



## City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

**DATE: October 1, 2019**

**LEGAL DEPT: PLANNING**

### **CITY OF RIVERBANK NOTICE OF SPECIAL PUBLIC HEARING**

Notice is hereby given that the City of Riverbank Planning Commission will conduct a special public hearing to consider the project described below at 6:00 p.m. on Wednesday October 1, 2019 in Council Chambers located at 6707 Third Street, Riverbank, California.

**Project Location:** The residential portion of the Crossroads West Specific Plan ("Project") is located adjacent to the MID Main Canal to the north, Oakdale Road to the east, MID Lateral No. 6 to the south, and County parcels to the west towards Coffee Road. The Project Area is within the Riverbank Sphere of Influence (SOI) and was approved for annexation by LAFCo on June 26, 2019. An Environmental Impact Report (EIR) has been prepared by the City of Riverbank, as the lead agency over the Crossroads West Specific Plan.

**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, up to 388 High Density Residential (HDR) units, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. Additionally, the proposed Project would increase the size of the existing 11-acre Regional Park, the Riverbank Sports Complex, to about 22 acres. A 10- to 12-acre elementary school and 20-acre middle school are also possible within the Plan Area as well as a location for a 1.25 acre west Riverbank fire station. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses. The Project includes a request for approval of a Development Agreement, three (3) Tentative Maps (2 large lot maps and 1 small lot map), and Preliminary Development Plans for those maps.

The proposed land use designations are shown in Figure 5 of the Specific 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 Residential Development Standards for the Specific Plan may be found in Tables 4, 5, and 6. The project would expand the existing vehicular and non-vehicular circulation systems and utility improvements which currently exist easterly of Oakdale Road.

**Planning Commission Special Meeting  
October 1, 2019 at 6:00 pm  
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on October 1, 2019 at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to [dkenney@riverbank.org](mailto:dkenney@riverbank.org) by postal service, or hand delivered to 6707 Third Street, Suite A, Riverbank, California, 95367, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or [cityclerk@riverbank.org](mailto:cityclerk@riverbank.org) at least seventy-two (72) hours prior to the meeting. For questions regarding the public hearing matter contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; [dkenney@riverbank.org](mailto:dkenney@riverbank.org).

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).