

RECORDING REQUESTED OF:  
SARA LYTTLE-PINHEY  
LAFCO EXECUTIVE OFFICER  
NO FEE

WHEN RECORDED, MAIL TO:  
NAME: STANISLAUS LAFCO  
ADDRESS: 1010 10<sup>th</sup> STREET, SUITE 3600  
TOWN & STATE: MODESTO, CA  
ZIP CODE: 95354



Stanislaus, County Recorder  
Donna Linder Co Recorder Office  
**DOC- 2019-0056712-00**

Monday, AUG 26, 2019 09:54:23  
Ttl Pd \$0.00 Rcpt # 0004314296  
OJC/R2/1-12

**CERTIFICATE OF COMPLETION**

**CROSSROADS WEST CHANGE OF ORGANIZATION  
TO THE CITY OF RIVERBANK**

REC'T # **0004314296**  
August 26, 2019 ----- 09:54:23

Stanislaus, County Recorder  
Donna Linder Co Recorder Office

Official # **19-0056712-00**

REQD BY  
Free Issue

Total fee .....	\$0.00
Amount Tendered...	\$0.00
Change .....	\$0.00

OJC,R2/1/12

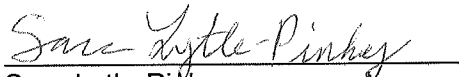
12J

DATE: August 26, 2019

SUBJECT: **CERTIFICATE OF COMPLETION**

This CERTIFICATE OF COMPLETION has been prepared and filed pursuant to Section 57200 et. seq. of the California Government Code.

1. Name of Proposal: Crossroads West Change of Organization to the City of Riverbank
2. Name of each district or city for which the change of organization was ordered: City of Riverbank
3. Name of each county within which any of such districts or cities are located: Stanislaus
4. Type or kind of action ordered for each district or city: Change of Organization consisting of annexation of territory to the City of Riverbank
5. Terms or conditions of the Change of Organization: See attached Conducting Authority Resolution No. 02-19
6. Date of adoption of the resolution ordering the Change of Organization: June 26, 2019
7. Territory involved is uninhabited
8. The effective and recording date of the Change of Organization is: August 26, 2019



Sara Lytle-Pinhey  
Stanislaus LAFCO  
Executive Officer

Attachments: Conducting Authority Resolution No. 02-19  
Exhibit A - LAFCO Resolution No. 2019-13  
Exhibit B - Map & Legal Description

**STANISLAUS LAFCO CONDUCTING AUTHORITY  
RESOLUTION NO. 02-2019**

**RESOLUTION OF THE EXECUTIVE OFFICER AS CONDUCTING AUTHORITY ORDERING  
THE CROSSROADS WEST CHANGE OF ORGANIZATION TO THE CITY OF RIVERBANK**

**WHEREAS**, the Stanislaus Local Agency Formation Commission (LAFCO), on June 26, 2019, approved LAFCO Resolution 2019-13, ordering the Crossroads West Change of Organization to the City of Riverbank subject to protest proceedings;

**WHEREAS**, the proposal consists of a request by the City of Riverbank to annex approximately 404 acres as part of the Crossroads West Change of Organization to the City;

**WHEREAS**, pursuant to Section 99 of the Revenue and Taxation Code, the area is subject to a city-county master property tax revenue sharing agreement;

**WHEREAS**, the Commission set forth the reasons for the proposal, made findings and determinations, including those required of the California Environmental Quality Act (CEQA), and approved terms and conditions of the change of organization as described in Exhibit A, LAFCO Resolution No. 2019-13;

**WHEREAS**, the affected boundaries of the change of organization are described in Exhibit B, attached;

**WHEREAS**, the territory is uninhabited and does not have 100% landowner consent;

**WHEREAS**, Government Code Section 56029 designates the Commission, as the conducting authority to conduct proceedings for the change of organization pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000;

**WHEREAS**, pursuant to Government Code Section 57000(c), the Commission, on February 28, 2001, delegated all functions, duties, and responsibilities of the Commission as conducting authority to the Executive Officer;

**WHEREAS**, the Commission adopted LAFCO Resolution No. 2019-13, making determinations, approving the proposal and directing the Executive Officer to complete protest proceedings;


**WHEREAS**, notice was given for the protest hearing, in the form and manner required by law, pursuant to Government Code Section 57025;

**WHEREAS**, pursuant to Government Code Section 57050, the Executive Officer has conducted the protest hearing for the change of organization on August 20, 2019 for the purpose of receiving written protests; and,

**WHEREAS**, following the conclusion of the hearing, in accordance with Government Code Section 57052 and 57075(a)(3), no protests were submitted.

**NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED, AND ORDERED** by the Executive Officer of the Stanislaus Local Agency Formation Commission as follows:

1. On the authority of the Stanislaus Local Agency Formation Commission, as delegated by the Commission to its Executive Officer, the subject change of organization is hereby ordered pursuant to Government Code Section 57075(a)(3).
2. A Certificate of Completion for the change of organization shall be filed in the manner stated in Government Code Section 57000 et. seq., upon satisfaction of the terms and conditions set forth in LAFCO Resolution 2019-13.
3. The regular County assessment roll will be utilized.
4. No existing bonded indebtedness shall be affected by this change of organization.
5. The change of organization is subject to the terms and conditions contained in LAFCO Resolution No. 2019-13, attached hereto as Exhibit A; and the boundaries are further described on the map and legal description, attached hereto as Exhibit B.

  
\_\_\_\_\_  
Sara Lytle-Pinhey  
Executive Officer  
Stanislaus LAFCO

8/20/19  
\_\_\_\_\_  
Date

Exhibit A: LAFCO Resolution No. 2019-13  
Exhibit B: Legal Description & Map

Exhibit A

**STANISLAUS COUNTY LOCAL AGENCY  
FORMATION COMMISSION**

**RESOLUTION**

**DATE:** June 26, 2019

**NO. 2019-13**

**SUBJECT: LAFCO APPLICATION NO. 2019-06 – CROSSROADS WEST CHANGE OF ORGANIZATION TO THE CITY OF RIVERBANK**

On the motion of Commissioner DeMartini, seconded by Commissioner Withrow, and approved by the following vote:

Ayes: Commissioners: DeMartini, Van Winkle and Withrow  
Noes: Commissioners: None  
Ineligible: Commissioners: None  
Absent: Commissioners: Berryhill, Bublak, Chiesa, Hawn and O'Brien

**THE FOLLOWING RESOLUTION WAS ADOPTED:**

**WHEREAS**, the City of Riverbank has requested to annex approximately 403.79 acres known as the Crossroads West Specific Plan;

**WHEREAS**, the City of Riverbank adopted a Resolution of Application and pre-zoned the proposed annexation area, located within the City of Riverbank's existing Sphere of Influence and Primary Area;

**WHEREAS**, there are less than 12 registered voters within the area and it is thus considered uninhabited;

**WHEREAS**, the City of Riverbank, as Lead Agency, has certified a Final Environmental Impact Report for the proposal, in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines;

**WHEREAS**, the City of Riverbank shall be responsible for monitoring and reporting to ensure CEQA compliance;

**WHEREAS**, the City of Riverbank has determined that there are impacts which could not be mitigated to acceptable levels and adopted CEQA Findings of Fact and Statements of Overriding Considerations, as put forth in City of Riverbank Resolution No. 2019-013;

**WHEREAS**, the Commission has reviewed the environmental documentation prepared by the City of Riverbank, including the Final Environmental Impact Report and Statements of Overriding Considerations, and has not identified any feasible mitigation measures that would substantially lessen the identified impacts of the proposal;

**WHEREAS**, the Commission is not aware of any legal challenge filed against the City's environmental determinations for the proposal;

**WHEREAS**, the Commission has reviewed the Plan for Agricultural Preservation submitted by the City for the proposal which provides information regarding impacts to agricultural lands and the City's strategy to minimize the loss of agricultural lands;

**WHEREAS**, at the time and in the form and manner provided by law, the Executive Officer provided notice of the June 26, 2019 public hearing by this Commission; and

**WHEREAS**, the Commission has heard all interested parties desiring to be heard and has considered the proposal and report by the Executive Officer and all other relevant evidence and information presented or filed at the hearing.


**NOW, THEREFORE, BE IT RESOLVED** that this Commission:

1. Acting as a Responsible Agency pursuant to CEQA Guidelines Sections 15051, 15052, 15096, and 15391, the Commission has reviewed and considered the Final Environmental Impact Report for the Crossroads West Specific Plan, and adopts the same findings regarding the environmental impacts of the proposal and the statement of overriding considerations, all as approved and adopted by the City of Riverbank acting as the Lead Agency and put forth in Riverbank City Council Resolution No. 2019-013; and additionally makes the following findings:
  - A. As a "Responsible Agency", Stanislaus LAFCO has independently evaluated the City's certified EIR, and has complied with all actions and guidelines pursuant to CEQA Guidelines Section 15096, and has reached an independent conclusion that determines the EIR adequately addresses the potential impacts related to the proposal that the Stanislaus LAFCO has been asked to approve;
  - B. On the basis of substantial evidence in light of the whole record, none of the conditions identified in the CEQA Guidelines Section 15052 have occurred that would necessitate LAFCO assuming the role of Lead Agency from the City of Riverbank;
  - C. On the basis of substantial evidence in light of the whole record, none of the conditions identified in CEQA Guidelines Section 15162 or 15163 have occurred that would necessitate preparation of a Subsequent EIR or Supplemental EIR as certified by the City of Riverbank;
  - D. On the basis of substantial evidence in light of the whole record, in compliance with CEQA Guidelines Section 15096(g)(2), that there are no feasible alternatives to the proposal or feasible mitigation measures within the Stanislaus LAFCO's powers that would substantially lessen or avoid any significant effect the proposal would have on the environment;
  - E. On the basis of substantial evidence in light of the whole record, in compliance with CEQA Guidelines Section 15096(h), that the Stanislaus LAFCO, as a "Responsible Agency" adopts the same findings put forth in Riverbank City Council Resolution No. 2019-013 as required by Section 15091(a) for each significant effect of the proposal and makes the findings in Section 15093 as necessary, adopts the same Statement of Overriding Considerations, also

contained in said referenced resolution, and to further require the filing of a Notice of Determination in compliance with CEQA Guidelines Section 15096(i); and,

- F. The City of Riverbank shall be responsible for the Mitigation Monitoring and Reporting Program, all as approved and adopted by the City to ensure CEQA Compliance.
2. Determines that the Plan for Agricultural Preservation, as submitted by the City, contains sufficient evidence demonstrating consistency with the goals of the Commission's Agricultural Preservation Policy.
  3. Determines that the approval of the change of organization is consistent with overall Commission policies and the City's General Plan and that the City has provided sufficient evidence to show that the required services are available and will be provided upon development of the area.
  4. Approves the proposal subject to the following terms and conditions:
    - A. The applicant shall pay State Board of Equalization fees and any remaining fees owed to LAFCO.
    - B. The applicant agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers, and employees from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul LAFCO's action on a proposal or any action relating to or arising out of such approval, and provide for the reimbursement or assumption of all legal costs in connection with that approval.
    - C. The effective date shall be the date of recordation of the Certificate of Completion.
    - D. The application shall be processed as a change of organization consisting of the annexation of territory to the City of Riverbank.
    - E. Upon the effective date of the annexation, all rights, title, and interest of the County, including the underlying fee where owned by the County in any and all public improvements, including, but not limited to the following: sidewalks, trails, landscaped areas, open space, street lights, signals, bridges, storm drains, and pipes shall vest in the City; except for those properties to be retained by the County.
  5. Designates the proposal as the "Crossroads West Change of Organization to the City of Riverbank."
  6. Designates the Commission as conducting authority pursuant to Government Code Section 56029 for the change of organization.

7. Authorizes and directs the Executive Officer, pursuant to Government Code Section 56881(d), to initiate the protest proceedings for the change of organization pursuant to Part 4, commencing with Section 57000, in compliance with this Resolution and upon receipt of a map and legal description accepted to form by the Executive Officer, subject to the specified terms and conditions.

ATTEST:   
Sara Lytle-Pinhey  
Executive Officer



**CROSSROADS WEST**  
**CHANGE OF ORGANIZATION TO**  
**THE CITY OF RIVERBANK**

All that certain real property being a portion of Section 34 & 27 of Township 2 South, Range 9 East Mount Diablo Base and Meridian; situate in the County of Stanislaus, State of California, more particularly described as follows:

**COMMENCING** at the Section Corner common to Sections 2 and 3, Township 3 South, Range 9 East, Mt. Diablo Base and Meridian and Sections 34 and 35, Township 2 South, Range 9 East Mt. Diablo Base and Meridian, said point also being the centerline intersection of Claribel Road and Oakdale Road; thence North  $89^{\circ}38'50''$  West 50.01 feet to a point 50.00 feet westerly of the West line of said Section 2 to the **TRUE POINT OF BEGINNING**; said point also being the Southwest corner of the existing City limit line and the Crossroads change of organization recorded August 11, 1997;

Thence leaving said Southwest corner the following four (4) courses:

- 1) thence Westerly along the centerline of Claribel Road and the Southerly line of said Section 34; North  $89^{\circ}38'50''$  West a distance of 2592.85 feet to a point on the north-south centerline of section 34;
- 2) thence Northerly along the said North-South centerline of Section 34, North  $00^{\circ}22'42''$  West a distance of 2652.00 feet to the center one-quarter of said section 34;
- 3) thence Northerly along the said North-South centerline of Section 34, North  $00^{\circ}23'10''$  West a distance of 2643.64 feet to a point on the Southerly line of the North-South centerline of section 27;
- 4) thence Northerly along said North-South centerline of section 27, North  $00^{\circ}25'20''$  West a distance of 2431.39 feet to a point on the southwesterly corner of the Patterson Road No. 2 Reorganization to the City of Riverbank, recorded August 9, 1991; said line also being the Southerly right way line of the 100.00 foot wide Modesto Irrigation Districts main canal;

Thence leaving the North-South centerline of said section 27, Southeasterly along said Southerly line of the Patterson Road No. 2 Reorganization and Southerly line of said canal the following six (6) courses:

- 5) thence continuing along said Patterson Road Reorganization South  $59^{\circ}58'22''$  East a distance of 197.60 feet to the beginning of a 300.00 foot curve concave southwesterly, the radius of which bears North  $48^{\circ}03'15''$  East;
- 6) thence Southeasterly along the arc of said 300.00 foot curve, through a central angle of  $18^{\circ}01'38''$ , an arc distance of 94.39 feet;

- 7) thence Southeasterly along said Patterson Road No. 2 Reorganization south  $41^{\circ}56'45''$  East a distance of 423.66 to the beginning of a 400.00 foot radius curve concave northeasterly; the radius of which bears South  $15^{\circ}06'39''$  West;
- 8) thence Southeasterly along the arc of said 400.00 foot curve, through a central angle of  $32^{\circ}56'36''$ , an arc distance of 229.99 feet;
- 9) thence Southeasterly along said Patterson Road No. 2 Reorganization, South  $74^{\circ}53'21''$  East a distance of 534.61 feet to the beginning of a 300.00 foot curve concave southwesterly the radius of which bears North  $36^{\circ}10'15''$  West;
- 10) thence continuing southeasterly along the arc of said 300.00 foot curve, through a central angle of  $19^{\circ}14'26''$ , an arc distance of 100.74 feet, to a point on the Southwesterly corner of the Khatri reorganization to the City of Riverbank recorded on February 23, 1988;

Thence leaving said Patterson Road No. 2 City limit line continuing Southeasterly along said Khatri Reorganization and South right-of-way line of said canal the following (5) courses:

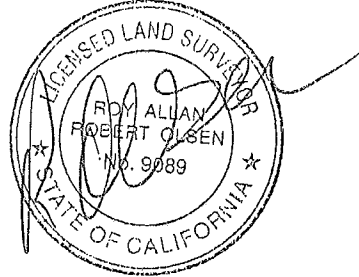
- 11) thence Southeasterly along the arc of said 300.00 foot curve, through a central angle of  $16^{\circ}41'58''$ , an arc distance of 87.44 feet;
- 12) thence Southeasterly along said Khatri Reorganization, South  $38^{\circ}56'57''$  East a distance of 1409.99 feet to the beginning of a 450.00 foot radius curve concave northeasterly; the radius of which bears South  $36^{\circ}10'15''$  West;
- 13) thence Southeasterly along the arc of said 450.00 foot curve, through a central angle of  $14^{\circ}52'48''$ , an arc distance of 116.87 feet;
- 14) thence Southeasterly along said Khatri Reorganization South  $53^{\circ}51'15''$  East a distance of 295.42 feet to a point on a 276.00 foot radius curve, concave northeasterly, the radius of said curve bears South  $30^{\circ}32'21''$  West;
- 15) thence Southeasterly along the arc of said curve, through a central angle of  $5^{\circ}36'24''$ , an arc distance of 27.01 feet to a point 25.00 feet westerly of the east line of section 27; said point being the current westerly City limit line and the northwest corner of the said Crossroads Annexation;

Thence southerly along said westerly city limits line the following four (4) courses:

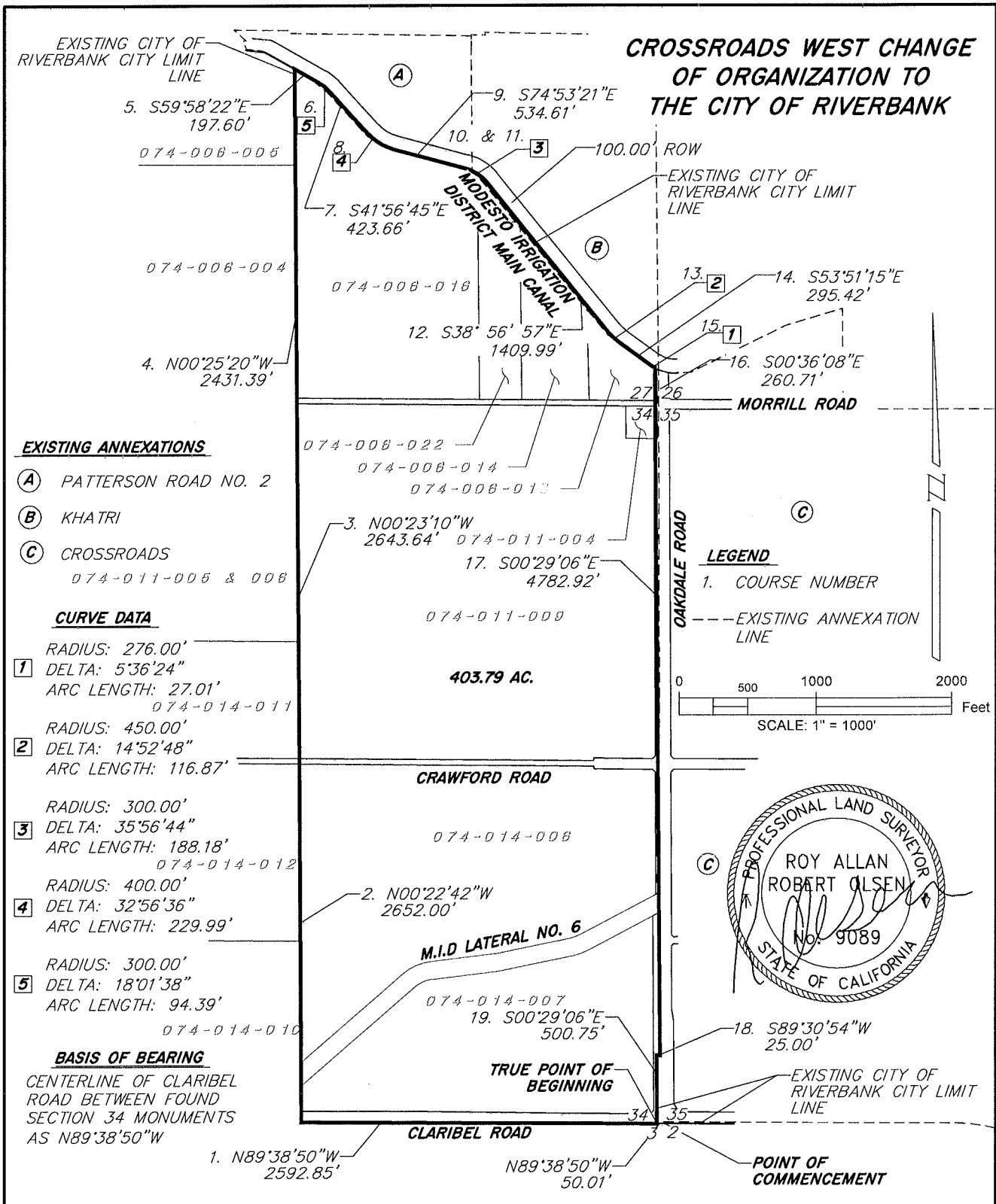
- 16) thence 25.00 feet West of and parallel with the east line of Section 27, South  $00^{\circ}36'08''$  East a distance of 260.71 feet to a point 25.00 feet west of the east line of section 34;

- 17) thence 25.00 feet west of and parallel with the east line of said Section 34, South 00°29'06" East a distance of 4782.92 feet to an angle point in the current City limit line;
- 18) thence South 89°30' 54" West a distance of 25.00 feet to a point 50.00 feet westerly of the east line of section 34;
- 19) thence 50.00 feet westerly and parallel with the east line of said Section 34, South 00°29'06" East a distance of 500.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 403.79 Acres, more or less.



# CROSSROADS WEST CHANGE OF ORGANIZATION TO THE CITY OF RIVERBANK



**EXISTING ANNEXATIONS**

- (A) PATTERSON ROAD NO. 2
- (B) KHATRI
- (C) CROSSROADS  
074-011-005 & 008

**CURVE DATA**

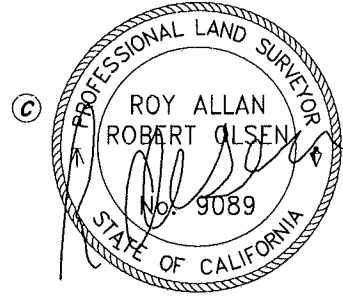
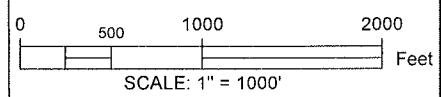
- 1 RADIUS: 276.00'  
DELTA: 5°36'24"  
ARC LENGTH: 27.01'  
074-014-011
- 2 RADIUS: 450.00'  
DELTA: 14°52'48"  
ARC LENGTH: 116.87'
- 3 RADIUS: 300.00'  
DELTA: 35°56'44"  
ARC LENGTH: 188.18'  
074-014-012
- 4 RADIUS: 400.00'  
DELTA: 32°56'36"  
ARC LENGTH: 229.99'
- 5 RADIUS: 300.00'  
DELTA: 18°01'38"  
ARC LENGTH: 94.39'  
074-014-010

**BASIS OF BEARING**

CENTERLINE OF CLARIBEL ROAD BETWEEN FOUND SECTION 34 MONUMENTS AS N89°38'50"W

**LEGEND**

- 1. COURSE NUMBER
- EXISTING ANNEXATION LINE



Plot June 7, 2019 at 3:21 PM P:\CAD\06293\MAP\CROSSROADS ANNEXATION\06293-CROSSROADS ANNEXATION\06293-CHANGE OF ORGANIZATION EXHIBIT.dwg

Drawn By: JNL/TL
Date: 06/07/19
Scale: 1"=1000'
Job No.: 06293
Phone: 866.526.4214

**CROSSROADS WEST CHANGE OF ORGANIZATION**  
 BEING A PORTION OF SECTION 34 & SECTION 27  
 TOWNSHIP 2 SOUTH, RANGE EAST 9, M.D.B.&M,  
 COUNTY OF STANISLAUS, STATE OF CALIFORNIA  
 RIVERBANK CALIFORNIA

**MVE Inc.**  
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 Northern California | Southern California | Nevada

SHEET  
**4**  
 OF 4