



**Notice of Availability**  
**Crossroads West Specific Plan**  
**Draft Environmental Impact Report**

**LEAD AGENCY**

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**PROJECT TITLE:** Crossroads West Specific Plan

**PROJECT LOCATION:** The Crossroads West Specific Plan area is located within the unincorporated area of Stanislaus County. The approximately 380-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.

**PROJECT 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. The plan accommodates the possibility for a future 10 to 12-acre elementary school as well as a 20-acre middle school within the Plan Area. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses.

The Project would expand the existing vehicular and non-vehicular circulation system and utility improvements. The Project also includes a request for approval of General Plan Amendments, Specific Plan, pre-zoning, and annexation of the entire Project site. Changes to the Land Use Element would include changing the approximately 380-acre Plan Area from LDR, MDR, HDR, MU, C, CC, and P to Specific Plan (SP). The City's pre-zoning for the Plan Area will include the Specific Plan (SP) zoning designation. The developers of the MU-1 "Mixed Use" area have concurrently filed an application for a Development Agreement, Tentative Map and Preliminary Development Plan to be considered as part of the approval action.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics, Agricultural Resources, Air Quality, Greenhouse Gases, Noise, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the Draft EIR will commence on June 18, 2018 and end on August 2, 2018. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the Stanislaus County Library - Riverbank Branch (3442 Santa Fe Street, Riverbank), the City of Riverbank City Hall - North (6707 3rd Street, Riverbank), and the City of Riverbank City Hall - South (6617 3rd Street, Riverbank). The Draft EIR also may be reviewed at the City of Riverbank's web site: <http://www.riverbank.org/438/Planning-Documents>. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.