

NOTICE OF AVAILABILITY
RIVER WALK SPECIFIC PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:
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EIR CONSULTANT:
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PROJECT TITLE: River Walk Specific Plan

PROJECT LOCATION: The River Walk Specific Plan is in the unincorporated area of Stanislaus County and adjacent to the City of Riverbank, north of Patterson Road/State Route (SR) 108, east of McHenry Avenue, and approximately two miles northwest of downtown Riverbank.

PROJECT DESCRIPTION: The River Walk Specific Plan (RWSP) is a Mixed-Use development project that provides for 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 Density Residential, Medium Density Residential, High Density Residential, Mixed-Use, and Parks/Recreation, including all infrastructure and utilities necessary to service the development. 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.

The RWSP requires a Sphere of Influence (SOI) expansion and annexation of land. The SOI expansion covers approximately 1,522 acres. The RWSP covers approximately 997 acres of the SOI expansion area, and includes an annexation into the Riverbank City limits, extension of infrastructure to the annexed area to serve development, and the subsequent development of the annexed area. All other lands that are included within the SOI expansion area, but outside the RWSP area are not proposed for development currently and thus are not included in the RWSP adoption, pre-zoning, or annexation request.

The entitlement's requested include a General Plan Amendment, RWSP adoption, pre-zoning, SOI amendment, Municipal Services Review amendment, annexation, Neighborhood Electric Vehicle Plan (and EV ordinance), vesting tentative map, Development Agreement, and annexation into CFD 2016-01.

For more details regarding the project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see Chapter 2.0, Project Description, of the Draft EIR available at: www.riverbank.org/609/River-Walk.

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; Greenhouse Gases, Climate Change, and Energy; Noise, Public Services, Transportation and Circulation, Utilities, Cumulative Aesthetics; Cumulative Agricultural Resources; Cumulative Air Quality; Cumulative Biological Resources, Cumulative Greenhouse Gases, Climate Change; Cumulative Noise, Cumulative Transportation and Circulation, and Cumulative Utilities. 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 RWSP and Draft EIR will commence on January 31, 2024 and will end on March 18, 2024 for interested individuals and public agencies to submit written comments on the documents. Written comments concerning the RWSP and Draft EIR are due by 5:00 p.m. on March 18, 2024 and should be submitted to the attention of Miguel Galvez, Contract City Planner at the City of Riverbank, 6707 3rd Street, Suite A, Riverbank, CA 95367; or by e-mail to riverwalk@riverbank.org. Comments provided should clearly identify if the comments pertain to the RWSP or the Draft EIR. All comments received on the Draft EIR will be formally addressed in a response to comment contained in a Final

EIR. 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.

Copies of the Draft EIR can be reviewed at the City of Riverbank, 6707 3rd Street, Riverbank, CA 95367 or 6617 3rd Street, during normal business hours, and online at: www.riverbank.org/609/River-Walk.

Questions regarding the City of Riverbank's review of the proposed Project or Draft EIR may be directed to Miguel Galvez, Contract City Planner at the City of Riverbank, 6617 3rd Street, Riverbank, CA 95367; or by e-mail to riverwalk@riverbank.org.