

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2021060098**

**Project Title:** River Walk Specific Plan

Lead Agency: City of Riverbank Contact Person: Miguel Galvez, Contract City Planner  
 Mailing Address: 6707 3rd Street Phone: 209.863.7124  
 City: Riverbank Zip: 95367 County: Stanislaus

**Project Location:** County: Stanislaus City/Nearest Community: Riverbank  
 Cross Streets: Patterson Road/SR 108 Zip Code: 95367

Longitude/Latitude (degrees, minutes and seconds): 37 ° 44 ' 35.61 " N / 120 ° 58 ' 47.72 " W Total Acres: 1,522  
 Assessor's Parcel No.: Various (59 parcels) Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 108 Waterways: Stanislaus River, MID Canal  
 Airports: N/A Railways: N/A Schools: Various

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: SOI Expansion

**Development Type:**

Residential: Units 2,432 Acres 555.9  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 880,000 Acres 71.75 Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: 369.63  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Numerous designations (See Attached for more detail)

**Project Description:** (please use a separate page if necessary)

The River Walk Specific Plan (RWSP) is a Mixed-Use development that provides a range of residential housing densities, neighborhood-scale retail, commercial and health/medical services, private clubhouse, public recreation, a pedestrian/bicycle trail system, and extensive open space and landscaping. The land uses proposed include: Low, Medium, and High Density Residential, Mixed-Use, and Parks/Recreation, including infrastructure and utilities to service the project. The RWSP estimates between 2,432 – 2,682 residential units, and 375,000 and 875,000 square feet of Mixed-Use for commercial, office, service, or retail use, as well as some transitional care facilities. A large portion of the RWSP is intended to be an age-restricted active adult community, while a portion will not be age restricted. (See Project Description for more detail)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                   | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency           | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>         | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>                |
| <input checked="" type="checkbox"/> Caltrans Planning                     | <input type="checkbox"/> Resources Agency                                    |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy               | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                             | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of           | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                         | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input checked="" type="checkbox"/> Energy Commission                     | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # <u>2</u>                    | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of      | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                  |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission   |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date January 31, 2024 Ending Date March 18, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Riverbank</u>
Address: <u>1020 Suncastr Lane, Suite 106</u>	Address: <u>6707 3rd Street</u>
City/State/Zip: <u>El Dorado Hills, CA</u>	City/State/Zip: <u>Riverbank, CA 95367</u>
Contact: <u>Steve McMurtry</u>	Phone: <u>209-863-7124</u>
Phone: <u>(916) 580-9818</u>	

Signature of Lead Agency Representative: Miguel Alvarez Date: Jan 31, 2024

Authority cited: Section 21083, Public Resources Code, Reference: Section 21161, Public Resources Code.