Agriculture 40 Acre (A-2-40): The A-2-40 zone supports and enhances agriculture as the predominant land use in the unincorporated areas of the County. These district regulations are also intended to protect open-space lands pursuant to Government Code Section 65910.

SURROUNDING GENERAL PLAN DESIGNATIONS

Lands to the north, northwest, and west of the Plan Area (within the County) consist of AG uses, and lands to the south, southwest, and southeast (within the County) are designated Urban Transition (UT).

Lands to the north of the Plan Area (within the City of Riverbank) are designated for LDR, CC, and MU uses. Lands to the east of the Plan Area (within the City of Riverbank) are part of the original Crossroads Specific Plan and are designated for LDR, CC, MU, and P uses. Areas surrounding the Plan Area to the west (within the City's SOI) have City designations of LDR, MDR, HDR, P, C, and Buffer/Greenway/Open Space (B/G/OS). The City of Riverbank and Stanislaus County General Plan land use designations for the Plan Area and surrounding areas are shown on Figures 6a and 6b, respectively.

PROJECT DESCRIPTION*PROJECT OBJECTIVES*

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The principal objective of the

proposed Project is the approval and subsequent implementation of the CWSP Project (the proposed Project). The quantifiable objectives of the proposed Project include annexation of 387.5 acres of land into the Riverbank City limits, and the subsequent development of land, which will include: Low Density Residential, Medium Density Residential, High Density Residential, Regional Sports Park, Mixed Use, Elementary School, Park/Basin, Neighborhood Park, and transportation and utility improvements.

The CWSP Project identifies the following objectives:

- Create opportunities for housing types responsive to current market conditions, with the flexibility to adapt to changing market conditions.
- Create synergy between this new Specific Plan Area, containing a mixture of urban uses, with Riverbank's existing commercial node at Crossroads Shopping Center east of Oakdale Road across from the Project site.
- Develop the next logical planning area adjacent (to the west and northwest) of the City's major existing commercial node at Crossroads Shopping Center.
- Provide housing opportunities for employees expected in Riverbank through the re-use and development of the Riverbank Industrial Complex.
- Provide opportunities for Riverbank residents to buy new homes in a newly created neighborhood.
- Eliminate the planning peninsula created by the city limits in northwest Riverbank by "squaring off" the city limits to the westernmost city limits at Patterson Road and the MID Main Canal.
- Develop areas adjacent to the city limits so there is no leap-frog development that, for a residential and commercial project, has the fewest landowners with large parcels that improves the likelihood that the objectives of a specific plan can be achieved over time.
- Promote a balance of uses in the Plan including retail opportunities, schools, public facilities, parks and open space and varying density residential.
- Promote a mix of urban uses that are linked to regional amenities and transportation systems.
- Provide a variety of sidewalks and walkways throughout the Plan Area to promote connectivity, foster a sense of community and connect the residents of Riverbank to amenities and public facilities.
- Protect adjacent farmland operations by providing transitional buffers.
- Encourage energy efficiency and thoughtful use of resources through sustainable design practices and Low-Impact Design (LID) strategies.
- Promote friendly and inviting streetscapes through the use of landscape materials, street fixtures, furniture and design elements that reflect a high-quality development.
- Encourage the use of mixed architectural styles and materials.
- Reinforce existing retail uses to the east and designate sufficient retail, office and commercial land for job generating uses to improve the City's jobs-to-housing balance.
- Create a safe and accessible link between neighborhoods, community facilities and shopping centers within the plan area and to the surrounding neighborhoods.

PROJECT CHARACTERISTICS

The proposed Project includes development of up to 1,872 Low Density Residential (LDR) units, up to 192 Medium Density Residential (MDR) units, and up to 388 High Density Residential (HDR) units. The Project also includes up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. It is noted that development in MU-1 could consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and 360,000 sf of retail uses. The CWSP is designed to provide flexibility, so there are various other hypothetical combinations of retail and residential development, but not more than the maximum density presented would be allowed without an amendment approved by the City. Additionally, the proposed Project would increase the size of the existing 11-acre Regional Park, the Riverbank Sports Complex, to 22 acres. A 10 to 12-acre elementary school is also proposed within the Plan Area. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses. See Figure 8 for the conceptual land use plan.

The CWSP land use plan proposes three categories of residential land uses: LDR, Low Density Residential; MDR, Medium Density Residential; and HDR, High Density Residential. These residential designations provide varying densities that will ensure a mix of housing types and styles across the Plan Area. All future development within the residential land use categories will be subject to Design Review Approval to ensure consistency with the Design Guidelines and Development Standards set forth in the Crossroads West Specific Plan. The Conceptual Land Use Plan in Figure 8 identifies locations for such land uses. It is expected that within the LDR areas, a ten- to twelve-acre elementary school site will be provided as well as a one acre fire station site near the corner of Crawford and Oakdale Road.

The land use plan as proposed would permit residential development of between 1,539 to 2,852 residential units. For LDR, the CWSP assumes between 1,170 and 1,872 units on 234 acres, assuming a buildout at between 5 and 8 du/ac, after removing parks, schools, and collector and arterial road rights-of-way. For MDR, the CWSP assumes between 96 and 192 units on 12 acres, based upon a buildout of between 8 and 16 du/ac. Some MDR density development would be allowed in the LDR areas, although they would need to fall within the total LDR number unit range. For HDR, the CWSP assumes between 248 and 388 units on 15.5 acres, based upon a buildout at between 16 to 25 du/ac. It is noted that the CWSP is designed to provide maximum flexibility for design and response to market demands, so there are various other hypothetical combinations of residential development, but no more units than the maximum allowed would occur without an amendment approved by the City.

Additionally, the proposed mixed-use areas (MU-1 and MU-2) provide opportunities for retail development, office/commercial development, as well as some residential uses. As noted above, the MU-1 property could provide up to 550,000 sf of retail, but could similarly provide about 360,000 sf of retail and up to 350 MDR or HDR units. The MU-2 property is estimated to develop with up to 27,000 sf of retail, and approximately 25 to 50 MDR or HDR units. Overall, the CWSP proposes between 1,539 and 2,852 residential units, and between 387,000 sf and 577,000 sf of mixed uses.

Table 3 provides a summary of the land uses proposed for the CWSP.

Table 3: Land Use Summary

<i>MAP SYMBOL</i>	<i>ACREAGE</i>	<i>DENSITY RANGE</i>	<i>UNIT OR SF RANGE</i>
LDR – Low Density Residential	234	5 – 8 du/ac	1,170 – 1,872 du
MDR – Medium Density Residential	12	8 – 16 du/ac	96 – 192 du/ac
HDR – High Density Residential	15.5	16 – 25+ du/ac	248 – 388 du
MU-1 – Mixed Use 1	54	0 – 12 du/ac 0.25 FAR	0 – 350 du 360,000 – 550,000 sf
MU-2 – Mixed Use 2	5	10 – 20 du/ac 0.25 FAR	25 – 50 du 27,000 sf
P – Parks/Open Space/Regional Sports Park	42	N/A	N/A
S – Elementary School	12	N/A	N/A
Right of Way and MID Facilities	15.5	N/A	N/A
TOTAL	390.0	--	1,539 – 2,852 du 387,000 – 577,000 sf

NOTES: SF = SQUARE FEET; DU/AC = DWELLING UNITS PER ACRE; FAR = FLOOR-AREA-RATIO; N/A = NOT APPLICABLE.

The proposed Project includes Design Guidelines and Development Standards and would provide flexibility various housing and lot sizes. The proposed Design Guidelines shall apply to all residential and non-residential projects that are subject to Site Plan Approval. In any instance where there is a conflict between the Development Standards, Design Guidelines and City Zoning Ordinance, the Development Standards and Design Guidelines from the CWSP supersede and govern development within the Plan Area.

Proposed Land Uses

This section provides an in-depth look at the land use categories that make up the CWSP. These land use classifications are consistent with the underlying General Plan land use designations. Their location within the Plan Area, any special concerns or planning issues, and policies for their development are provided. Development Standards and Allowable Land Uses, Conditional Uses, and Design Guidelines have been prepared for each category and are provided herein.

Low Density Residential (LDR)

The LDR designation is intended to provide detached, single-family dwellings on a variety of lot sizes and neighborhood configurations. Lot sizes will vary, and are expected to range in size from about 4,000 square feet to 6,000 square feet. The CWSP also allows that up to 25% of an acre designated LDR may be developed at MDR densities.

The maximum number of units allowed on parcels designated LDR is 8 du/ac. The density range provides some flexibility and will accommodate 5 to 8 dwelling units per gross acre in the LDR designation, after deducting arterial and collector road right-of-way and any public facilities, like schools or parks. Average development density is calculated at 6.5 du/ac. The density range is provided to allow for a mix of lot sizes on different parcels throughout the Plan Area.

As shown on Figure 8, each of the LDR development areas, LDR-1, LDR-2, LDR-3 and LDR-4, will be required to provide a minimum development density of five du/ac, and can provide up to

25% of the area at MDR densities of eight to sixteen du/ac, so long as the entire area does not exceed 8 du/ac over the entire area.

The allowable land uses within the LDR areas of the Project conform to the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.031, R-1 Single-Family Residential District Permitted Uses. In addition, up to 25% of the area may be developed to MDR and if this is proposed, any MDR area will need to comply with the MDR standards contained in Table 5 of this document. Other uses may be permitted in the LDR land designation, subject to securing a Conditional Use Permit through the City of Riverbank Planning Department. Such uses are listed in the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.032, R-1 Single-Family Residential District Uses Permitted with a Use Permit.

In addition to the Design Guidelines proposed by the CWSP, Development Standards within the LDR Land Use shall be as follows:

- *Front yard and side yard of a corner lot* - not less than ten feet from the planned right-of-way line provided that no vehicle opening of any building is closer than 20 feet to the property line or planned right-of-way line toward which the opening faces. Corner lot driveways shall not be located on the half of the lot frontage nearest the radius return, or be closer than 20 feet to said radius return.
- *Side or rear yard when lot abuts an arterial* - ten feet.
- *Rear yard* – ten feet.
- *Side yard, interior lots all other cases* - five feet.
- *Detached accessory buildings* - six feet from any other buildings. Any proposed detached accessory building shall comply with Senate Bill (SB) 1069 and Assembly Bill (AB) 2299.

See Table 4 for lot specifications and Development Standards for the LDR designation.

Table 4: Low Density Residential Standards – 4,000 – 6,000 sf Lots

	STANDARD
<i>LOT SIZE (MINIMUM)</i>	
Area, Interior Lot	4,000 sf
Area, Corner Lot	6,000 sf
Width, Interior	40'
Width, Corner	50'
<i>DENSITY RANGE AND AVERAGE MINIMUM DENSITY</i>	
Allowable Density Range	1 – 8 du/ac
Average Density	6.0 du/ac
<i>SETBACKS (MINIMUM)</i>	
Front Yard	--
Living Space (First/Second Story)	10'
Porch	7'
Garage (Front/Side Entry)	20'/15'
Side Yard	--
Living Space (Interior)	5' one side of 10' (zero lot line)
Living Space (Corner)	10'
Wrap Around Porch (Corner)	5'
Detached Garage / Accessory Unit	5'

	<i>STANDARD</i>
Rear Yard	--
Living Space	10'
Front Entry Attached / Detached Garage (Accessory Unit)	10'
Garages with Rear Access	5'
Patio Covers	7' (maximum)
<i>COVERAGE (MAXIMUM)</i>	
Site Coverage	50 - 55%
Landscape Area Coverage	30%
<i>HEIGHT (MAXIMUM TO RIDGE)</i>	
Height Limit	30' (2 stories)

NOTES: SF = SQUARE FEET; DU/AC = DWELLING UNITS PER ACRE.

Medium Density Residential (MDR)

The MDR designation is intended to provide areas with smaller lot sizes for both attached and detached housing including but not limited to cluster homes, courtyard homes and townhomes. To promote a mix of lot sizes and product types, the lot sizes are expected to range from about 2,500 square feet to 4,500 square feet.

The maximum number of units allowed on parcels designated MDR is 16 dwelling units per acre. Flexibility is provided in this designation by allowing a range of densities from 8 to 16 du/ac with the average density at 12 dwelling units per acre. The density range is provided to allow for a mix of lot sizes and housing product types on different parcels throughout the Plan Area.

The allowable land uses within the MDR areas of the Plan conform to the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.046, R-2 Duplex Residential District Permitted Uses. Other uses may be permitted in the MDR land designation, subject to securing a Conditional Use Permit through the City of Riverbank Planning Department. Such uses are listed in the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.047, R-2 Duplex Residential District Uses Permitted with a Use Permit.

Where there is a conflict between the Development Standards, Design Guidelines and City Zoning Ordinance, the Development Standards and Design Guidelines from the CWSP supersede and govern development within the Plan Area. See Table 5 for lot specifications and Development Standards for the MDR designation.

Table 5: Medium Density Residential Standards – 2,500 – 4,500 sf Lots

	<i>STANDARD</i>
<i>LOT SIZE (MINIMUM)</i>	
Area, Interior Lot	2,500 sf
Area, Corner Lot	2,500 sf (minimum)
Width, Interior	25' (minimum)
Width, Corner	30'
<i>DENSITY RANGE AND ALLOWABLE RESIDENTIAL UNITS PER LOT</i>	
Overall Residential Density Range	8 - 16 du/ac
Average Density	1 primary du, no secondary du allowed

	STANDARD
<i>SETBACKS (MINIMUM)</i>	
Front Yard	--
Living Space (First/Second Story)	10'
Porch	5'
Garage (Front/Side Entry)	N/A
Side Yard	--
Living Space (Interior)	3' one side or 6' (zero lot line)
Living Space (Corner)	10'
Wrap Around Porch (Corner)	5'
Detached Garage / Accessory Unit	N/A
Rear Yard	--
Living Space	10'
Front Entry Attached / Detached Garage (Accessory Unit)	N/A
Garages with Rear Access	4'
Patio Covers	N/A
<i>COVERAGE (MAXIMUM)</i>	
Site Coverage	60 – 65%
<i>HEIGHT (MAXIMUM TO RIDGE)</i>	
Height Limit	40' (3 stories)
<i>PRIVATE OPEN SPACE (PER UNIT)</i>	
Minimum Area Dimension	300 sf / 15'
<i>COMMON OPEN SPACE (PER UNIT)</i>	
Minimum Area	300 sf

NOTES: SF = SQUARE FEET; DU/AC = DWELLING UNITS PER ACRE; N/A = NOT APPLICABLE.

High Density Residential (HDR)

The purpose of the HDR land use designation is to provide attached, higher density residential options to residents. The maximum density allowed within the HDR designation is 25 du/ac. This will be achieved through the approval and construction of multi-story buildings containing condominiums and apartment homes. Flexibility is allowed in terms of density in the HDR designation with a range of 16 to 25 du/ac.

FAR standards for the HDR designation:

- For single story buildings - 0.60
- For two story buildings - 0.80
- For three story buildings - 1.20

The allowable land uses within the HDR areas of the Plan conform to the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.061, R-3 Multiple-Family Residential District Permitted Uses. Other uses may be permitted in the HDR land designation, subject to securing a Conditional Use Permit through the City of Riverbank Planning Department. Such uses are listed in the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.062, R-3 Multiple Family Residential District Uses Permitted with a Use Permit.

In addition to the Design Guidelines proposed by the CWSP, Development Standards within the HDR Land Use shall be as follows:

- *For dwellings and other main buildings* - three stories but in no case to exceed 45 feet.
- *For accessory buildings* - 15 feet.
- *For one and two family dwellings or non-dwelling main buildings* - 6,000 square feet.
- *For each unit in excess of two dwelling units* - 2,000 square feet, not to exceed 20 units per net acre.
- *Front yard and side yard of a corner lot* - not less than 15 feet from the planned right-of-way line, provided that no vehicle opening of any building is closer than 20 feet to the property line or planned right-of-way line toward which the opening faces.
- *Rear yard when lot backs up to an arterial* - ten feet.
- *Side or rear yard, interior lots, all other cases* - five feet.
- *Detached accessory buildings* - ten feet from any other buildings.

In any instance where there is a conflict between the Development Standards and Design Guidelines or other City document, the Development Standards and Design Guidelines from the CWSP supersede and govern development within the Plan Area. See Table 6 for lot specifications and Development Standards for the HDR designation.

Table 6: High Density Residential Standards – Multi-Family/Apartments

	<i>STANDARD</i>
<i>FAR STANDARDS</i>	
Single-story building	0.60
Two-story building	0.80
Three-story building	1.20
<i>PERMITTED DENSITY (PER HDR LAND USE AREA AND INDIVIDUAL LOT)</i>	
Density Range	16 – 25 du/ac
Maximum Density	25 du/ac
Average Density	18 du/ac
<i>SETBACKS (MINIMUM)</i>	
Front Yard	--
Living Space (First/Second Story)	15'
Porch	10'
Garage (Front/Side Entry)	N/A
Side Yard	--
Living Space (Interior)	5'
Living Space (Corner)	10'
Rear Yard	--
Living Space	N/A
Front Entry Attached / Detached Garage (Accessory Unit)	N/A
Distance Between Buildings	20'
<i>RESIDENTIAL BUILDING SIZE AND MIX</i>	
Apartment or stacked flat units are to be in building unit modules of 8 – 12 units	

		STANDARD
<i>PRIVATE / PUBLIC OPEN SPACE (MINIMUM)</i>		
Private		100 sf per individual ground level unit 70 sf balconies for upper level units
Public (Common)		400 sf per unit
<i>COVERAGE</i>		
Site Coverage / Landscape Coverage		N/A
<i>HEIGHT (MAXIMUM)</i>		
Height Limit		45' (3 stories)
<i>PROJECTIONS</i>		
Building elements such as chimneys, bay windows, roof overhangs, and other projections may extend no greater than 24" into a front or side yard setback. Roof overhangs on porches may extend no greater than 24" beyond face of porch columns.		

NOTES: SF = SQUARE FEET; DU/AC = DWELLING UNITS PER ACRE; FAR = FLOOR-AREA-RATIO; N/A = NOT APPLICABLE.

Mixed Use 1 (MU-1)

The MU-1 component of the Project is intended to be developed as mainly retail uses. As permitted by the General Plan, some residential uses may be integrated into the MU-1 areas, but these would be secondary to the overall purpose of the area as providing an area for mixed use development.

The maximum floor area ratio (FAR) in the MU-1 area is 0.30. It is projected that the overall FAR for the entire 58 acres would be about 0.25. Any residential units within the MU-1 area could be provided through vertical integration, above retail or other MU-1 uses, or through horizontal integration in small development areas at low, medium, or high density intensities. While some residential may be incorporated into the area, a minimum of 39 acres of the site shall be used for retail commercial uses.

The allowable land use within the community MU-1 areas of the CWSP conforms to the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.092, and C2 General Community Commercial District Permitted Uses. Certain land use may be permitted upon securing a Conditional Use Permit (CUP) through the City of Riverbank Planning Department. Such uses are listed in City of Riverbank Land Usage Code, Title XV, Chapter 153-Zoning, Section 153.093, C-2 General Commercial District, Uses Permitted with a Use Permit, Mixed Use 1.

In addition to the design guidelines proposed by the CWSP, Development Standards within the MU-1 land use shall be those identified in City of Riverbank Land Usage Code Title XV, General Regulations starting at Section 153.180 which govern height limits, building site area, yards, etc., as supplemented hereafter.

In addition to the Design Guidelines proposed by the CWSP, Development Standards within the MU-1 land use shall be as follows:

- *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.

- *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be submitted to the Community Development Director and approved by a landscape architect prior to issuance of any permit. The required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with landscape standards as adopted from time to time by the City Council and/or mandated by the State.
- *Trash and recycling storage area.* Trash and recycling bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed and covered trash and recycling storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors and shall contain a hose bib and sanitary sewer drain.
- *Off-street parking.* Off-street parking shall be provided per the City of Riverbank Off-Street Parking Standards.
- *Site plan review.* Proposals to construct on a parcel shall be subject to site plan review by the Community Development Director prior to issuance of a building permit. This review shall include, but not be limited to, comparison of the Project with the Design Guidelines in Chapter 8 of the CWSP.

Mixed Use 2 (MU-2)

The MU-2 component of the Project is intended as a pedestrian-friendly environment with a mix of neighborhood serving retail uses, entertainment uses and office uses. The MU-2 areas will be highly visible from the surrounding neighborhoods within the plan area and are meant to provide basic services and gathering places to the residents of CWSP.

The maximum FAR is the allowable, buildable area of the MU-2 land use. Within the CWSP, a FAR of 0.35 is permitted for retail and neighborhood serving uses. There is potential for multi-story buildings with residential units above retail and neighborhood serving uses. These residential units would conform to the MDR standards with a density range of 8 to 16 du/ac.

The allowable land uses within the MU-2 areas of the CWSP conform to the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.076, C-1 Neighborhood Commercial Permitted Uses. Certain land uses may be permitted upon securing a Conditional Use Permit through the City of Riverbank Planning Department. Such uses are listed in the City of Riverbank Land Usage Code, Title XV, Chapter 153 – Zoning, Section 153.077, C-1 Neighborhood Commercial Conditional Permitted Uses.

In addition to the Design Guidelines proposed by the CWSP, Development Standards within the MU-2 land use shall be as follows:

- *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.

- *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be submitted to the Community Development Director and approved by a landscape architect prior to issuance of any permit. The required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with landscape standards as adopted from time to time by the City Council and/or mandated by the State.
- *Trash and recycling storage area.* Trash and recycling bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed and covered trash and recycling storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors and shall contain a hose bib and sanitary sewer drain. If food service, shall require tallow storage and a drain back to the grease interceptor.
- *Off-street parking.* Off-street parking shall be provided per the City of Riverbank Off-Street Parking Standards.
- *Site plan review.* Proposals to construct on a parcel shall be subject to site plan review by the Community Development Director prior to issuance of a building permit. This review shall include, but not be limited to, comparison of the Project with the approved Design Guidelines proposed by the CWSP.

Public and Quasi Public (PQ)

The purpose of the PQ land use designation is to provide facilities such as schools, fire stations, police stations or other civic buildings for use by the community at large. This land use may also be used for water storage tanks, pumping sites and well sites which would service the Plan Area. Per the City of Riverbank 2025 General Plan, two sites within the CWSP have been designated for schools and a potential fire station; however, the timing of these facilities is uncertain. The underlying land use designation for these parcels is LDR.

Buildings within the PQ land use designation of the CWSP are subject to a maximum FAR of 0.50.

Permitted uses within the PQ designation shall be for public use or for the use of the community at large. Examples of permitted uses are elementary, junior and high school sites and City/County facilities and buildings. Any permitted use is subject to request by the public agency and approval from the master developer. Any use requested in the PQ designation that is not a permitted use shall secure a Conditional Use Permit. These uses are subject to the discretion and approval by the City of Riverbank Community Development Director.

In addition to the Design Guidelines proposed by the CWSP, Development Standards within the PQ Land Use shall be subject to the Site Plan Review entitlement approval. In any instance where there is a conflict between the Development Standards, Design Guidelines and City Zoning Ordinance, the Development Standards and Design Guidelines from the CWSP will supersede and govern development within the Plan Area.

Parks / Open Space / Regional Sports Park (P)

The City of Riverbank Westside Regional Sports Park is within the boundaries of the CWSP. This regional sports park will be increased in size by a minimum of 11 acres. This regional sports park combined with a full, dual-use linear park system, neighborhood parks, and linear trails make up the park and open space network for the CWSP. The proposed elementary school site has been located close to these open space elements to allow for possible joint use of the facilities.

While the acreage calculations of park land and open space are conceptual at this stage, the CWSP will meet or exceed the City's park land requirements for both Regional Parks and Neighborhood Parks. The amount of this parkland dedication will be determined during Tentative Subdivision Map approval and will be based on the number of proposed residential lots. Any parkland area not provided within the Plan Area will need to be covered with in-lieu fees. The Plan Area is home to the 11-acre City's Regional Sports Park, which will be expanded and improved as part of the proposed Project. As shown in Figure 8, the CWSP includes an average of 9 acres of Neighborhood Park, 20-acres of dual-use park basin, and expansion of the Regional Sports Park to 22 acres. Park and open space lands used for storm drainage dual-use purposes will only be credited for 50% towards the required City of Riverbank park land dedication obligation.

Permitted uses in the Parks and Open Space designation will be limited to neighborhood parks, pocket parks, linear parks and dual use park basin facilities, water wells, tanks and other public facilities, as appropriate. Accessory buildings or structures built in conjunction with a park are also permitted in the Parks and Open Space designation.

Because of its specific function within the Plan Area, park land, landscape areas and open space are the only permitted uses for this designation. There are no conditional uses permitted. In addition to the Design Guidelines and Landscape Guidelines proposed by the CWSP, Development Standards within the Parks and Open Space Land Use shall be subject to the Site Plan Review entitlement approval in conjunction with new construction.

In any instance where there is a conflict between the Development Standards, Design Guidelines, Landscape Guidelines and City Zoning Ordinance, the Development Standards, Design Guidelines and Landscape Guidelines from the CWSP supersede and govern development within the Plan Area.

CIRCULATION AND ALTERNATIVE TRANSPORTATION

The proposed Project will expand the existing circulation system in the City of Riverbank. The Plan Area is a natural progression of the existing housing areas and street network on the southwestern side of the City and ties directly to the existing roadway network. The Plan Area is bound by Oakdale Road running north and south to the east, Claribel Road running east and west to the south. The closest main roadway to the west of the Plan Area is Coffee Road, which runs north and south. The Plan Area is bifurcated east to west by Morrill Road in the northern area of the site and Crawford Road running east to west midway of the site. Regional access to

the Plan Area is via State Route 99, which approximately seven miles west via Claribel Road. Oakdale Road and Claribel Road are classified as arterial streets in the City of Riverbank's General Plan. Arterial streets are designed to handle a higher volume of traffic and are typically placed on external boundaries of a project such as this to keep traffic moving and to prevent motorists from using the local streets. Morrill Road and Crawford Road are classified as collector streets in the City of Riverbank's General Plan. Collector streets are designed to funnel traffic onto arterials and other major roadways. Improvements are planned on Morrill Road and Crawford Road in order to accommodate the trips generated by the proposed Project. Additionally, the Project proposes to install bicycle paths and lanes within the development. These lanes will be connected where possible to existing City of Riverbank bicycle lanes to provide optimal connectivity to non-motorized modes of transportation.

Proposed Circulation System

The Plan Area is well suited for development because of the existing circulation system and roadways that exist in the vicinity. The CWSP proposes the construction of one additional collector street, running north and south of the Plan Area. This internal collector street will provide additional funneling of traffic through the Plan Area without a reliance on local streets. Several new local streets will also be constructed for the neighborhoods within the Plan Area. The exact location of these streets is unknown at this time as they will be determined during the tentative map approval process.

In addition to new roadways, the CWSP proposes to install bicycle paths and lanes within the development. These lanes will be connected where possible to existing City of Riverbank Bicycle Lanes to provide optimal connectivity to non-motorized modes of transportation. Working together, this network of roadways, bicycle lanes and walkways will provide convenient and safe access to all neighborhoods within the Plan Area. Construction of the roadway network will adhere to the adopted City Standards and Street Cross Sections. See Figure 9 for the proposed vehicular circulation system.

Arterial Streets

Arterial streets feature four travel lanes, sidewalks on both sides of the street, bike lanes and landscape strips. Arterial streets are intended to function like boulevards or thoroughfares and therefore do not allow on-street parking.

Collector Streets

Collector streets are smaller than arterials and typically only have two travel lanes, sidewalks on both sides of the street, bike lanes where applicable and landscape strips. On-street parking is allowed on collector streets as it is not uncommon for businesses to front onto collectors.

Local Residential Streets

These smaller streets are designed to handle small volume, neighborhood traffic with low speeds. The local residential streets proposed for the Project will feature two travel lanes,

sidewalk and landscape strips on both sides. On-street parking is permitted on local residential streets to provide additional parking for the residents of the neighborhoods within the plan area.

Cul-de-Sacs and Roundabouts

Cul-de-sacs are a popular street treatment in residential neighborhoods and are appealing to families with children because they provide a closed end street that does not allow through traffic. Cul-de-sacs proposed within the Plan Area will be designed and built according to City of Riverbank Street Standards and will provide adequate turning radius for emergency vehicles.

Roundabouts are often used as a method of traffic calming in neighborhoods and on collector streets and as focal points at the entrance of communities. The proposed Circulation Plan shows the possible location of roundabouts within the Plan Area. Roundabouts provide for the slowing of traffic on otherwise straight through street where speeds can escalate. Roundabouts also provide a place for public art displays, landscape treatments and traffic signage.

Proposed Alternative Transportation System

Alternative transportation includes bicycle lanes, pedestrian walkways, bus routes and other means of public transportation. Class I and Class II Bike Lanes will be integrated into the Circulation Plan for the Project. Pedestrian walkways and sidewalks will be provided throughout the Plan Area to encourage walking and jogging.

Bus routes and other public transit options will be planned for within the confines of the Plan Area. Riverbank Dial-a-Ride operates routes throughout the City and is anticipated to add additional routes as new development occurs. Stanislaus Regional Transit operates loop Route 60 through Riverbank and into Oakdale. These public transit providers will be integral partners in developing suitable bus turnout locations and bus shelter facilities within the Plan Area. To support the use of public transit, it is anticipated that these facilities will be placed near the highest intensity uses in the Plan Area including HDR and MU-1 areas. See Figure 10 for the proposed alternative transportation circulation system.

GENERAL PLAN AMENDMENTS

The proposed Project would require a City of Riverbank General Plan Amendment to the Land Use and Circulation Elements to change land uses in the Plan Area. Changes to the Land Use Element would include changing the approximately 390-acre Plan Area from LDR, MDR, HDR, MU, C, CC, and P to Specific Plan (SP). Figure 6a illustrates the current Riverbank General Plan land uses within the Plan Area. Proposed General Plan land uses are shown on Figure 7a. The proposed amendment to the City's Circulation Element would include relocation of certain planned roads identified in the General Plan.

SPECIFIC PLAN APPROVAL

A specific plan requires adoption by resolution or ordinance, following public hearings before both the Planning Commission and the City Council. Additional entitlement applications that are

necessary for the implementation of the Specific Plan may be made concurrently with the Specific Plan application.

ANNEXATION

The Plan Area is currently within Stanislaus County, and within the City of Riverbank's SOI. The proposed Project would result in the annexation of the APNs described in Table 1 into the City of Riverbank. This EIR covers the annexation of the parcels into the City of Riverbank, and it is intended to be used by Stanislaus County Local Agency Formation Commission (LAFCo) for their consideration of the annexation. Annexation of the Plan Area is consistent with the growth plans for the City of Riverbank.

PRE-ZONING

The Plan Area is currently within the jurisdiction of Stanislaus County. The County zoning for the entire Plan Area is A-2-40. The Stanislaus County Local Agency Formation Commission (LAFCo) will require the Plan Area to be pre-zoned by the City of Riverbank in conjunction with the proposed annexation. The City's pre-zoning for the Plan Area will include the Specific Plan (SP) zoning designation. The pre-zoning would go into effect upon annexation into the City of Riverbank. The proposed pre-zoning for the Plan Area is shown on Figure 7b.

UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of onsite infrastructure improvements would be required to accommodate development of the proposed Project, as described below.

Water System

The existing and proposed water system, as well as the City's water standards and guidelines, are discussed in detail below.

Existing Conditions

The City of Riverbank Domestic Water System provides two connection points for the proposed Project. There is an 8-inch line existing in Morrill Road just west of Oakdale Road that was constructed to serve the Riverbank Sports Complex in the northern end of the Plan Area. The 8-inch line connects to the City's existing water system at the intersection of Oakdale Road and Morrill Road and ultimately contributes to the residential water supply system east of Oakdale Road. The second connection is an existing 12" stub across Oakdale Road at Crawford Road. This line was placed during construction of the existing Crossroads development in anticipation for future growth to the west.

Proposed Water System

See Figure 10 for the proposed water system. Domestic water service will be provided to the Plan Area through the installation of water mains in the proposed arterial and collector roadways. Each land use will be connected to these main lines through an interconnected master water system. The installation of a 12-inch water main line from the existing stub at Crawford Road will service a portion of the Plan Area. Flows and demands for that portion of

the Plan Area will be determined at the design stage of development. This 12-inch line will serve as the initial supply for the first phase of development which is likely to occur on the east side of the Plan Area.

With the development of the MU-1 property at the corner of Claribel Road and Oakdale Road, connections will be made through a loop water system connecting to existing water lines in Oakdale Road and to a new water line constructed along the Claribel frontage of the MU-1 property. These lines will be looped through the Plan Area to serve development. In the future, when the new north south collector road is constructed as part of the residential development north of MID Lateral 6, and the MID Lateral 6 roadway crossing is constructed, the water lines north of MID Lateral 6 will be stubbed to the south side of MID Lateral 6 for future connection at the time of development of the MU-1 site.

In addition to the installation of water main lines, the proposed Project includes construction of a 1.69-million-gallon water tank to be in the linear park near MID Lateral 6. A booster pump station will be constructed in conjunction with the water tank to distribute water to areas that will not be adequately served by the 12-inch main line. The ultimate water system build out will feature a tie-in to the existing 12-inch line which will provide uniform water distribution for the balance of the Plan Area. A new water well is proposed to be located in the Regional Park expansion area near the MID Main Lateral in the northern portion of the Plan Area. This well will be used to supplement the overall water system for Crossroads West.

The construction timing of the new water tank and well will be determined by a water balance and consumption report prepared at the time of site development. All water improvements shown are part of the City's Master Water Plan and are funded through the payment of City capital fees, also known as System Development Fees. If an adequate amount of fee revenue has not been collected when the well and/or tank are required, the developer will be required to front the cost of the master water improvements, subject to reimbursement through fee offsets, and/or repayments as fees are collected from other areas in the City.

The City of Riverbank Public Works Department will be responsible for the operation and maintenance of the proposed water supply, transmission main lines, water storage tank, and well site upon approval and certification of the Improvement Plans submitted by the master developer.

Water Standards and Guidelines

The City of Riverbank requires all new residential, commercial mixed use, or industrial development to be served by a public water system. The proposed water system will be designed and constructed to operate at levels established by the City's Public Works Department. Standards and guidelines for the domestic water system shall include:

- Ensure the construction of a water system with adequate supply, transmission, and storage to meet the needs of the CWSP.
- Minimum water pressure shall be provided based on standards established by the City; this pressure shall be adequate throughout the day and during peak hour demands.

Minimum fire flows must be provided based on standards established by the City's Fire Department and Public Works Department.

- Individual water meter stubs will be provided to all new Mixed Use tenants and residential dwelling units; a water connection fee shall be charged for each meter requested based on the most current impact fee schedule established by the City.

Sanitary Sewer System

The existing and proposed sanitary sewer system, as well as the City's sanitary sewer standards and guidelines, are discussed in detail below.

Existing Conditions

The CWSP intends to tie-in to the City of Riverbank's existing sanitary sewer system at two different locations. An 8-inch line in Morrill Road, west of Oakdale Road, was installed to service the Regional Sports Park in the northern portion of the Plan Area. This line ties into the sewer manhole at the intersection of Oakdale Road and Morrill Road and is ultimately a part of the residential sewer collection system. An 18-inch line runs across Oakdale Road to Crawford Road, which was planned for the future development of the CWSP. This stub is an extension of the main trunk line that services the existing Crossroads development to the east and extends to Roselle Avenue.

Proposed Sanitary Sewer System

See Figure 11 for the proposed sanitary sewer system. To adequately service the Plan Area, new sewer main lines and an extension of the 18" trunk line will be constructed in the new arterial and collector roads in the Plan Area. These improvements will service the majority of the Plan Area; however, a portion of development south of Crawford Road will be required to utilize a sewer pump station that will be placed in the southwest portion of the site, near the MU-1 land use.

An 18-inch line in Crawford Road; a 10-inch line in Morrill Road; and an 8-inch line where Crawford Road intersects the westerly boundary of the Plan Area. All new sewer lines will be installed at varying slopes to provide the best service for the proposed Project. Should any area develop prior to the necessary sewer improvements or trunk line extension, this flow may be required to utilize a temporary lift station that connects to the 10-inch line in Morrill Road.

The development of the MU-1 property may require the construction of an interim sewer connection to the existing sewer line at the intersection of Oakdale Road and Crawford Road. If the MU-1 property proposes to develop in advance of substantial residential development north of MID Lateral 6, an interim sewer lift station can be constructed on the MU-1 property to serve the entire site and be connected by way of a force main and gravity lines to Oakdale Road on the eastern edge of the MU-1 property and up Oakdale Road to the Crawford Road connection. At the time the residential development occurs north of MID Lateral 6, and concurrent with the construction of the north-south collector roadway through the Plan Area and the construction of the bridge over MID Lateral 6, the sewer line will be extended to the south side of MID Lateral 6 to allow for a gravity connection from within the MU-1 property. If this occurs in advance of

development of the MU-1 property, then this connection will be available to serve the MU-1 property. If the MU-1 property site has constructed a temporarily lift station and connection along Oakdale Road, at the time the new sewer connection becomes available, the temporary pump station and force main will be abandoned and connected to the new gravity sewer line.

A preliminary analysis was performed on the downstream system in Roselle, north of the Crawford Road Lift Station (CRLS). The existing flows from the CRLS are greater than the capacity in the stretch of 18-inch from CRLS to Talbot Lift Station (TLS) and from TLS to First Street. Therefore, a force main or a new and larger gravity main would need to be extended to a point downstream where the existing gravity sewer has adequate capacity.

The reduction of the CRLS flows from the TLS flows would be 1,172 gallons per minute (gpm) ($3,272 - 2,100 = 1,172$). This flow is less than the 80 percent full capacity of the 18-inch line it currently ties into. Therefore, the existing line could remain and be utilized by the TLS. As mentioned above, the CRLS would need to have a force main extended past the TLS to a point where the gravity line could accept the flow plus any additional flow due to future upgrades to the CRLS. A proposed solution to the lack of capacity would be to extend a 16-inch force main from CRLS to the existing 30-inch sewer main near First Street.

Sanitary Sewer Standards and Guidelines

The City of Riverbank Sewer Collection System Master Plan provides the design criteria required for all new gravity flow sewer systems constructed within the City. The following criteria will apply to the sanitary sewer system installed for the Project:

- Ensure the construction of a sanitary sewer system with adequate transmission and storage to meet the needs of the CWSP.
- Sewers are required to be sized to meet minimum flows of 40 to 70 percent full.
- Maximum depth for sewer trunk lines is 30 feet; minimum depth for trunk lines is six feet.
- All future sewer lines, which will be incorporated into the sewer collection network, will be required to be comprised of mainly 8-inch lines and, where applicable, 6-inch lines.

Storm Drainage System

The following discussions provide details and guidelines which show the adherence to the City of Riverbank's LID Practices, MS4 Permit Regulations and CASQA compliance.

Existing Conditions

Currently, the Regional Sports Park located at the northern end of the Plan Area is the only existing development within the CWSP boundary that has drainage facilities to accommodate storm water runoff. The facilities at the Regional Sports Park were developed as part of the overall plan for the Park and tie into the existing City of Riverbank facilities located in Morrill Road and Oakdale Road. Any remaining storm runoff flows onto adjacent properties as there are no other formal drainage systems in the area. Some water is retained on-site and is used for

the agricultural uses that exist on the site. The runoff generally flows to the south and west as that is how the Plan Area naturally slopes.

Proposed Storm Drainage System

The City of Riverbank adopted a Low Impact Development Design and Specifications Manual to assist developers in meeting State and local mandates for storm water drainage. Negative impacts to the Stanislaus River, the San Joaquin Delta and regional wildlife have prompted many municipalities to design and adopt LID practices and guidelines. The CWSP is identified as a greenfield/rural residential property in the Low Impact Development Design and Specifications Manual and does not have any other land data available due to it being outside the current City limit line.

Figure 12 presents the proposed storm drain system. A standalone drainage system that will detain all storm water runoff on-site in detention basins is proposed. Because of the greenfield/rural residential designation within the Low Impact Development Design and Specifications Manual, maintaining existing hydrological conditions by conserving natural areas and existing drainage features is an important consideration, where possible. Impervious hardscape surfaces (i.e., conventional roofs and paving) will be designed to discharge to pervious areas to help filter and infiltrate the stormwater runoff. To further aid infiltration, native soil compaction in landscaped areas will be minimized.

Land planning for CWSP, the preliminary drainage studies, and the preliminary drainage design are integrated to emphasize water conservation, protect water quality, help reduce flooding, and improve the overall watershed health. The proposed LID practices are appropriate for the local and existing conditions found in the Plan Area.

The Project proposes to construct and use three major storm water detention basins. The first proposed basin may be located in the 11-acre expansion proposed for the Regional Sports Park and will drain the areas north of Morrill Road. The two remaining detention basins will be located north and south of the major collector road on the west side of the Plan Area.

Soil boring and percolation testing in the locations of the proposed retention ponds has been performed. Each pond had two percolation tests performed for a total of six tests along with one deep boring at each pond to classify the deeper underlying soil. The percolation tests were performed at a depth that would be consistent with the proposed bottom of the proposed retention ponds. These rates will be used as recommended in the report for design and sizing of the retention ponds. The deeper tests may be utilized for the design of an absorption trench to percolate any nuisance water that may occur.

LID practices can greatly improve storm water quality by encouraging processes (such as sedimentation, filtration, or evapotranspiration) which reduce the pollutants present in urban and suburban runoff. The CWSP will utilize LID guidelines and specifications throughout the proposed storm drainage system to ensure better water quality, recharging of ground water supplies where feasible, and reduce community infrastructure costs. While the City of Riverbank collects fees for storm water collection and disposal, the Plan Area will be exempted

from these fees. This exemption is appropriate as the CWSP will construct all necessary storm water collection and disposal facilities to serve the Plan Area, as well as set up a Community Facilities District (CFD) or similar type financing district to maintain the system. Should the City require any of these facilities to provide capacity above and beyond the needs of the CWSP, reimbursement may be considered.

Best Management Practices (BMP'S) go hand in hand with LID guidelines to help address significant water quality issues and hydrologic concerns that developments create. Several design goals are required by the City, including:

- conserve natural areas and drainages;
- minimize impervious surfaces, drain to pervious area;
- minimize soil compaction;
- mitigate peak runoff and associated erosion; and
- treat runoff in storm water BMPs.

Construction of the Project is anticipated to be phased and will be directed by demand and need. Because of this, temporary basins will be needed to handle storm water runoff until the permanent facilities are constructed. Water levels will not exceed four feet with two feet of freeboard for the temporary storm drain basins.

The landscape in the storm drain basins will serve two purposes: provide a visually appealing place for recreational activities, and serve as retention and assist in the detention of storm water runoff. Through the use of bio-swales, infiltration, inlets, and conduits, storm water will be managed efficiently while adhering to the strict standards set forth by the City of Riverbank LID Practices.

The MU-1 property of the CWSP intends to utilize onsite storage and transmission to the existing offsite basin in the existing Crossroads development. Preliminary calculations that were computed for the site and existing grades helped to determine that the existing basin just east of Oakdale Road and south of MID Lateral 6 has approximately 8 acre-feet of additional storage capacity available to serve the proposed Project. The on-site basin MU-1 is intended to be used in conjunction with underground storage of storm water, surface water storage in parking areas, and landscaped swale areas. The design and construction of these improvements will adhere to the City's LID Practices.

The MU-2 property will either need its own on-site collection system, or may tie into the collection facilities north or south of Morrill Road. The location of this connection will be determined as development occurs.

The MID Discharge Agreement currently on file for the existing Crossroads development will be modified to accommodate the proposed Project. The agreement currently permits the discharge out of existing basins into the MID Lateral 6 and will be modified to add the additional discharge from the proposed Project. On-site percolation will also be utilized if it is determined through soils analysis that storm water disposal is needed.

All new construction projects in the City of Riverbank are classified in the Low Impact Development Design and Specifications Manual based on their intended use (i.e., residential, Mixed Use 1 and 2, parking areas, etc.). The following design standards must be implemented for all project classifications:

- Mitigate peak run-off flow rates
- Conserve and create natural areas
- Minimize storm water pollutants of concern
- Protect slopes and channels
- Provide storm drain stenciling and signage
- Properly design outdoor material, trash, and recycling storage areas
- Provide proof of ongoing BMP practices and maintenance
- Incorporate treatment control BMP's for water quality

LID practices are most effective when they are dispersed throughout a development project. The CWSP has been designed with this in mind and features linear park drainage basins running north and south throughout the Plan Area. Treatment and attenuation of flows throughout the Plan Area can be achieved by draining sidewalks to vegetated filter strips, constructing parking lots with permeable pavement, and outletting roof leaders to the surface of a bio-retention area.

The Plan Area features mostly Greenfield Sandy Loam and Madera Sandy Loam soil with a hardpan layer below, anywhere from 20- to 54-inches from the surface. Hardpan conditions affect most of Riverbank and call for special consideration when considering filtration options for projects. Infiltration is acceptable for the CWSP because the hardpan layer is at a depth less than 10 feet and the soils types are well draining.

To summarize, the CWSP will conform to and utilize the LID practices set forth by the City of Riverbank. A combination of methods will be used in the Plan Area including underground filtration, which will be integrated into parking areas and landscape areas; bio-retention areas, such as the park basins; vegetated swales, which can be located in street landscape areas and parking lots; filter strips, designed to treat sheet flow from adjacent surfaces; and permeable pavement, which is a porous, load-bearing pavement that allows storm water runoff to pass through its surface layer.

Dry Utilities

Dry utilities for the Plan Area include electricity, natural gas, and telecommunication services. These services are not typically provided by the City and, therefore, rely on outside service providers. This section provides details on the dry utility providers who will service the Plan Area.

Electricity

Electricity service is available from two service providers for the CWSP area. Pacific Gas & Electric (PG&E) and MID show the Plan Area within their service boundaries and have

confirmed adequate supply for the area. While PG&E is available in the Plan Area, MID has facilities close by and, therefore, will be the primary electricity provider for the proposed Project. New power transmission lines will be installed underground, which conforms to the City Development Standards. Each MU-1 tenant and residential unit will be individually metered for their electricity use.

Natural Gas

The entire Plan Area falls within the service boundary for PG&E and, therefore, they will be the natural gas provider. Similar to electricity service, new transmission lines will be installed underground for the Project, which meets City requirements. Individual connections for retail tenants and residential units will be established for usage and billing purposes.

Telecommunications

Telecommunications services include phone service, fiber optics, and cable television. AT&T Residential Division will be the primary phone and fiber optic provider for residents of the Project. Charter Communications will be the primary cable television provider. AT&T Business Division will be the primary provider for the retail, MU-1, and civic uses within the Plan Area. As with the other utilities, all new transmission lines will be constructed underground to meet the requirements of the City.

Dry Utility Standards and Guidelines

The following criteria will apply to the dry utilities installed for the Project:

- Tentative subdivision maps and or development plans shall be submitted to the City and appropriate utility companies to confirm the location, sizing, and availability of service to the Plan Area.
- Builders within the Plan Area shall coordinate with all dry utility providers to ensure proper design guidelines and criteria are met when preparing improvement plans.
- Telecommunication services shall be provided to every residential unit within the Plan Area to enhance the opportunity for telecommuting and home-based businesses, thereby reducing the impacts related to transportation and air quality.
- All new transmission lines for electricity, natural gas, and telecommunications shall be constructed underground per City of Riverbank requirements, unless otherwise noted and approved by the City and the utility provider. This includes all transformers and secondary boxes. Switch gear boxes shall be properly screened from public view. Special attention shall be made to prevent any utility box from being a target for graffiti.
- Existing overhead transmission lines shall be placed underground, where practical.
- Service standards for dry utilities providers are established and enforced by the California Public Utilities Commission.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Riverbank will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to, the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Riverbank General Plan Amendments;
- Approval of City of Riverbank Pre-zoning;
- Approval of Annexation;
- Approval of Specific Plan;
- Approval of Development Agreement;
- Approval of Subdivision Improvement Agreement;
- Approval of future tentative and final maps;
- Approval of future Improvement Plans;
- Approval of future Grading Plans;
- Approval of future Building Permits;
- Approval of future Site Plan and Design Review;
- City review and approval of Project utility plans; and
- Formation of a finance district (i.e. CFD or other finance district).

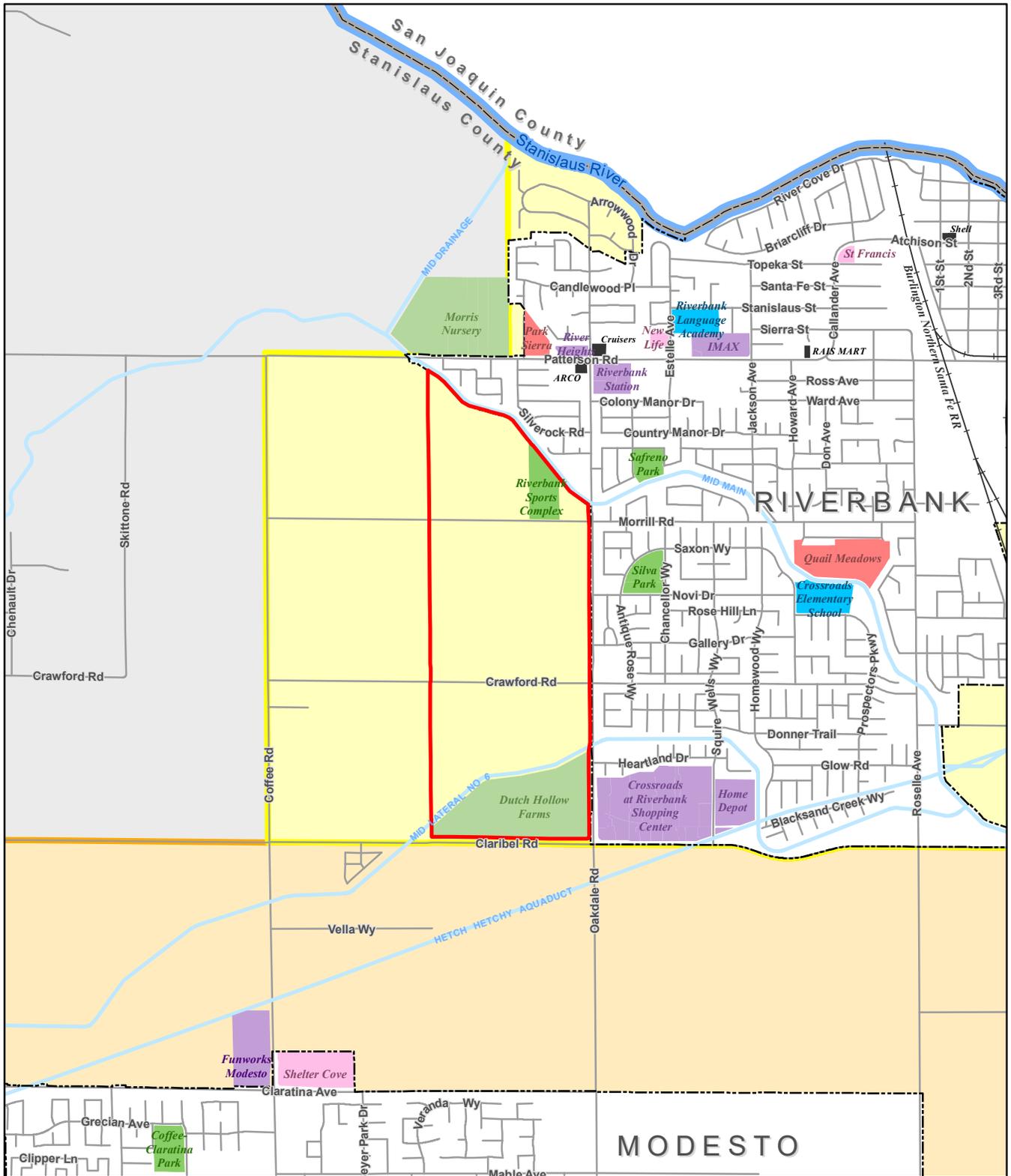
OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, ETC.)

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approvals in connection with the Project include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW);
- California Department of Transportation (Caltrans);
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- Stanislaus LAFCO - Annexation;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Approval of construction-related air quality permits;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) - Authority to Construct, Permit to Operate for stationary sources of air pollution;
- Stanislaus County Health Department - Approval of restaurants and grease interceptors; and
- State Water Resources Control Board (SWRCB).

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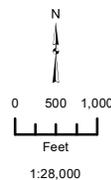


Legend

- Project Boundary
- City Boundary
- Riverbank SOI
- Modesto SOI
- County Boundary
- Canal
- Stanislaus River
- School
- Park
- Church
- Shopping/Entertainment
- Mobile Home Park
- Nursery/Farm
- Gas Station

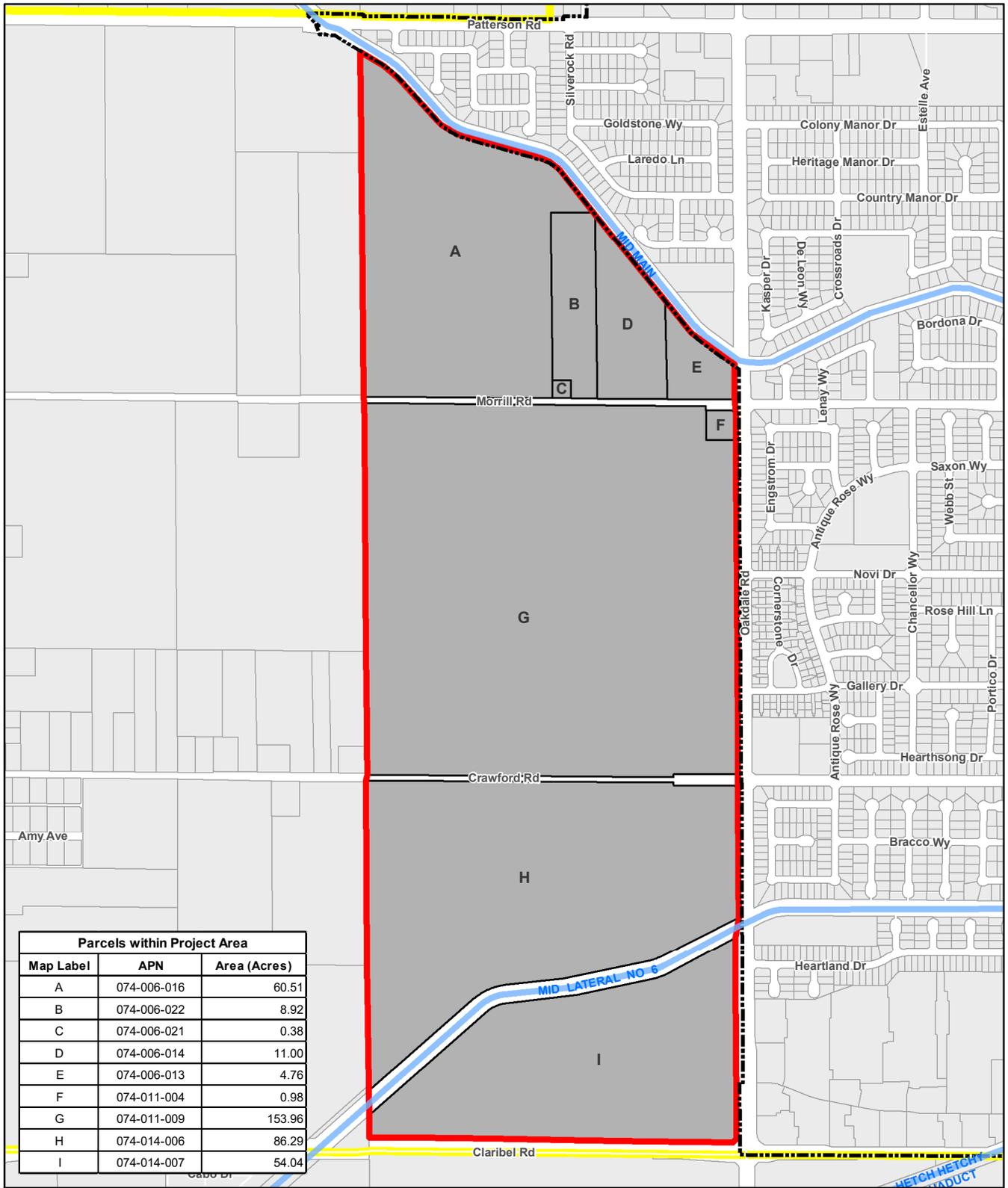
CROSSROADS WEST SPECIFIC PLAN

Figure 2. Vicinity Map



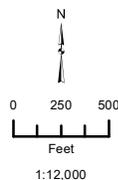
Sources: Stanislaus County GIS; Google Maps. Map date: January 18, 2017.

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Legend

- Project Boundary
- Assessor's Parcels
- Assessor's Parcels within Project Boundary
- Riverbank City Boundary
- Riverbank Sphere of Influence
- Canal

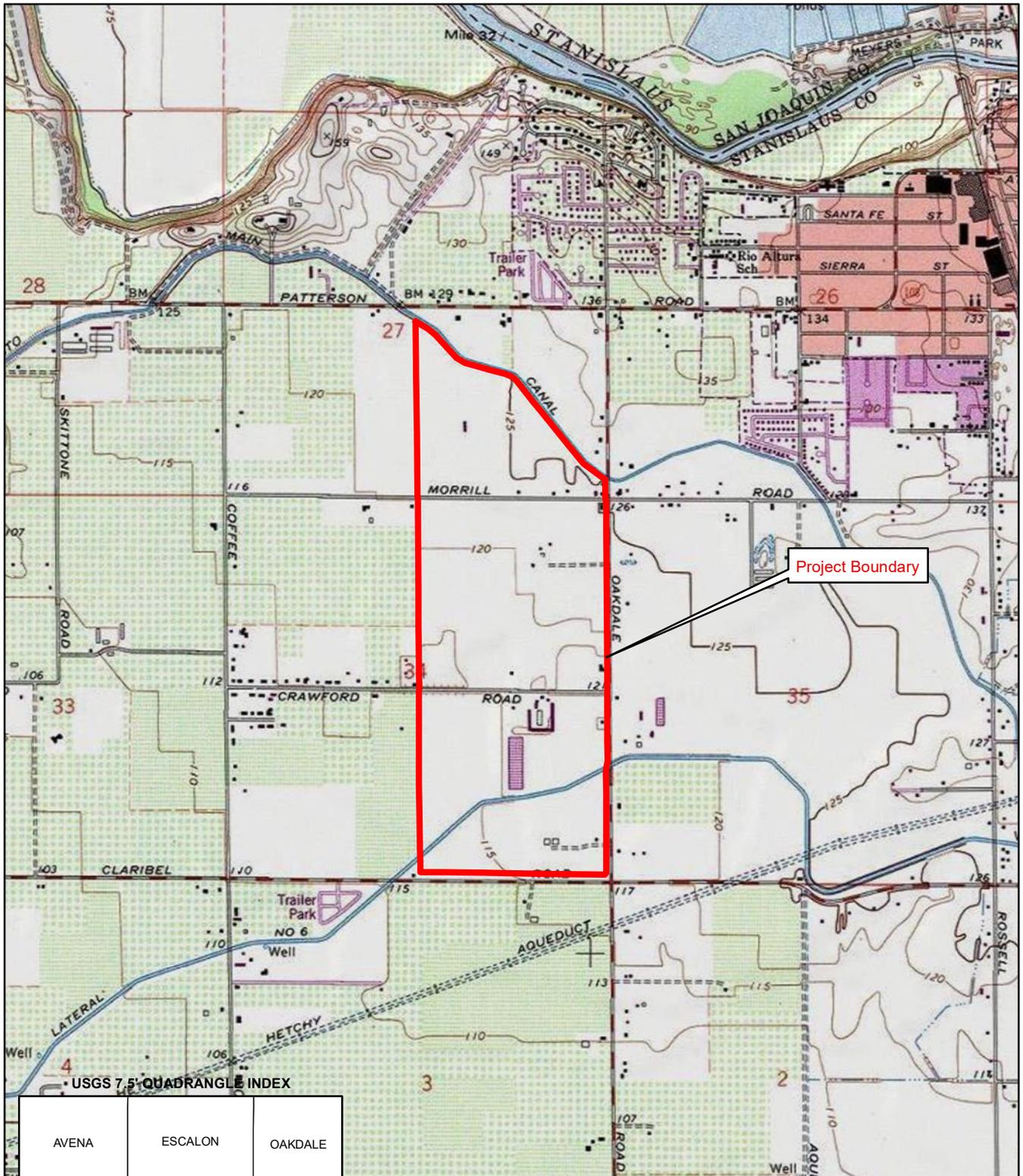


CROSSROADS WEST SPECIFIC PLAN

Figure 3. Assessor's Parcel Map

Sources: Stanislaus County GIS. Map date: January 17, 2017.

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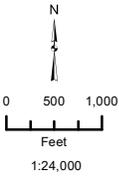


USGS 7.5' QUADRANGLE INDEX

AVENA	ESCALON	OAKDALE
SALIDA	RIVERBANK	WATERFORD
BRUSH LAKE	CERES	DENAIR

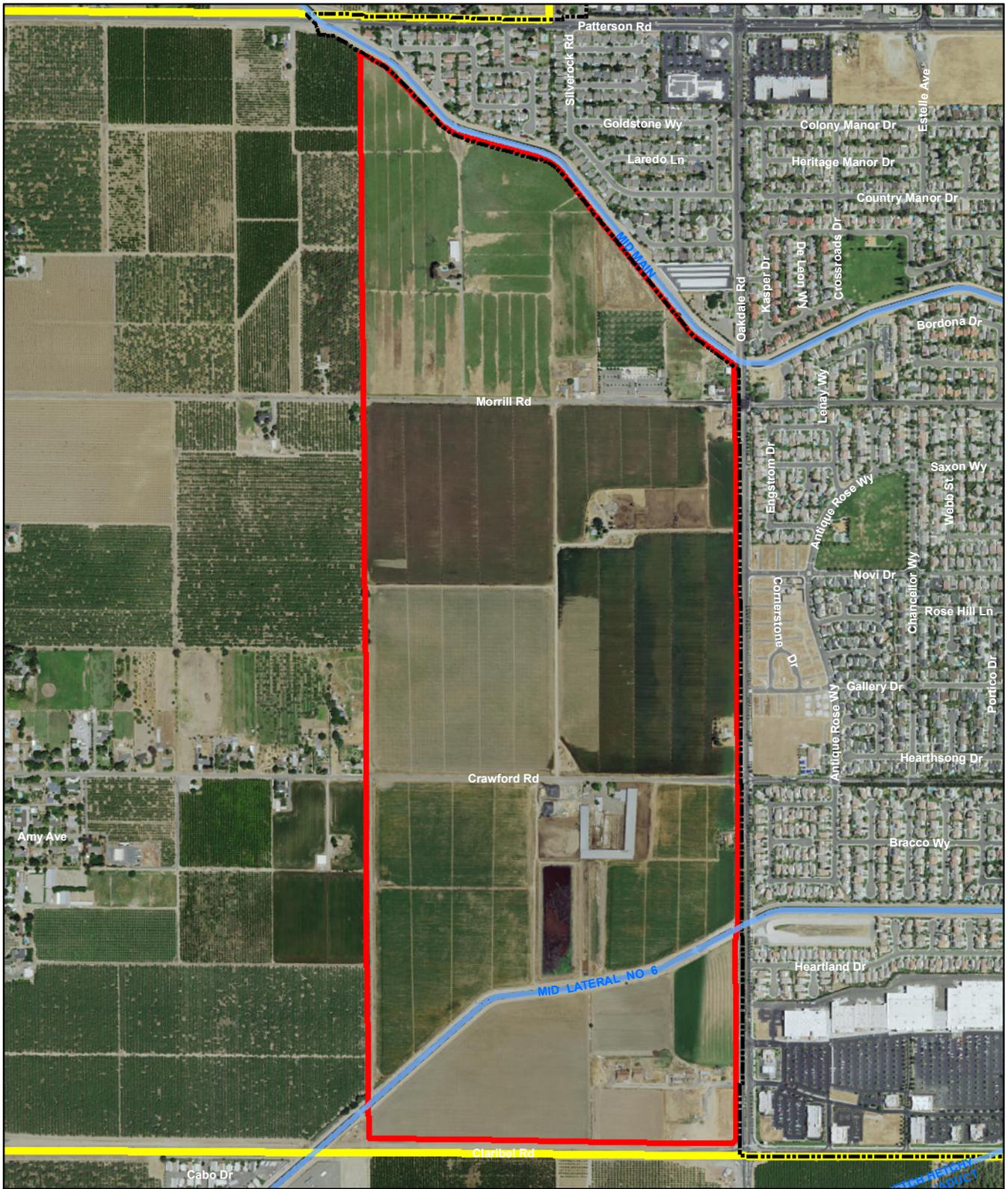
CROSSROADS WEST SPECIFIC PLAN

Figure 4. USGS Topographic Map
Riverbank Quadrangle



Sources: Stanislaus County GIS; ArcGIS Online USGS Topographic Map Service. Map date: January 17, 2017.

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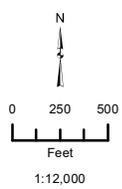


CROSSROADS WEST SPECIFIC PLAN

Figure 5. Aerial View of Project Site

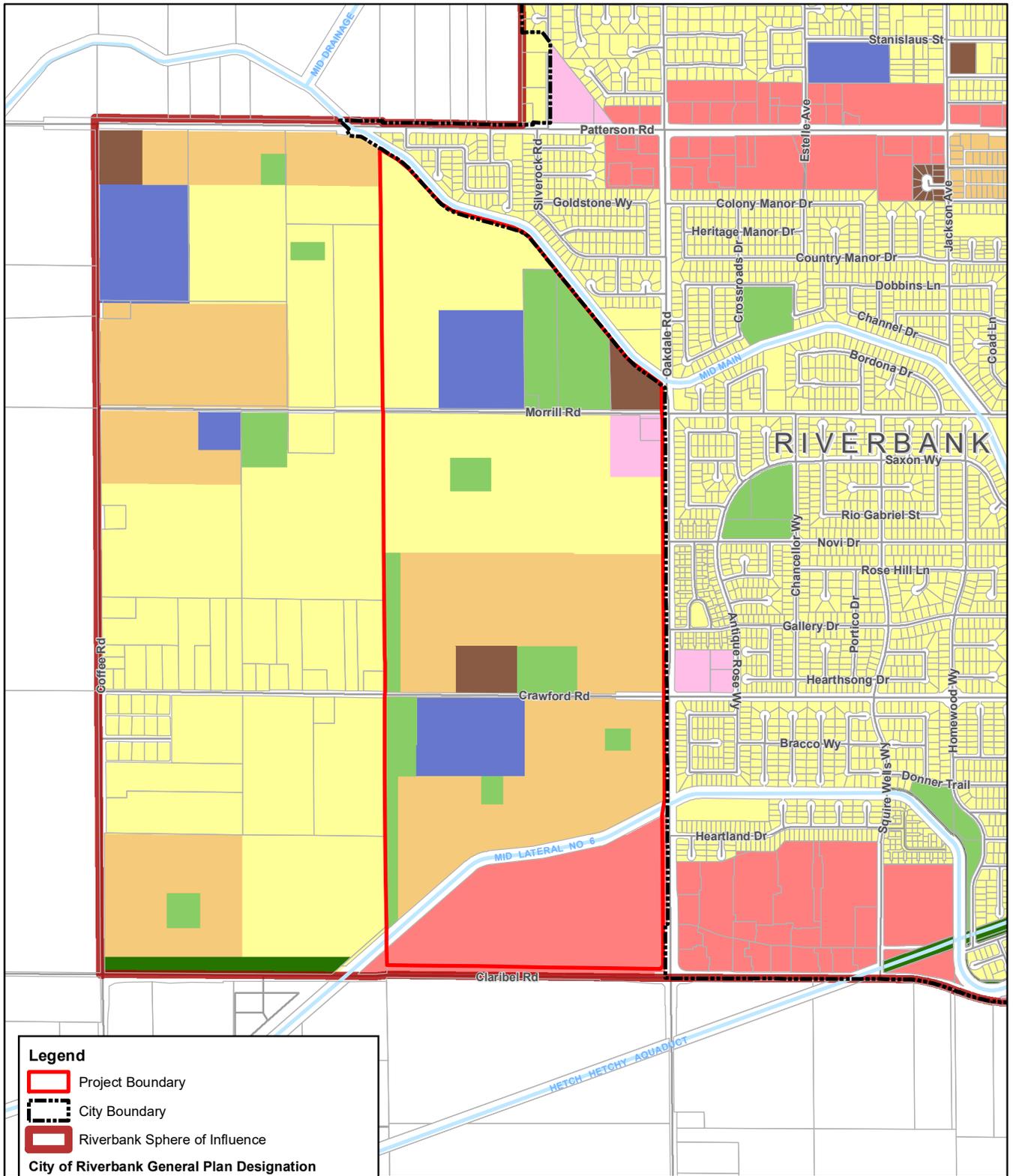
Legend

-  Project Boundary
-  Riverbank City Boundary
-  Riverbank Sphere of Influence
-  Canal



Sources: Stanislaus County GIS; ESRI's ArcGIS Online World Imagery Map Service. Map date: January 17, 2017.

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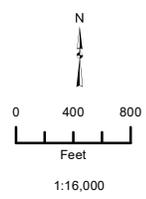


Legend

- Project Boundary
- City Boundary
- Riverbank Sphere of Influence

City of Riverbank General Plan Designation

- LDR:Low Density Res 0-8 Units Per Acre
- MDR:Medium Density Res 8-16 Units Per Acre
- HDR:Higher-Density Res 16+ Units Per Acre
- C:Civic
- C/C:Community Commercial
- MU:Mixed Use
- B/G/OS:Buffer/Greenway/Open Space
- P:Park



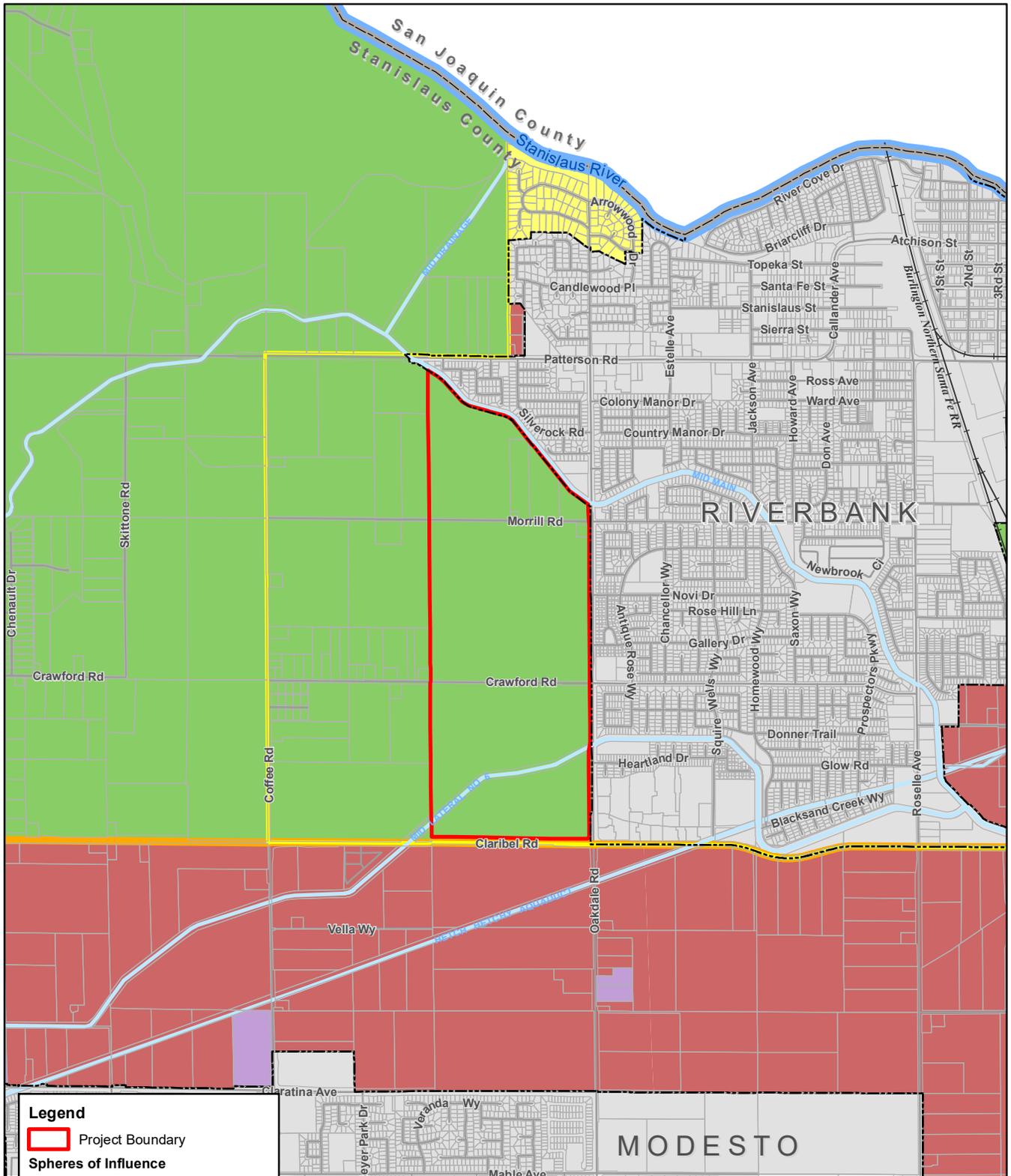
CROSSROADS WEST SPECIFIC PLAN

Figure 6a. Existing General Plan Land Use Designations

City of Riverbank

Sources: Stanislaus County GIS. Map date: February 8, 2017.

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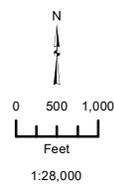
Legend

- Project Boundary
- Spheres of Influence**
- Riverbank SOI
- Modesto SOI
- County General Plan Designation**
- AG-Agriculture
- LDR-Residential - Low Density
- PD-Planned Development
- UT-Urban Transition
- City Area

CROSSROADS WEST SPECIFIC PLAN

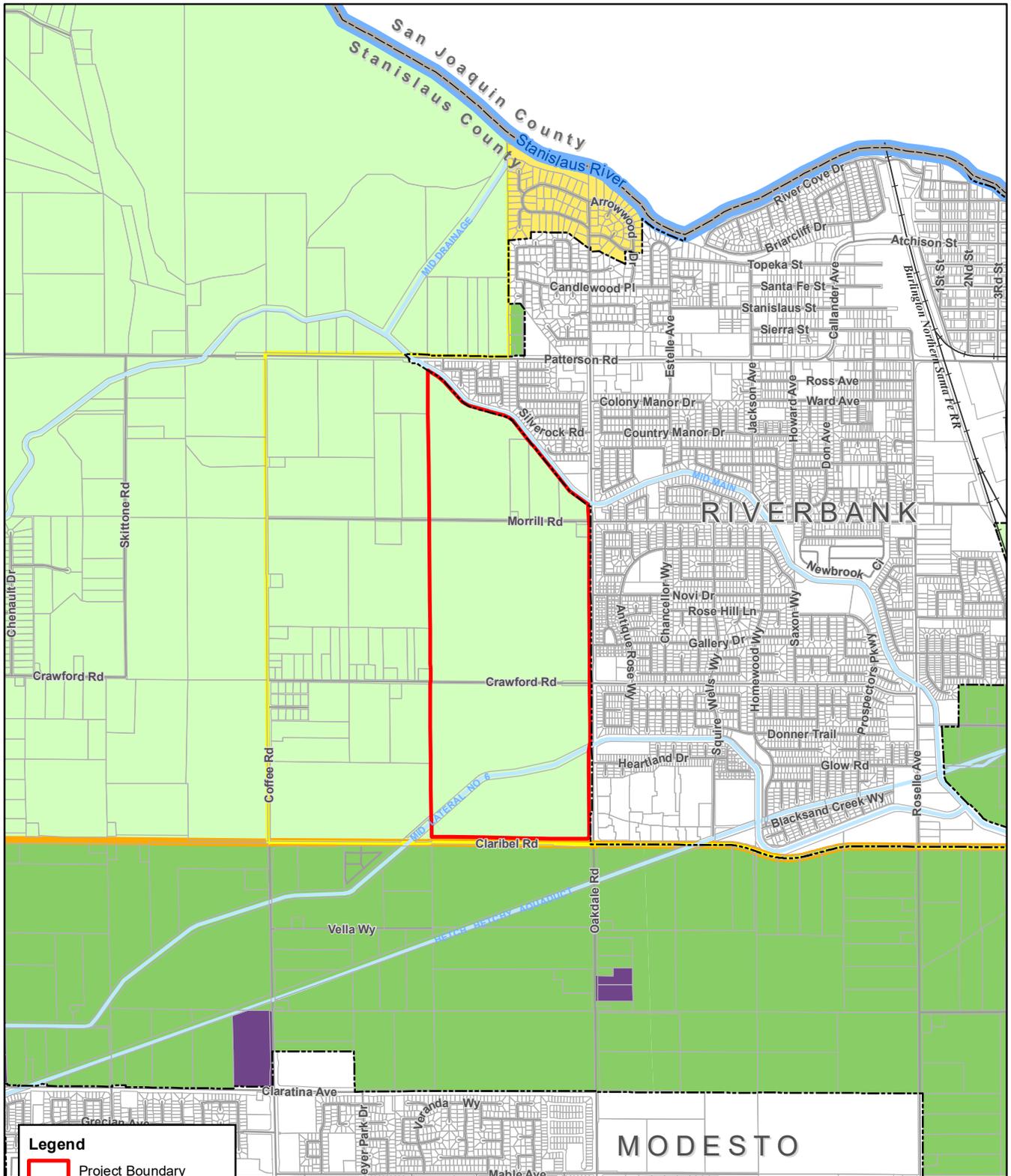
Figure 6b. Existing General Plan Land Use Designations

Stanislaus County



Sources: Stanislaus County GIS. Map date: February 8, 2017.

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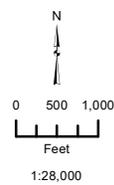
Legend

- Project Boundary
- Spheres of Influence**
- Riverbank SOI
- Modesto SOI
- County Zoning Designations**
- Rural Residential
- General AG 10 Acre UT
- General AG 40 Acre
- Planned Development

CROSSROADS WEST SPECIFIC PLAN

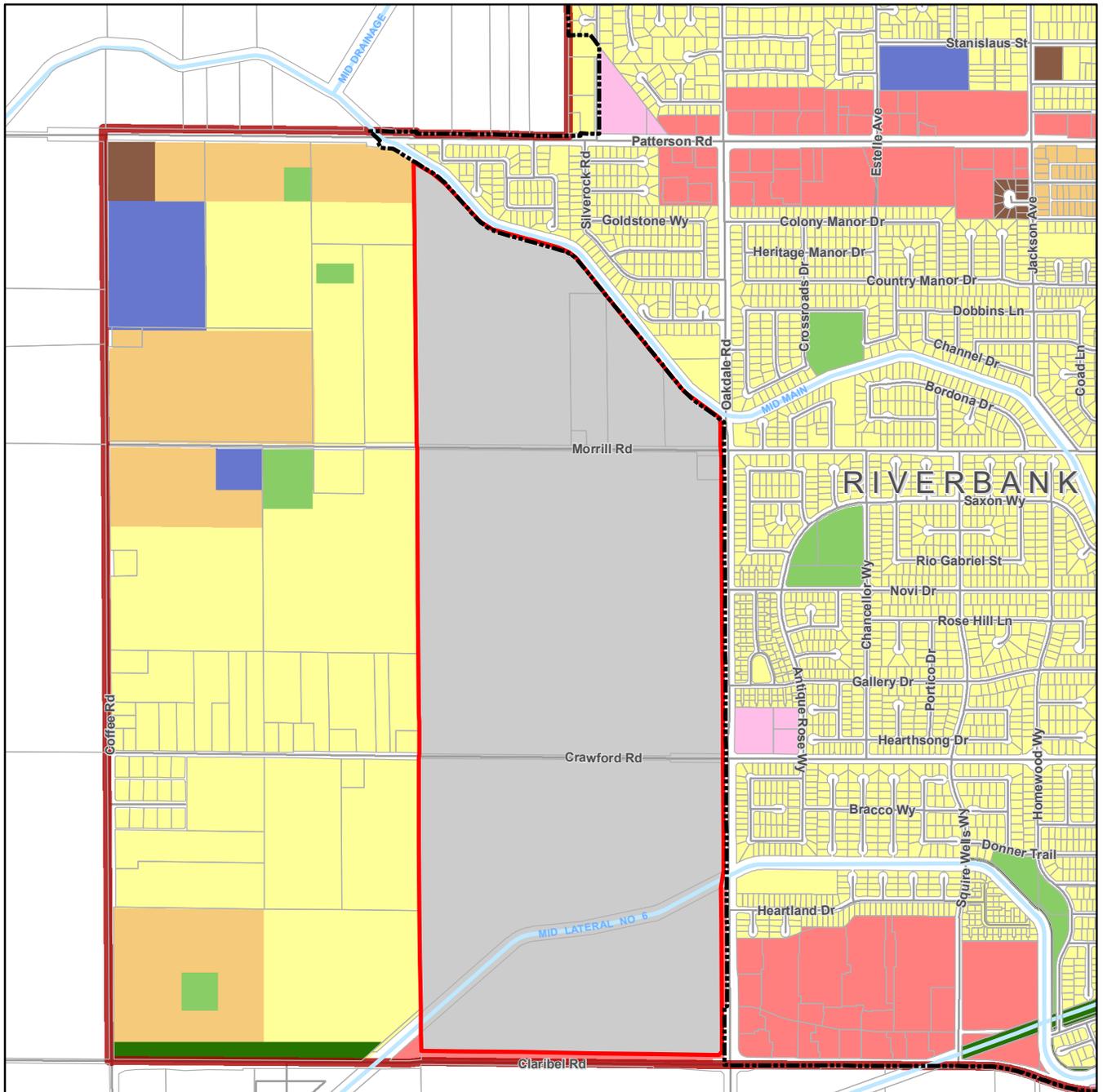
Figure 6c. Existing Zoning Designations

Stanislaus County



Sources: Stanislaus County GIS. Map date: February 8, 2017.

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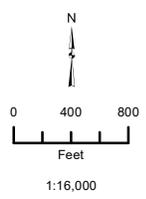


Legend

- Project Boundary
- City Boundary
- Riverbank Sphere of Influence

City of Riverbank General Plan Designation

- LDR:Low Density Res 0-8 Units Per Acre
- MDR:Medium Density Res 8-16 Units Per Acre
- HDR:Higher-Density Res 16+ Units Per Acre
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- C/C:Community Commercial
- MU: Mixed Use
- B/G/OS: Buffer/Greenway/Open Space
- P: Park
- SP: Specific Plan



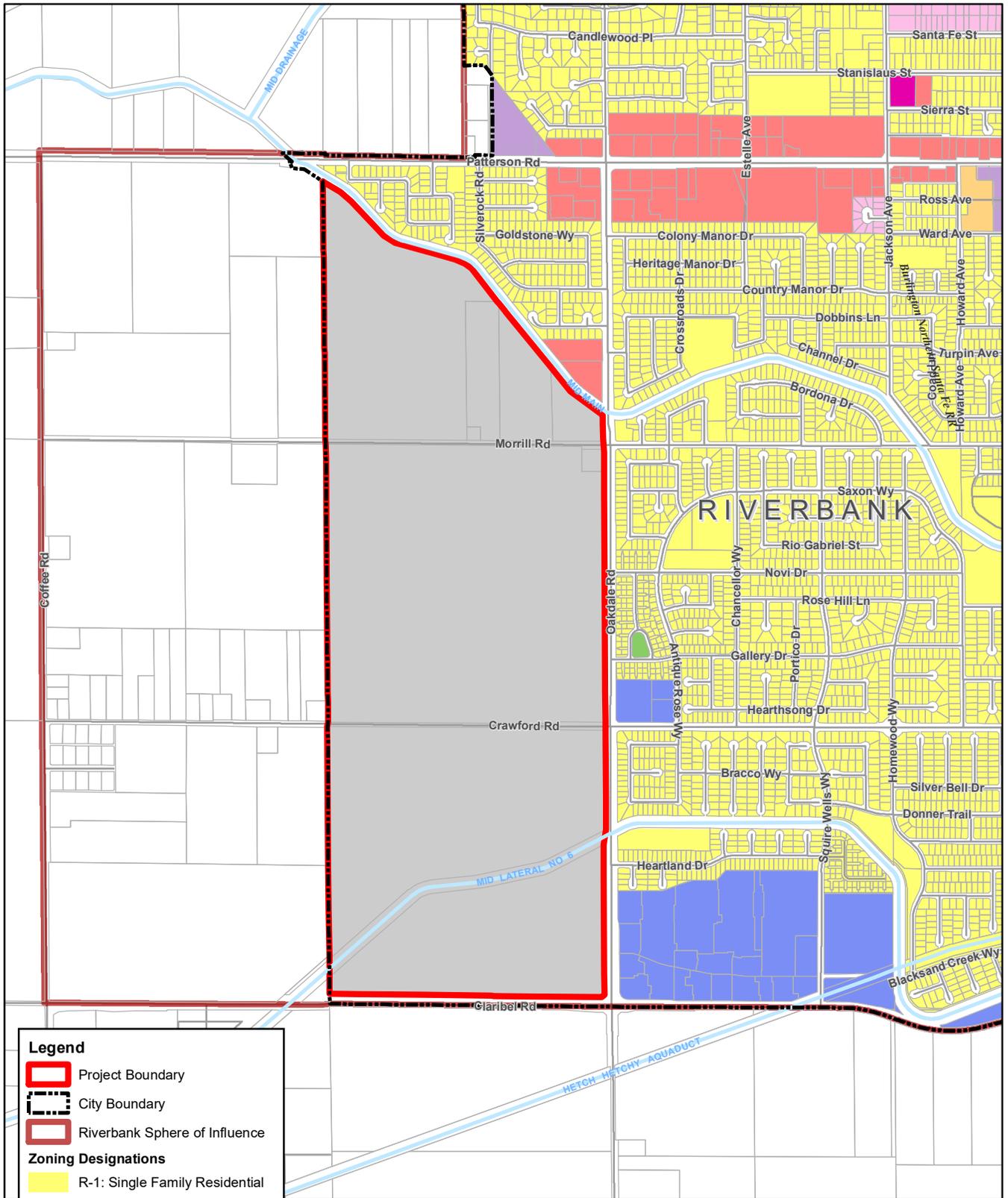
CROSSROADS WEST SPECIFIC PLAN

Figure 7a. Proposed General Plan Land Use Designations

City of Riverbank

Sources: Stanislaus County GIS. Map date: February 8, 2017.

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Legend

- Project Boundary
- City Boundary
- Riverbank Sphere of Influence

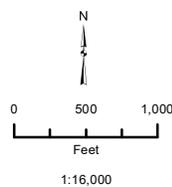
Zoning Designations

- R-1: Single Family Residential
- R-2: Duplex Residential
- R-3: Multi Family Residential
- C-1: Neighborhood Commercial
- C-2: General Commercial
- CM: Commercial-Industrial
- CX-1: Mixed Use
- Park
- SP: Specific Plan

CROSSROADS WEST SPECIFIC PLAN

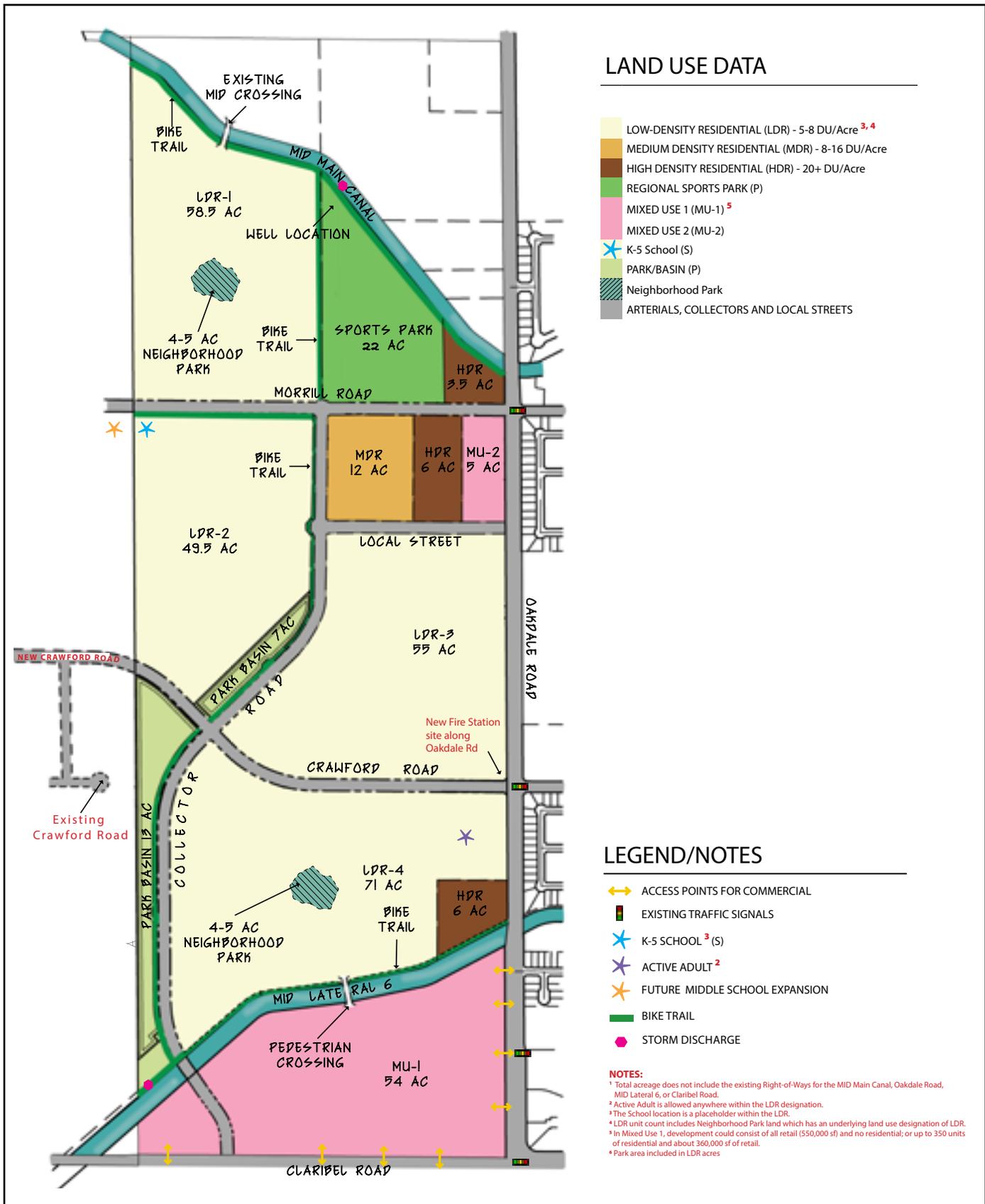
Figure 7b. Pre-zoning

City of Riverbank



Sources: Stanislaus County; City of Riverbank. Map date: February 8, 2017.

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LAND USE DATA

- LOW-DENSITY RESIDENTIAL (LDR) - 5-8 DU/Acre ^{3,4}
- MEDIUM DENSITY RESIDENTIAL (MDR) - 8-16 DU/Acre
- HIGH DENSITY RESIDENTIAL (HDR) - 20+ DU/Acre
- REGIONAL SPORTS PARK (P)
- MIXED USE 1 (MU-1) ⁵
- MIXED USE 2 (MU-2)
- K-5 School (S)
- PARK/BASIN (P)
- Neighborhood Park
- ARTERIALS, COLLECTORS AND LOCAL STREETS

LEGEND/NOTES

- ACCESS POINTS FOR COMMERCIAL
- EXISTING TRAFFIC SIGNALS
- K-5 SCHOOL ³ (S)
- ACTIVE ADULT ²
- FUTURE MIDDLE SCHOOL EXPANSION
- BIKE TRAIL
- STORM DISCHARGE

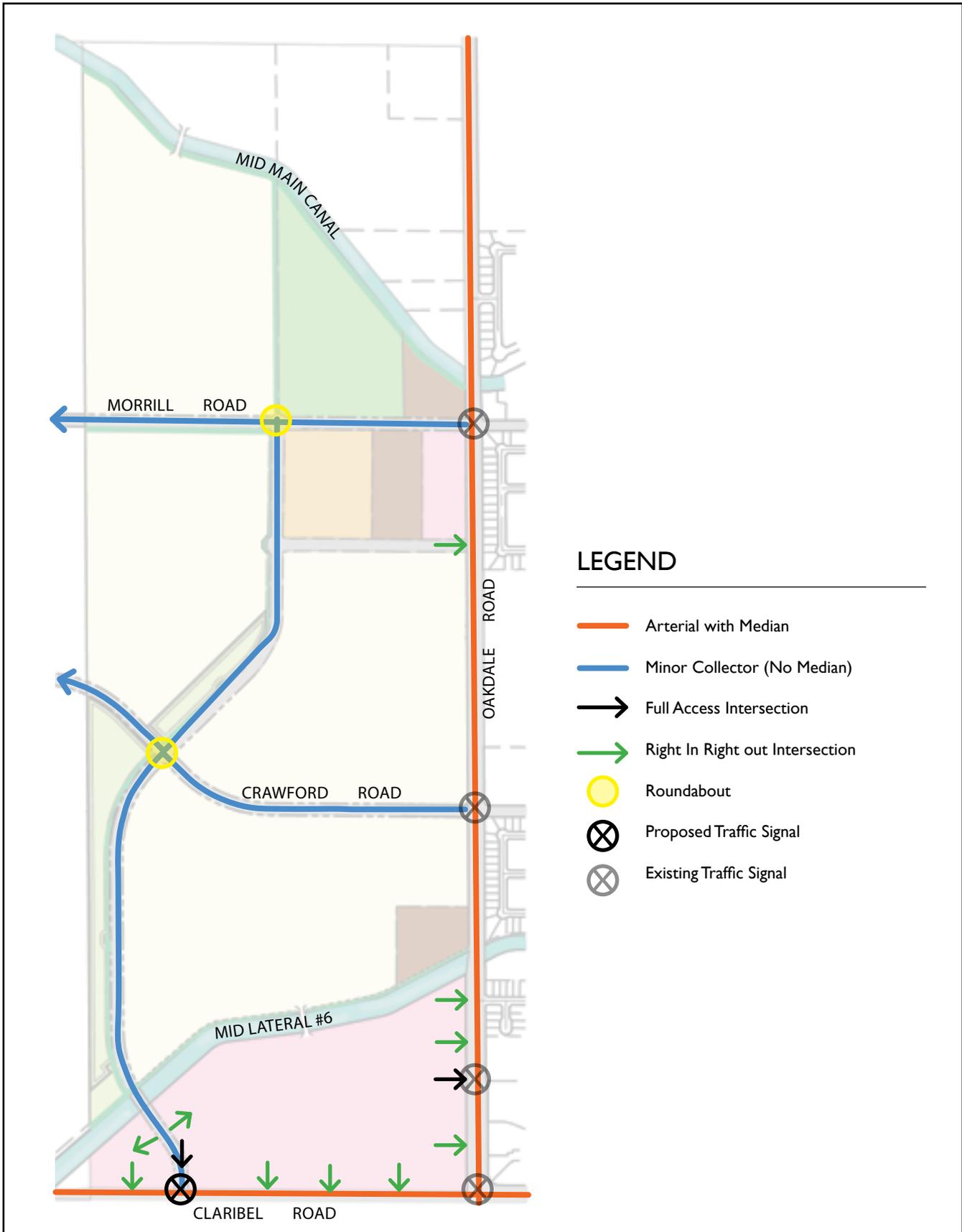
NOTES:

- ¹ Total acreage does not include the existing Right-of-Ways for the MID Main Canal, Oakdale Road, MID Lateral 6, or Claribel Road.
- ² Active Adult is allowed anywhere within the LDR designation.
- ³ The School location is a placeholder within the LDR.
- ⁴ LDR unit count includes Neighborhood Park land which has an underlying land use designation of LDR.
- ⁵ In Mixed Use 1, development could consist of all retail (550,000 sf) and no residential; or up to 350 units of residential and about 360,000 sf of retail.
- ⁶ Park area included in LDR acres



CROSSROADS WEST SPECIFIC PLAN
Figure 8. Conceptual Land Use Plan

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LEGEND

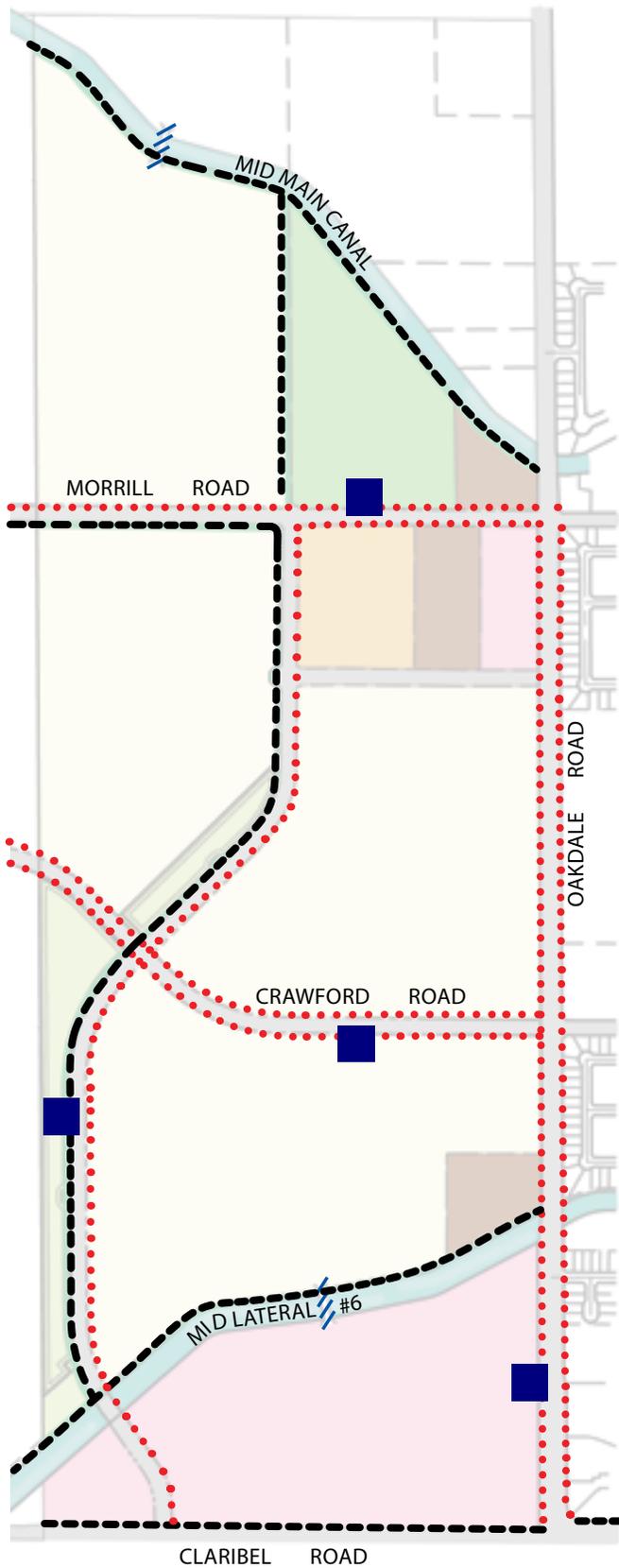
- Arterial with Median
- Minor Collector (No Median)
- Full Access Intersection
- Right In Right out Intersection
- Roundabout
- ⊗ Proposed Traffic Signal
- ⊗ Existing Traffic Signal



CROSSROADS WEST SPECIFIC PLAN
 Figure 9. Vehicular Circulation Map

Source: MVE, Inc. Map date: February 13, 2017.

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LEGEND

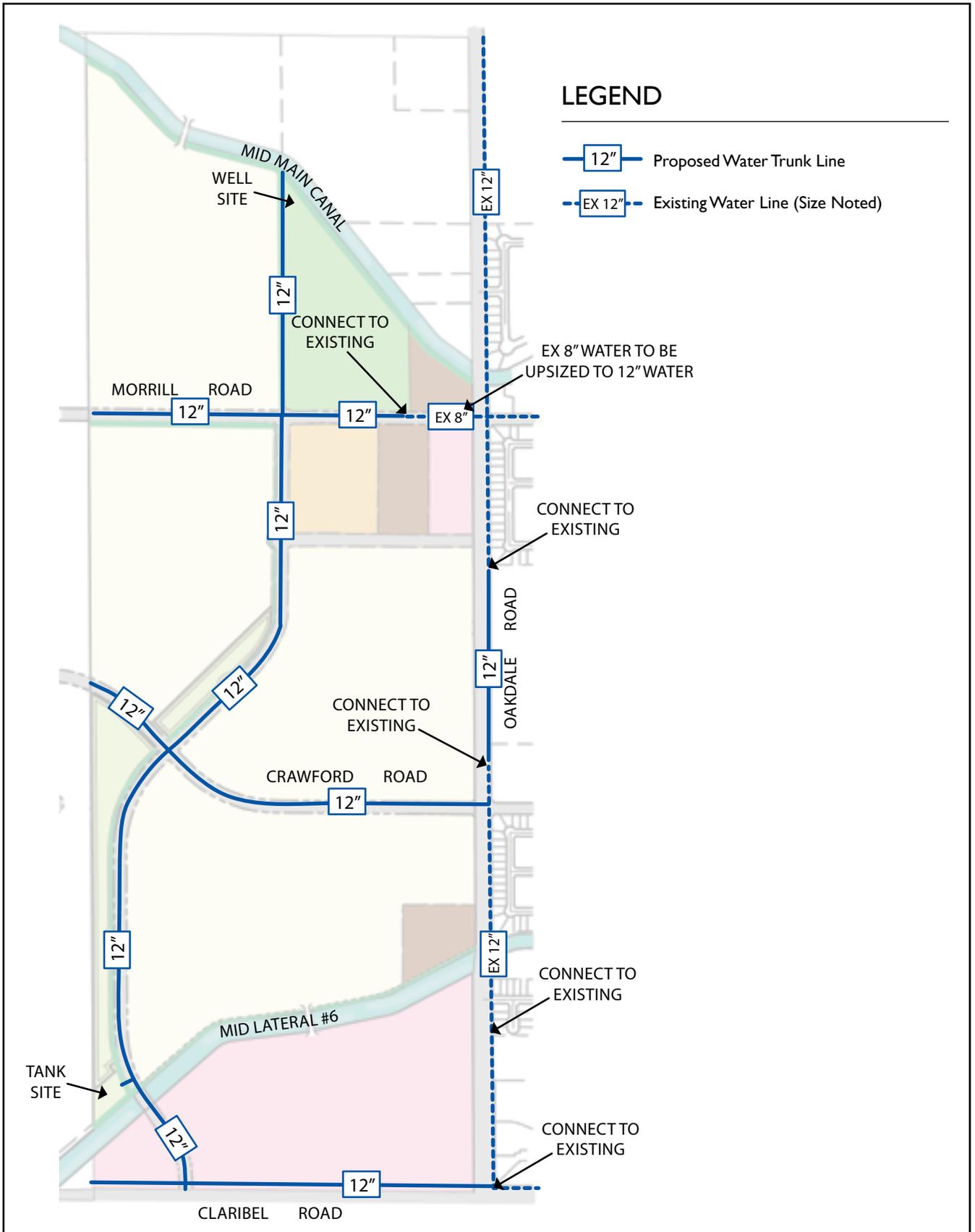
- Class I Bike Trails
- Class 2 Bike Lane
- //// Pedestrian Bridge Crossing
- Public Transit Locations



CROSSROADS WEST SPECIFIC PLAN

Figure 10. Alternative Transportation Circulation Map

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LEGEND

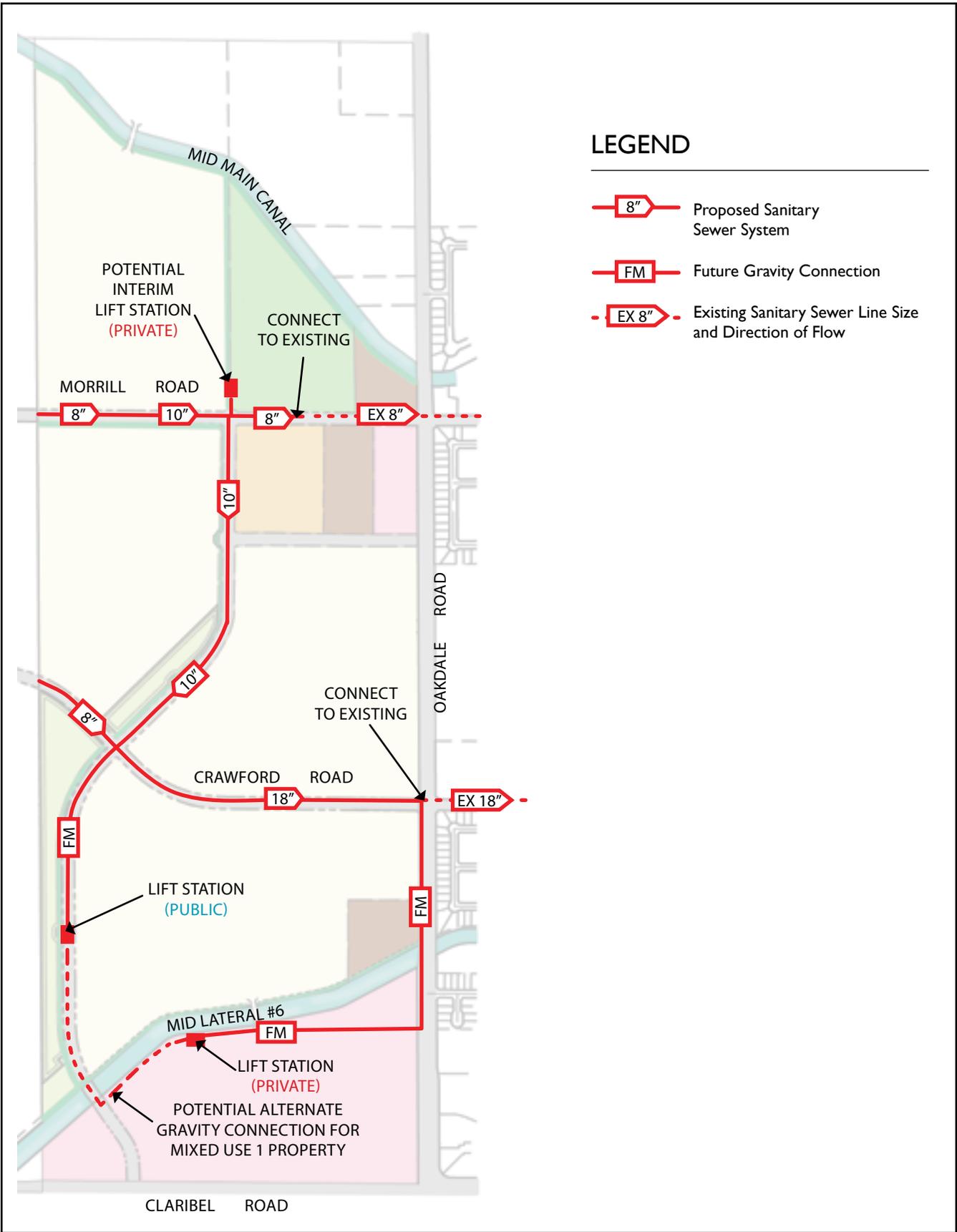
- 12" Proposed Water Trunk Line
- EX 12" Existing Water Line (Size Noted)



CROSSROADS WEST SPECIFIC PLAN
 Figure 11. Water System Map

Source: MVE, Inc. Map date: February 13, 2017.

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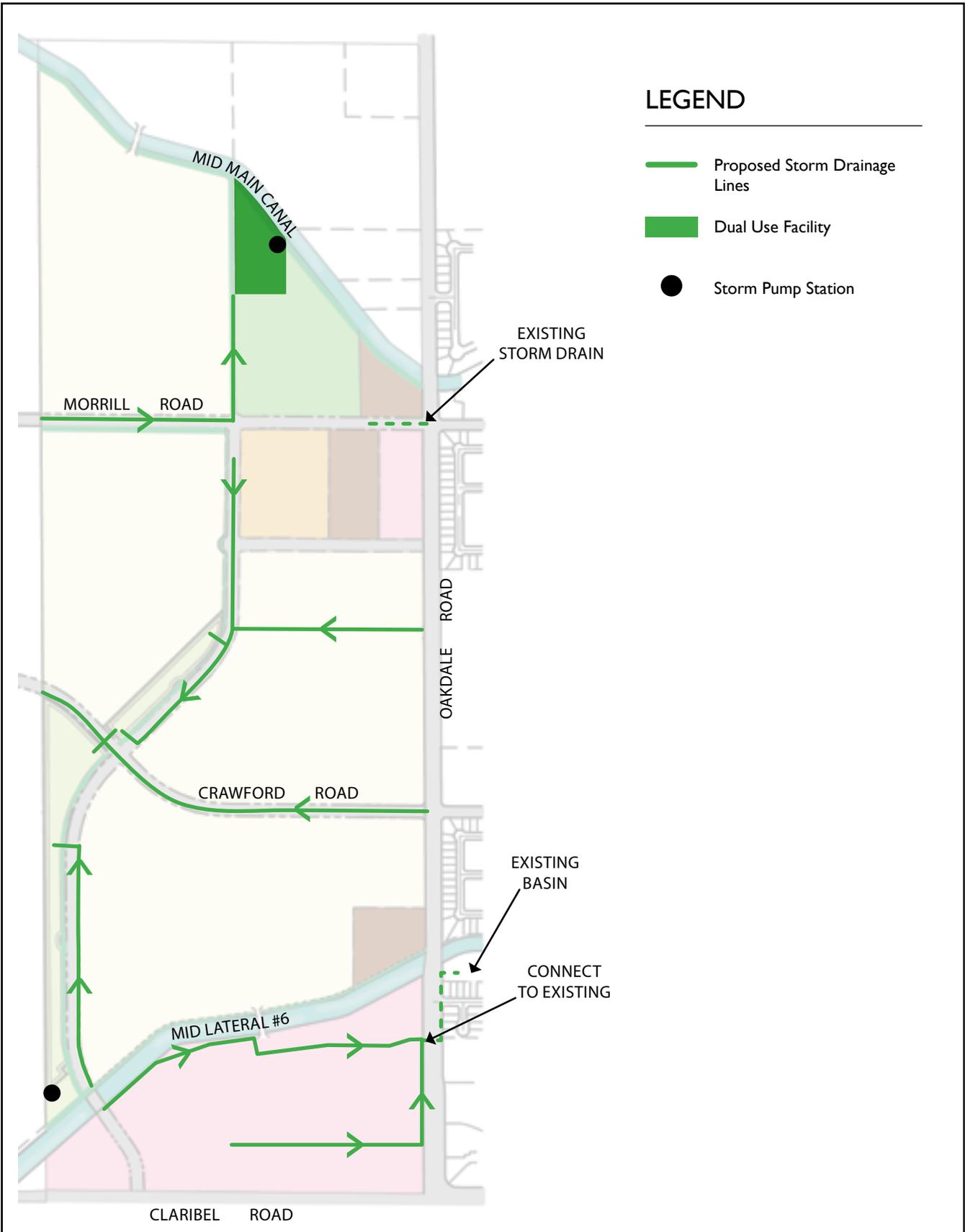
-  Proposed Sanitary Sewer System
-  Future Gravity Connection
-  Existing Sanitary Sewer Line Size and Direction of Flow



CROSSROADS WEST SPECIFIC PLAN
 Figure 12. Sanitary Sewer System Map

Source: MVE, Inc. Map date: February 13, 2017.

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LEGEND

- Proposed Storm Drainage Lines
- Dual Use Facility
- Storm Pump Station



CROSSROADS WEST SPECIFIC PLAN
 Figure 13. Storm Drain System Map

Source: MVE, Inc. Map date: February 13, 2017.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Agriculture and Forest Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology and Soils
X	Greenhouse Gasses	X	Hazards and Hazardous Materials	X	Hydrology and Water Quality
X	Land Use and Planning		Mineral Resources	X	Noise
X	Population and Housing	X	Public Services	X	Recreation
X	Transportation and Traffic	X	Tribal Cultural Resources	X	Utilities and Service Systems
X	Mandatory Findings of Significance				

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

Date

3-13-17

EVALUATION INSTRUCTIONS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

- Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- Potentially Significant Impact. This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- Less than Significant With Mitigation Incorporated. This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- Less than Significant Impact. A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- No Impact. These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 18 environmental topic areas.

I. AESTHETICS-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): It has been determined that the potential impacts on aesthetics caused by the proposed Project will require a more detailed analysis in the environmental impact report. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project will have a potentially significant impact on aesthetics. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will provide a discussion of viewsheds, proximity to scenic roadways and scenic vistas, existing lighting standards, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on aesthetics. This section of the environmental impact report will identify applicable General Plan policies that protect the visual values located along public roadways and surrounding land uses, and will also address the potential for the Project to substantially impair the visual character of the Project vicinity. The analysis will address any proposed design and landscaping plans developed by the applicant and provide a narrative description of the anticipated changes to the visual characteristics of the Plan Area because of Project implementation and the conversion of the existing on-site land uses. The analysis will also address potential impacts associated with light spillage onto adjacent properties during nighttime activities.

II. AGRICULTURE AND FOREST RESOURCES-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), e): It has been determined that the potential impacts on agricultural resources caused by the proposed Project will require a more detailed analysis in the environmental impact report. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project will have a potentially significant impact on agriculture resources. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will describe the character of the region's agricultural lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). The County Agricultural Commissioner's Office and the State Department of Conservation will be consulted and their respective plans, policies, laws, and regulations affecting agricultural lands will be presented within the analysis.

The environmental impact report will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural lands and Williamson Act cancellations as a result of Project implementation.

Responses c), d): There are no forest resources or zoning for forest lands located in the Plan Area. This CEQA topic is not relevant to the proposed Project and does not require further analysis.

III. AIR QUALITY-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e): Based on the current air quality conditions in the air basin it has been determined that the potential impacts on air quality caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the five environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on air quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include an air quality analysis that presents the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality. The Plan Area is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air quality analysis will include the following:

- Regional air quality and local air quality near the Plan Area will be described. Meteorological conditions near the Plan Area that could affect air pollutant dispersal or transport will be described. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.
- Short-term (i.e., construction) increases in regional criteria air pollutants will be quantitatively assessed. The ARB-approved CalEEMod computer model will be used to

estimate regional mobile source and particulate matter emissions associated with the construction of the proposed Project.

- Long-term (operational) increases in regional criteria air pollutants will be quantitatively assessed for area source, mobile sources, and stationary sources. The ARB-approved CalEEMod computer model will be used to estimate emissions associated with the proposed Project. Exposure to odorous or toxic air contaminants will be assessed through a screening method as recommended by the SJVAPCD.
- Local mobile-source CO concentrations will be assessed through a CO screening method as recommended by the SJVAPCD.

IV. BIOLOGICAL RESOURCES-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Based on the documented special status species, sensitive natural communities, wetlands, and other biological resources in the region, it has been determined that the potential impacts on biological resources caused by the proposed Project will require a detailed analysis. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on biological resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will provide a summary of local biological resources, including descriptions and mapping of plant communities, the associated plant and wildlife

species, and sensitive biological resources known to occur, or with the potential to occur in the Project vicinity. The analysis will conclude with a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented in order to reduce impacts on biological resources and to ensure compliance with the federal and state regulations.

V. CULTURAL RESOURCES-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this Project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Riverbank.

VI. GEOLOGY AND SOILS-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): It has been determined that the potential impacts from geology and soils will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact from geology and soils. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources

and geologic hazards that may be present. The environmental impact report will include a description of the applicable regulatory setting, a description of the existing geologic and soils conditions on and around the Plan Area, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the Plan Area, and the provision of findings and potential mitigation strategies to address any geotechnical concerns or potential hazards.

This section will provide an analysis including thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with geology and soils.

Response e): The proposed Project would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the Project. As such, this CEQA topic is not relevant to the proposed Project and does not require further analysis.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Implementation of the proposed Project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, vehicle idling, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from greenhouse gas emissions by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact from greenhouse gas emissions. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a greenhouse gas emissions analysis pursuant to the requirements of Executive Order S-3-05 and The Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). The analysis will follow the California Air Pollution Control Officers Association (CAPCOA) white paper methodology and recommendations presented in Climate Change & CEQA, which was prepared in coordination with the California Air Resources Board and the Governor’s Office of Planning and Research as a common platform for public agencies to ensure that GHG emissions are appropriately considered and addressed under CEQA. This analysis will consider a regional approach toward determining whether GHG emissions are significant, and will present mitigation measures to reduce impacts. The discussion and analysis will include quantification of GHGs generated by the Project as well as a qualitative discussion of the Project’s consistency with any applicable state and local plans to reduce the impacts of climate change.

The environmental impact report will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	X			
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	X			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-h): It has been determined that the potential impacts from hazards and/or hazardous materials by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the seven environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact from hazards and/or hazardous materials. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a review of existing environmental site assessments and any other relevant studies for the Plan Area to obtain a historical record of environmental conditions. The analysis will also include a review of recent records and aerial photographs. A site reconnaissance will be performed to observe the site and potential areas of interest. Property owners/managers will be interviewed to gather information on the current and historical use of the properties, and the potential for Project implementation to introduce hazardous materials to and from the area during construction and operation. If environmental conditions are identified, mitigation measures, as applicable, will be identified to address the environmental conditions.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-i): Flood hazards can result from intense rain, snowmelt, cloudbursts, or a combination of the three, or from failure of a water impoundment structure, such as a dam. Floods from rainstorms generally occur between November and April and are characterized by high peak flows of moderate duration. Human activities have an effect on water quality when chemicals, heavy metals, hydrocarbons (auto emissions and car crank case oil), and other materials are transported with stormwater into drainage systems. Construction activities can increase sediment runoff, including concrete waste and other pollutants.

It has been determined that the potential impacts on hydrology and water quality caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the eight potentially significant environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on hydrology and water quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will present the existing FEMA flood zones, levee protection improvements, reclamation districts, and risk of flooding in the Plan Area and general vicinity.

The environmental impact report will summarize onsite hydrology and hydraulic calculations under existing and proposed conditions. Some of the specific items to be reviewed include: land use classification; acreage calculations; runoff coefficients; time of concentration; and methodology. Calculations will be reviewed for reasonableness and consistency with the site plan and with the City's master plans.

The environmental impact report will evaluate the potential construction and operational impacts of the proposed Project on water quality. This section will describe the surface drainage patterns of the Plan Area and adjoining areas, and identify surface water quality in the Plan Area based on existing and available data. This section will identify 303(d) listed impaired water bodies near the Plan Area. Conformity of the proposed Project to water quality regulations will also be discussed. Mitigation measures will be developed to incorporate Best Management Practices (BMPs), consistent with the requirements of the Central Valley Regional Water Quality Control Board (CVRWQCB) to reduce the potential for site runoff.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hydrology and water quality.

Response j): There are no significant bodies of water near the Plan Area that could be subject to a seiche or tsunami. Additionally, the Plan Area and the surrounding areas are essentially flat, which precludes the possibility of mudflows occurring in the Plan Area. This is a *less than significant* impact, and no additional analysis of this CEQA topic is warranted.

X. LAND USE AND PLANNING-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	X			
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a-c): It has been determined that the potential land use and planning impacts caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these environmental issues in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a detailed discussion of the Project entitlements, including Annexation, Pre-zoning, General Plan Amendments, and Development Agreements as it relates to the existing General Plan, Zoning Code, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the Project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed Project will be evaluated for consistency the City of Riverbank General Plan, the Zoning Ordinance, and other local planning documents. Planned development and land use trends in the region will be identified based on currently available plans. Reasonably foreseeable future development projects within the region will be noted, and the potential land use impacts associated with the Project will be presented.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure consistency with the existing and planned land uses.

XI. MINERAL RESOURCES-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a), b): There are no significant deposits of mineral resources located in the Plan Area, as delineated by the Mineral Resources and Mineral Hazards Mapping Program (MRMHMP). The Plan Area is not designated as a Mineral Resource Zone (MRZ). This CEQA topic is not relevant to the proposed Project and does not require further analysis.

XII. NOISE -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Based on existing and projected noise levels along roadways and adjacent rail lines, and the potential for noise generated during Project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of the six five potentially significant environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a noise study. The noise study will identify the noise level standards contained in the Stanislaus County and City of Riverbank General Plan Noise Elements which are applicable to this Project, as well as any germane, state and federal standards. Continuous (24-hour) and short-term noise measurements will be performed in the Plan Area and in the Project vicinity to quantify existing ambient noise levels from existing noise sources, including Plan Area roadways. The noise study will provide an estimate of existing traffic noise levels adjacent to the Project-area roadways through application of

accepted traffic noise prediction methodologies. Any significant noise sources other than local traffic within the Plan Area will be identified and quantified through noise level measurements. The noise study will identify all significant noise impacts due to and upon development of the proposed Project. The noise study will determine the land use compatibility of proposed commercial uses as it may affect existing noise sensitive receptors in the Plan Area. An assessment of construction noise impacts and potential mitigation measures will also be provided. The study will present appropriate and practical recommendations for noise control aimed at reducing any noise impacts.

The environmental impact report will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with noise.

XIII. POPULATION AND HOUSING-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a-c): It has been determined that the potential population and housing impacts caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these environmental issues in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include a detailed discussion of the Project characteristics, including Annexation, Pre-zoning, General Plan Amendments, Development Agreements, and housing proposed by the Project as it relates to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the Project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed Project will be evaluated for consistency the City of Riverbank General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure population and housing consistency with the existing and planned land uses.

XIV. PUBLIC SERVICES-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	X			
ii) Police protection?	X			
iii) Schools?	X			
iv) Parks?	X			
v) Other public facilities?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a) i- v: Implementation of the proposed Project would result in increased demand for police, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on public services caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these five environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on public services. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

During the preparation of the environmental impact report, the public service providers will be consulted to determine existing service levels in the Plan Area. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be presented in the environmental impact report.

The environmental impact report will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

XV. RECREATION-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a), b): Implementation of the proposed Project would result in increased demand for parks, and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the environmental impact report, and will decide whether the proposed Project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the environmental impact report.

During the preparation of the environmental impact report, the recreational facilities and services will be analyzed to determine existing service levels in the Plan Area. This would include documentation of existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of public services will be presented in the environmental impact report.

The environmental impact report will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

XVI. TRANSPORTATION AND TRAFFIC-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): The proposed Project includes the development of uses that will increase traffic on existing and planned roadways. The circulation design includes roadway improvements intended to accommodate traffic patterns in the area. Based on existing and projected traffic volume levels along roadways, it has been determined that the potential traffic impacts caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the EIR will examine each of the seven environmental issues listed in the checklist above in the EIR and will determine whether the proposed Project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is conducted in the EIR.

The environmental impact report will describe existing and future traffic conditions and will identify the trips generation, trip distribution, and vehicle miles traveled. The EIR will analyze

traffic impacts associated with the Project under existing and cumulative conditions. Potential impacts associated with site access, and on-site circulation will also be addressed in the EIR.

The potential transportation impacts will be analyzed using the Synchro traffic operations software, which is based on the Highway Capacity Manual. The traffic analysis will include an Existing Plus Project condition and a Cumulative Plus Project condition. Impacts to the bicycle, pedestrian, rail, and transit facilities and services will be also evaluated. Significant impacts will be identified in accordance with the established criteria. Mitigation measures will be identified to lessen the significance of impacts where feasible.

The environmental impact report will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with transportation/traffic.

XVII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

Responses to Checklist Questions

Responses a-b): Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources caused by the proposed Project will require a detailed analysis in the environmental impact report. As such, the lead agency will examine the two environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the environmental impact report.

The environmental impact report will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this Project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Riverbank.

XVIII. UTILITIES AND SERVICE SYSTEMS-- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-g): Implementation of the proposed Project would result in increased demands for utilities to serve the Project. As such, the EIR will examine each of the seven environmental issues listed in the checklist above in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The environmental impact report will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed Project. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation. The environmental impact report will analyze the impacts associated with on-site construction

of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage assessment will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The environmental impact report will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented.

The environmental impact report will analyze the impacts associated with on-site and off-site construction of the water system, including temporary impacts associated with the construction phase. The environmental impact report will also identify permit requirements and mitigation needed to minimize and/or avoid impacts, and will present the proposed infrastructure as provided by the Plan Area engineering reports.

The environmental impact report will also address solid waste collection and disposal services for the proposed Project. This will include an assessment of the existing capacity and Project demands. The assessment will identify whether there is sufficient capacity to meet the Project demands.

The environmental impact report will provide thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with utilities and service systems.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-c): It has been determined that the potential for the proposed Project to: degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; eliminate important examples of the major periods of California history or prehistory; create cumulatively considerable impacts; or adversely affect human beings will require more detailed analysis in an environmental impact report. As such, the EIR will examine each of these environmental issues in the environmental impact report and will decide whether the proposed Project has the potential to have a significant impact on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

REPORT PREPARERS

This document was prepared by De Novo Planning Group, Inc. of El Dorado Hills under the direction of the City of Riverbank. De Novo Planning Group staff participating in document preparation included the following:

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