



CITY OF RIVERBANK
PLANNING COMMISSION MEETING
SPECIAL NOTICING OF MEETING PROCEDURES FOR
Tuesday, February 16, 2021 AT 6:00 P.M.
VIA TELECONFERENCE OR VIRTUAL PLATFORM ONLY – NO PUBLIC LOCATION
OF THIS MEETING

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH THE GOVERNOR'S NEW EXECUTIVE ORDER N-29-20, ISSUED ON MARCH 17, 2020, REGARDING THE OPEN MEETING REQUIREMENTS OF THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT IN AN EFFORT TO HELP AVOID THE SPREAD OF COVID-19, TO MAXIMIZE TRANSPARENCY, AND PROVIDE PUBLIC ACCESS TO CITY COUNCIL MEETINGS.

PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 16, 2021 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE PLANNING DEPARTMENTS OFFICE AND AT
WWW.RIVERBANK.ORG)

CALL TO ORDER:

Chair: Mallorie Fenrich

ROLL CALL:

Chair: Mallorie Fenrich
Vice Chair: Joan Stewart
Commissioner: John Dinan
Commissioner: Steve Link
Commissioner: Natasha Basso
Commissioner: Benjamin Reuben, Alternate

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

1. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission Board unless otherwise requested by an individual Planning Commission Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the Planning Commission Board.

2. CONSENT CALENDAR - Continued
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Item 2.1: Posting of the Agenda. The Agenda for the February 16, 2021 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website, and emailed to the Library on February 11, 2021.

Item 2.2: Approval of the February 16, 2021 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.3: Approval of the Minutes of the July 21, 2020, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted. *Commissioners to abstain due to absence: from _____ Planning Commission Meeting, Commissioner: None*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.4: Approval of the Minutes of the August 18, 2020, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted. *Commissioners to abstain due to absence: from _____ Planning Commission Meeting, Commissioner: None*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.5: Approval of the Minutes of the October 20, 2020, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted. *Commissioners to abstain due to absence: from _____ Planning Commission Meeting, Commissioner: None*

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PROCEDURES
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Item 3.1: Annual Nomination and Appointment of Chair and Vice Chair – Per Planning Commission Rules and Procedures.

4. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 4.1 and 4.2 was published in the Riverbank News on February 3, 2021.

Item 4.1: **Parcel Map 02-2020 – Dadesho Parcel Map – (File # 20-0023)** – The request is to subdivide a 4.78-acre parcel into two lots of approximately 1.76-acres and 3.02-acres. The proposed 1.76-acre lot has an existing residential dwelling and accessory structures. The property is located at the northwest corner of Morrill and Oakdale Roads at 2173 Morrill Road (APN: 074-006-013). The project has been determined not to have a significant effect on the environment and is Categorically Exempt pursuant to Section No. 15315 (Class 15, Minor Land Divisions) of the California Environmental Quality Act. Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

Recommendation: Approval of Resolution #2021-002 to approve the Parcel Map.

1st _____ 2nd _____

Item 4.2: **Tentative Map 02-2020 – Harrigfeld Subdivision – (File # 20-0022)** – The request is to subdivide an approximately 59.5-acre site into 298 residential lots with a 3-acre park and a detention basin. The lots range in size from 5,000 square feet to 10,960 square feet. The proposed lot sizes and density are consistent with the Crossroads West Specific Plan, adopted Tentative Map 2018-007 (Large Lot), and Preliminary Development Plan 2018-004. The property is located at the north side of Morrill Road and west of Oakdale Road at 1901 Morrill Road (APN: 074-006-016). Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

Recommendation: Approval of Resolution #2021-003 to approve the Tentative Map.

1st _____ 2nd _____

5. PLANNING COMMISSION COMMENTS

None.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

None.

7. STAFF COMMENTS (Information Only – No Action)

Project Updates

8. ADJOURNMENT Regular Planning Commission meeting – March 16, 2021 @ 6:00 p.m.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this _____, 2021

/s/ *Gabriel Salazar, Associate Planner, City of Riverbank*

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administration Dept. at (209) 863-7122 or the City Clerk at aaquilar@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements. A notification of 48 hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [28 CFR 35.102-35.104 ADA Title II].

NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Planning Commission shall be in English and anyone wishing to address the Planning Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION

MEETING SCHEDULE: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDA & REPORTS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires agenda title pages to be posted near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents, that are not privileged, may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

City Hall Hours: City Hall is currently CLOSED to the public.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7191.

CHANGES TO THIS NOTICE OF PROCEDURES

Any documents that are not privileged or part of a Closed Session provided to a majority of the Planning Commission Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, CA, during normal business hours.



PUBLIC PARTICIPATION PROCEDURES FOR THE PLANNING COMMISSION MEETINGS HELD IN A TELECONFERENCE OR VIRTUAL PLATFORM IN CONFORMANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20

In accordance with the Governor's Executive Order, should the meeting procedures change, the City may use the most rapid means of communication available at the time including, but not limited to, posting the notice of changes on the City's website.

PUBLIC "LIVE" VIEWING

- Charter Government Channel – 2
- AT&T U-VERSE Government Channel – 99
- YouTube Live Stream
<https://www.youtube.com/channel/UCq2x8QChEcknBq7uuJLcZow>
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS

- **Via U.S. Postal Service:** Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367. (Must be received **by 4:00 p.m.** prior to the meeting.)

Via Email to dkenney@riverbank.org:

- Emails before the meeting: (Will be distributed to the City Council)
 - Submit No later than **4:00 p.m.** on the day of the meeting; and
 - Indicate Agenda Item # in the ***subject line***.
- Emails during the meeting:
 - Indicate Agenda Item # in the subject line.

Join via ZOOM Platform:

- Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.
 - Join by this link: <https://us02web.zoom.us/j/82253126180>
 - Join by accessing website: <https://zoom.us/join>
Webinar ID: 841 4159 5782
 - Join by telephone: 1-669-900-9128 or 1-346-248-7799
Webinar ID: 841 4159 5782
- **HOW DO I COMMENT?** The Chair will announce when public comment may be made for the agenda item, at which time you will:
 - Using a computer – click on the “raise hand” feature in the webinar controls. This will let us know you wish to speak.
 - Once you confirm that you want to be unmuted, your 3 minutes will begin for you to make your comments.
 - Using a Phone – Dial *9, which will notify us that you have a “raised hand”
 - Once you are told “you may make your comments” you will have 3 minutes to make your comments.

Learn about using ZOOM – Visit <https://support.zoom.us/hc/en-us/categories/201146643>

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

City of Riverbank Planning Commission
NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regard to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on Tuesday, February 16, 2021, at 6:00 p.m. or soon thereafter via teleconference to consider the following matter:

Parcel Map 02-2020 – Dadesho Parcel Map – (File # 20-0023) – The request is to subdivide a 4.78-acre parcel into two lots of approximately 1.76-acres and 3.02-acres. The proposed 1.76-acre lot has an existing residential dwelling and accessory structures. The property is located at the northwest corner of Morrill and Oakdale Roads at 2173 Morrill Road (APN: 074-006-013). The project has been determined not to have a significant effect on the environment and is Categorically Exempt pursuant to Section No. 15315 (Class 15, Minor Land Divisions) of the California Environmental Quality Act. Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

Tentative Map 02-2020 – Harrigfeld Subdivision – (File # 20-0022) – The request is to subdivide an approximately 59.5-acre site into 298 residential lots with a 3-acre park and a detention basin. The lots range in size from 5,000 square feet to 10,960 square feet. The proposed lot sizes and density are consistent with the Crossroads West Specific Plan, adopted Tentative Map 2018-007 (Large Lot), and Preliminary Development Plan 2018-004. The property is located at the north side of Morrill Road and west of Oakdale Road at 1901 Morrill Road (APN: 074-006-016). Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

NEW OPEN MEETING PROCEDURES: This public meeting will be conducted only by teleconferencing or other technological remote platforms (there is no physical location to attend this meeting). "Live" viewing is available by Charter Government Channel – 2, AT&T U-Verse Channel – 99, and YouTube live streaming at <https://www.youtube.com/watch?v=7UN98ekdzdk>. Other participation options may arise by the day of the meeting. Notice will be posted on the City's website.

ALL INTERESTED PARTIES (COVID-19 PROCEDURES): You are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered in accordance with the Governor's Executive Order by providing written comments via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning, 6707 Third St., Riverbank, 95367.

Comments must be received no later than 4:00 p.m. on the day of the meeting (February 16th). Written comments will

again be received by email at dkenney@riverbank.org and by phone (209) 863-7191 up until the Item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are being evaluated. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and other communication channels, or you may call Donna M. Kenney, Planning and Building Manager, 209-863-7124 or email dkenney@riverbank.org for this information no later than 4:00 p.m. on the day of the meeting.

Normally, public materials pertaining to the presentation of the subject matter will be made available at www.riverbank.org upon distribution to a majority of the Planning Commission, (typically 72 hours prior to the meeting). Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least 72 hours prior to the meeting.

For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191. Published this 3rd day of February 2021.

/s/ Gabriel R. Salazar, Associate Planner,
City of Riverbank

AFFIDAVIT OF POSTING

I, Gabriel R. Salazar, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA.

Dated this 3rd day of February 2021.

/s/Gabriel R. Salazar, Associate Planner,
Riverbank, CA

RN #21-006

Feb. 3, 2021



City of Riverbank

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

NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regard to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, February 16, 2021, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matter:

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ALL INTERESTED PARTIES (COVID-19 PROCEDURES): You are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered in accordance with the Governor's Executive Order by providing

written comments via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning, 6707 Third St., Riverbank, 95367.

Comments must be received no later than 4:00 p.m. on the day of the meeting (February 16th). Written comments will again be received by email at dkenney@riverbank.org and by phone (209) 863-7191 up until the Item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are being evaluated. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and other communication channels, or you may call Donna M. Kenney, Planning and Building Manager, 209-863-7124 or email dkenney@riverbank.org for this information **no later than 4:00 p.m.** on the day of the meeting.

Normally, public materials pertaining to the presentation of the subject matter will be made available at www.riverbank.org upon distribution to a majority of the Planning Commission, (typically 72 hours prior to the meeting). Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least 72 hours prior to the meeting.

For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191.

Published this 3rd day of February 2021.

/s/ Gabriel R. Salazar, Associate Planner, City of Riverbank

AFFIDAVIT OF POSTING

I, Gabriel R. Salazar, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA.

Dated this 3rd day of February 2021.

/s/Gabriel R. Salazar, Associate Planner, Riverbank, CA

For official use only:

Posted: 2/3/2021	Publish: 2/3/2021	Remove: 2/17/2021
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City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, July 21, 2020

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, if available, for a fee by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Fenrich, Commissioners: Stewart, Dinan, Link, Basso and Reuben (Alternate)

Absent: None

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

None.

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the July 21, 2020 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on July 15, 2020.

Item 2.2: Approval of the July 21, 2020 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

ACTION: *By motion moved/second (Stewart / Link / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Fenrich, Stewart, Dinan, Link, and Basso

Nays: None

Absent: None

Abstained: None

3. PUBLIC HEARING PRESENTATIONS

Item 3.1: **Project Description: Architecture and Site Plan Review No. 02-2020 / Dept. File# 20-0020 – Countryside 1 and 2** - The project consists of Architecture and Site Plan Review for (Countryside 1 and 2) 49 and 45 single-family residential detached units with a park and a basin and associated street, sewer, water, and storm drainage improvements. Project location: SW corner of Central and California Avenue (APN 062-022-003) and between Claus Road and Central Avenue (APN062-022-009 and APN 062-022-022). Site Plan Design Review is required for the new residential units. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects pursuant to CEQA Guidelines.

- Donna M. Kenney, Planning and Building Manager presented item 3.1 and PowerPoint.
- Commissioners asked some questions in regards to item 3.1.
- Kenney responded to the Commissioners questions.
- Mark Wilbur, applicant, also responded to the Commissioners questions that they had.
- Public Hearing was opened at 6:22 p.m.
- Being no comments, the Public Hearing was closed at 6:24 p.m.
- Being no further comments from the Commission on item 3.1 the following vote was acted upon.

ACTION: *By motion moved/second (Link / Stewart / passed 5-0) was approved as submitted; motion carried by unanimous roll call vote. Architectural Review - Resolution #2020-006.*

Ayes: Planning Commissioners: Fenrich, Stewart, Dinan, Link and Basso.

Nays: None

Absent: None

Abstained: None

4. PLANNING COMMISSION PRESENTATION (Information Only – No Action)

None.

5. PLANNING COMMISSION COMMENTS

None.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Informational Only – No Action)

None.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Donna M. Kenney, Building and Planning Manager, provided an update to the Planning Commission on the recent City Council Meeting.

8. ADJOURNMENT - Regular Planning Commission meeting – August 18, 2020 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Mallorie Fenrich
Chair Planning Commission



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, August 18, 2020

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, if available, for a fee by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Vice Chair Stewart, Commissioners: Dinan, Link, Basso and Reuben (Alternate)

Absent: Chair Fenrich

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

None.

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the August 18, 2020 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on August 5, 2020.

Item 2.2: Approval of the August 18, 2020 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

ACTION: By motion moved/second (Dinan / Stewart / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Dinan, Link, Basso, and Reuben

Nays: None

Absent: Fenrich

Abstained: None

3. PUBLIC HEARING PRESENTATIONS

The public notice for Items 3.1 and 3.2 was published in the Riverbank News on August 5, 2020. The 300 ft. property owner notices of the public hearing were mailed out via US Postal Service on August 5, 2020.

Item 3.1: **Development Agreement No. 02-2020 – Cary Pope – Ward Villas Affordable Housing Project (Dept. #2020-0018)** The project consists of a Development Agreement for the previously approved Ward Villas subdivision project located at 2912 Ward Avenue (APN 132-036-003). The project site has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned Planned Development (PD). The adoption of a Development Agreement is exempt from environmental review because it is not a project within the meaning of Section 15378 of the State CEQA Guidelines.

- Donna M. Kenney, Planning and Building Manager presented item 3.1 and PowerPoint.
- Commissioners Stewart and Dinan both had a few questions.
- Kenney responded to the Commissioners questions.
- Public Hearing was opened at 6:19 p.m.
- Cary Pope applicant spoke on behalf of his project.
- Being no comments, the Public Hearing was closed at 6:20 p.m.
- Being no further comments from the Commission on item 3.1, the following vote was acted upon.

ACTION: By motion moved/second (Dinan / Link / passed 5-0) was approved as submitted; motion carried by unanimous roll call vote. Development Agreement Resolution #2020-007.

Ayes: Planning Commissioners: Stewart, Dinan, Link, Basso, and Reuben.

Nays: None

Absent: Fenrich

Abstained: None

Item 3.2: **Architecture and Site Plan Review No. 01-2020 – Central Valley Barber College (Dept. #20-0002)** The project consists of the Architecture and Site Plan Review of a remodeled front elevation, demolition of an existing building, and new landscaped parking lot, 3501 Atchison Street (APN 132-005-020). The proposed project will not have a significant effect on the environment and is categorically

exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

- Gabriel Salazar, Associate Planner presented item 3.2 and PowerPoint.
- Commissioners had some questions pertaining to the landscaping on the project.
- Public Hearing was opened at 6:38 p.m.
- Resident Steve Costalupes is not in favor of the project due to parking issues and the additional parking issues that will be created with the expansion of the school.
- Being no further comments, the Public Hearing was closed at 6:40 p.m.
- Being no further comments from the Commission on item 3.2 the following vote was acted upon.

ACTION: *By motion moved/second (Dinan / Link / passed 5-0) was approved as submitted; motion carried by unanimous roll call vote. Architecture and Site Plan Review 01-2020, Resolution #2020-008.*

Ayes: Planning Commissioners: Dinan, Stewart, Basso, Link, and Reuben

Nays: None

Absent: Chair Fenrich

Abstained: None

4. PLANNING COMMISSION PRESENTATION (Information Only – No Action)

None.

5. PLANNING COMMISSION COMMENTS
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None.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Informational Only – No Action)

None.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Donna M. Kenney, Building and Planning Manager, provided an update to the Planning Commission on the recent City Council Meetings.

8. ADJOURNMENT - Special Planning Commission Meeting – September 1, 2020 @ 6:00 p.m. Regular Planning Commission Meeting – September 15, 2020 @ 6:00 p.m.
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ATTEST:

Donna M. Kenney
Planning and Building Manager

APPROVED:

Joan Stewart
Vice Chair Planning Commission



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

MINUTES
Tuesday, October 20, 2020
(BY TELECONFERENCE ONLY)

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, if available, for a fee by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Fenrich, Commissioners: Stewart, Dinan, Link, Basso and Reuben (Alternate)

Absent: None

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

None.

2. CONSENT CALENDAR

All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.1: Posting of the Agenda. The Agenda for the October 20, 2020 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on October 7, 2020.

Item 2.2: Approval of the October 20, 2020 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

ACTION: *By motion moved/second (Stewart / Dinan / passed 5-0) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Dinan, Fenrich, Link, Basso

Nays: None

Absent: None

Abstained: None

3. PUBLIC HEARING PRESENTATIONS

The public notice for Items 3.1 was published in the Riverbank News on October 7, 2020. The 300 ft. property owner notices of the public hearing were mailed out via US Postal Service on October 7, 2020.

Item 3.1: **Architecture and Site Plan Review 03-2020 (Project No. 20-0020) Canna Mart – Bhupinder Bal and Rajwinder Bal -** The Project consists of the Architecture and Site Plan Review of a new two-story cannabis retail and distribution facility with a landscaped parking lot at 2667 Patterson Road (APN: 075-009-053). The proposed project is an infill project on a vacant lot and will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

- Commissioner Link declared a conflict of interest, as the applicants are customers of his.
- Gabriel Salazar, Associate Planner presented item 3.1 and PowerPoint.
- Commissioner asked some questions.
- Gabriel Salazar responded to the Commissioner's question.
- Public Hearing was opened at 6:21 p.m.
- Being no comments, the Public Hearing was closed at 6:22 p.m.
- Being no further comments from the Commission on item 3.1 the following vote was acted upon.

ACTION: *By motion moved/second (Dinan / Fenrich / passed 5-0) was approved as submitted; motion carried by unanimous roll call vote. Architecture and Site Plan Review 03-2020 Resolution #2019-011.*

Ayes: Planning Commissioners: Dinan, Stewart, Hughes, Fenrich and Reuben (Alternate)

Nays: None

Absent: None

Abstained: Link

4. PLANNING COMMISSION PRESENTATION (Information Only – No Action)

None.

5. PLANNING COMMISSION COMMENTS

None.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Informational Only – No Action)

None.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Donna M. Kenney, Building and Planning Manager, provided an update to the Planning Commission on the recent City Council Meeting.

8. ADJOURNMENT - Regular Planning Commission Meeting – November 24, 2020 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Mallorie Fenrich
Chair Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 4.1 **February 16, 2021**

APPLICATION: **Tentative Parcel Map Application 02-2020. Albert Dadesho – 2173 Morrill Road. (File No. 20-0023). Project Description:** Request to subdivide one (1) parcel (APN: 074-006-013) of approximately 4.76 acres into two (2) parcels consisting of Parcel 1, 3.0-acres and Parcel 2, 1.76-acres. Parcel 2 contains an existing residential unit, mobile home, and some accessory structures. Parcel 1 is undeveloped but contains pasture and some horse stalls. The property is located at 2173 Morrill Road and is zoned High-Density Residential in accordance with the Crossroads West Specific Plan. The General Plan designation for the site is High-Density Residential.

**PROPERTY OWNER/
APPLICANT:** Albert W. Dadesho
2173 Morrill Road
Riverbank, CA 95357

**APPLICANT
REPRESENTATIVE:** Thomas J. Owens
145 N. 2nd Street, Suite 5
Oakdale, CA 95361

GENERAL PLAN: Higher-Density Residential

ZONING: Specific Plan – 4 (SP-4), High-Density Residential (HDR)

**ENVIRONMENTAL
DETERMINATION:** Pursuant to the California Environmental Quality Act, the proposed Tentative Parcel Map meets the conditions prescribed by CEQA Section 15315 (Class 15, Minor Land Divisions) for an exemption. Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approval of the request to subdivide the subject parcel is recommended based on the General Plan and Zoning Consistency findings.

ACROMYMS: CEQA - California Environmental Quality Act
HDR - Higher Density Residential
LAFCO - Stanislaus Local Agency Formation Commission
PM - Parcel Map
SF - Square Feet, Square Foot
TPM - Tentative Parcel Map

I. EXECUTIVE SUMMARY:

Applicant Albert W. Dadesho is requesting that the Planning Commission review and approve Tentative Parcel Map No. 02-2020 (TPM, Exhibit A). The proposal is a request to subdivide an existing 4.76-acre site into two (2) parcels consisting of Parcel 1 – 3.0 acres and Parcel 2 – 1.76 acres. The property is zoned SP-4/High-Density Residential pursuant to the Crossroads West Specific Plan. The General Plan designation for the site is Higher-Density Residential.

II. BACKGROUND AND ANALYSIS:

Albert W. Dadesho and Susie Dadesho are the owners of the existing 4.76-acre site located at 2173 Morrill Road. Other than the parcel map, there is no development proposed at this time.

On June 26, 2019, Stanislaus Local Agency Formation Commission (LAFCO) approved the annexation of approximately 403.79 acres through the Crossroads West Specific Plan and it was rezoned Specific Plan 4. The subject site was included as part of that action. Previously, the area was outside the jurisdiction of the City of Riverbank in a Stanislaus County unincorporated area, but within the City's Sphere of Influence. The site is located within a High-Density Residential District of the Crossroads West Specific Plan (CWSP).

A. Development Standards

Lot Size

The proposed Tentative Parcel Map would subdivide an existing 4.76-acre site into two (2) parcels. The subject site is located within a high-density residential district (HDR) of the Crossroads West Specific Plan, which allows a single family residence as well as multifamily housing by right. Pursuant to the CWSP, there is no minimum or maximum lot size thresholds.

Lot Width

According to the Site Plan, Parcel 1 has a proposed width of approximately 239 (South property line) and 377 feet (North property line) and Parcel 2 has a width of approximately 213 feet (South property line) and 361 feet (North property line). Pursuant to the Crossroads West Specific Plan, there is no minimum lot width requirement and only a density requirement of 16-25 dwelling units per gross acre.

Existing Structures

Proposed Parcel 1 contains two horse stall structures of approximately 131 sf and 242 sf. Parcel 2 contains an existing 2,164 square foot residential unit with a garage (624 sf), an existing mobile home (1,390 sf), a shop (1,207 sf), shed A (515 sf), shed B (120 sf), and shed C (854 sf). Shed C will be removed as a map Condition of Approval. It is located on the north property line and blocks the location of a future CWSP bicycle path proposed along the south side of the canal.

B. General Plan Consistency Findings

Policy CONS-8.6: “The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services.”
Approval of a tentative parcel map may lead to multi-family housing units on proposed Parcel 1 and as a separate parcel, it makes it more suitable for development.

III. ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, staff has determined that the proposed Parcel Map is exempt pursuant to Section 15315 (Class 15) of the State CEQA Guidelines. The proposed Parcel Map meets the conditions prescribed by CEQA Section 15315 in that the project is a division of property in an urbanized area zoned for residential use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope of over twenty (20) percent. Additionally, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report (SCH No. 2017032062) as multifamily housing.

The Riverbank City Council certified the Crossroads West Specific Plan Environmental Impact Report on March 19, 2019, and CEQA Findings of Fact and Overriding Considerations on the annexation, and determined that the project, even with appropriate

mitigation measures in place, would have significant and unavoidable effects on the environment but that the benefits to the community outweighs the impacts.

IV. PUBLIC NOTICE

The Planning Commission public hearing notice was published in the Riverbank News on February 3, 2021 and posted at City Hall North, South, Post Office, library and website on February 3, 2021. In addition, the Applicant posted a Notice of Development Permit Application at 2173 Morrill Road on February 1, 2021 and notices were distributed to 24 residents and business within 300-feet of the Project site in accordance with City standard practices on February 3, 2021. At the time of writing this Staff Report (February 12, 2021), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

V. RECOMMENDATION

Approval of the request to subdivide the subject parcel is recommended based on consistency findings with the General Plan and Crossroads West Specific Plan.

VI ATTACHMENTS:

1. Planning Commission Resolution No. 2021-002
Exhibit A – Tentative Parcel Map No. 02-2020

Respectfully Submitted By:

Gabriel R. Salazar

Gabriel R. Salazar
Associate Planner

**City of Riverbank
Planning Commission
Resolution No. 2021-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK APPROVING THE REQUEST OF ALBERT W. DADESHO
FOR TENTATIVE PARCEL MAP 02-2020, LOCATED AT 2173 MORRILL
ROAD (APN 074-006-013)**

WHEREAS, an application has been received from Albert W. Dadesho for Tentative Parcel Map 02-2021 to divide one (1) 4.76-acre parcel into two (2) parcels, specifically sized as follows:

Parcel 1: Approximately 3.0 acres

Parcel 2: Approximately 1.76 acres; and

WHEREAS, the proposed tentative map is consistent with General Plan Conservation Element Policy 8.6, which states: "The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services"; and

WHEREAS, Tentative Parcel Map 02-2020 was reviewed by the Riverbank Planning Commission at a regular meeting held on February 16, 2021, in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a proposed Exemption pursuant to the California Environmental Quality Act and considers this to be the appropriate level of environmental review in this case. The Planning Commission finds that the proposed project meets the conditions prescribed in Section 15315 (Class 15, Minor Land Divisions) of the State CEQA Guidelines and is consistent with the CWSP EIR approved by City Council on March 19, 2019 (SCH: 2017032062); and

WHEREAS, the Riverbank Planning Commission approves the requested Tentative Parcel Map as prepared by Thomas J. Owens of Owens Design Consultants and date stamped January 13, 2021, presented by Albert W. Dadesho as depicted in attached Exhibit "A", incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, the Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

- A. The project is consistent with the General Plan in that the project directly implements General Plan Conservation Policy 8.6.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code.
- C. According to the California Environmental Quality Act, the proposed project is exempt pursuant to Section 15315 (Class 15, Minor Land Divisions) of the State CEQA Guidelines. The proposed Project meets all conditions prescribed by CEQA Section 15315 and is consistent with the CWSP EIR.

- D. The approval of Tentative Parcel Map 02-2020 for the subdivision of one (1) approximately 4.76-acre parcel into two (2) parcels will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that proposed map is similar to, and compatible with, neighboring uses in the area.

WHEREAS, the request for a Tentative Parcel Map is approved by the Planning Commission of the City of Riverbank, subject to the following conditions:

1. Prior to parcel map, applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject property;
2. Upon development, the project shall comply with any CWSP EIR Mitigation and Monitoring Program measures applicable to Parcels 1 and 2;
3. An encroachment permit is required for all work in the public right of way; and
4. Submittals of all materials to be used within the public right of way shall be submitted and approved prior to construction.
5. Compliance with setback requirements for the side lot line and rear property line. Any accessory structure within the setback back must be removed or relocated for the property to meet the rear setback within 60 days of Planning Commission approval.
6. A 20-foot-wide Class 1 bike trail is required along the north property line adjacent the Modesto Irrigation District canal. The bike trail easement shall be shown on the parcel map.
7. At forty-two (42) foot half street dedication is required per the Crossroads West Specific Plan on Morrill Road.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission approves Tentative Parcel Map No. 02-2020, subject to those conditions established by Resolution No. 2021-002 and to be recorded as illustrated in Exhibit "A" to this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 16th of February, 2021; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

_____, Chairperson
Planning Commission

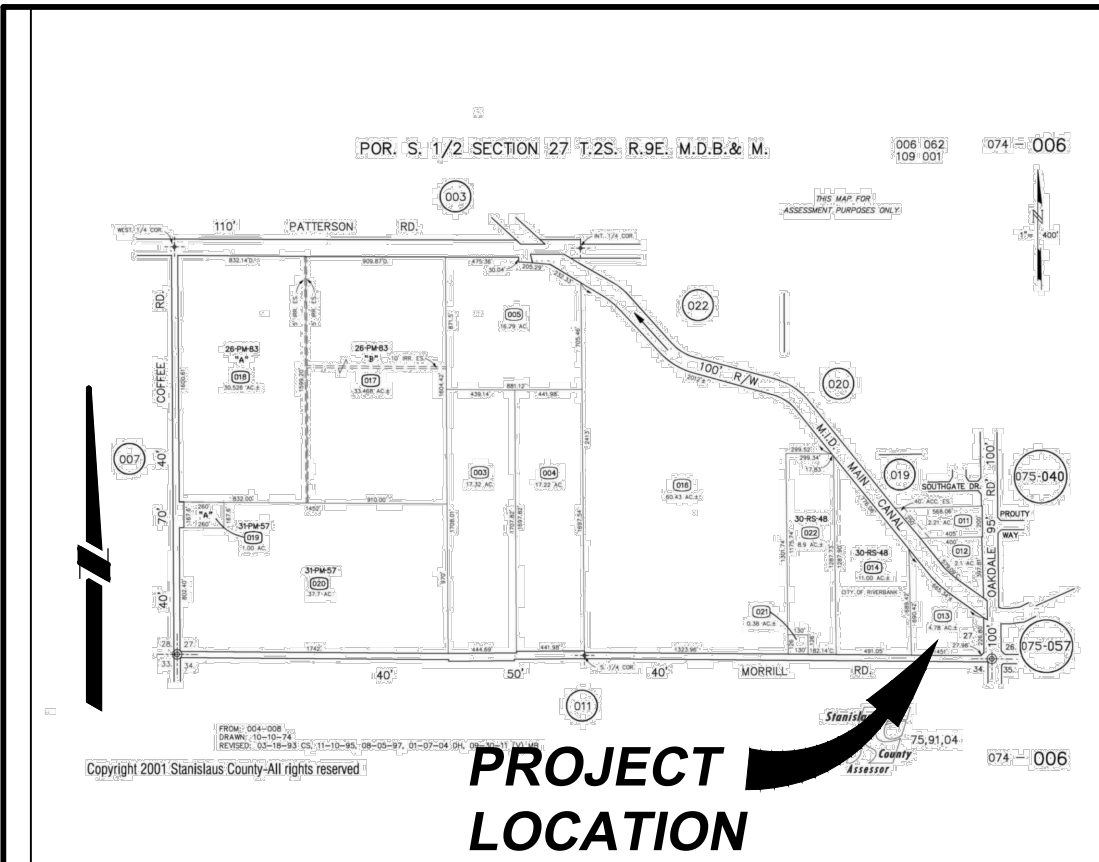
Exhibit A – Tentative Parcel Map 02-2020

TENTATIVE PARCEL MAP

PATTERSON ROAD (STATE HIGHWAY 108)

FOUND BRASS DISK IN MONUMENT WELL AT THE EAST 1/4 CORNER SEC. 27, T.2.S., R.9.E. (L.S. 6406)(2)

Exhibit A



VICINITY MAP

SCALE: NONE

NOTES

ASSESSORS PARCEL NUMBER: 074-006-013
PROPERTY ADDRESS: 2173 MORRILL ROAD, MODESTO, CA 95357
ZONING: HIGHER DENSITY RESIDENTIAL
GENERAL PLAN DESIGNATION: HIGHER DENSITY RESIDENTIAL
EXISTING LAND USE: PASTURE/RESIDENTIAL
PROPOSED LAND USE: PASTURE/RESIDENTIAL
NUMBER OF LOTS: 2
TOTAL AREA: 4.76 ACRES
PROPOSED PARCEL 1: 1.76 ACRES
PROPOSED PARCEL 2: 3.0 ACRES
WATER SOURCE: ON SITE WELL
SEWER SYSTEM: SEPTIC
ELECTRICITY: MODESTO IRRIGATION DISTRICT
GAS: PACIFIC GAS & ELECTRIC

LEGEND

- BUILDING FOOTPRINT
- PARCEL BOUNDARY LINE
- EX. CENTER LINE
- EX. CONC. CURB & GUTTER
- EX. POWER POLE
- EX. FIRE HYDRANT
- EX. WATER VALE
- WATER METER
- SANITARY SEWER MANHOLE
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. STORM DRAIN LINE
- SPOT ELEVATION
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT IN WELL
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET

BASIS OF BEARINGS:

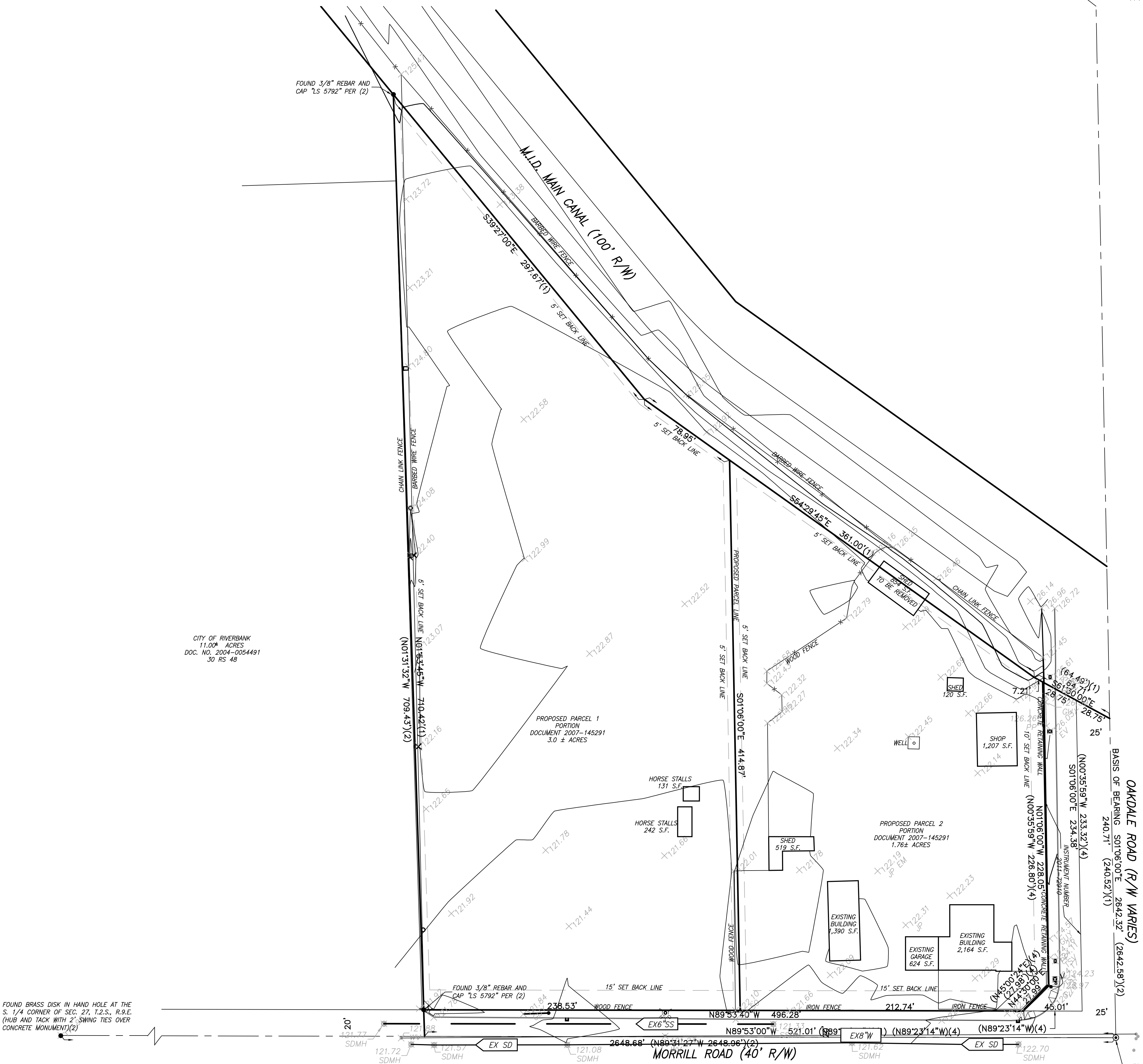
THE CENTER LINE OF THE OAKDALE ROAD IS TAKEN TO HAVE A BEARING OF S01°06'00"E PER RECORD OF SURVEY VOL 6 OF RECORD OF SURVEYS, AT PAGE 95, STANISLAUS COUNTY RECORDS.

REFERENCES:

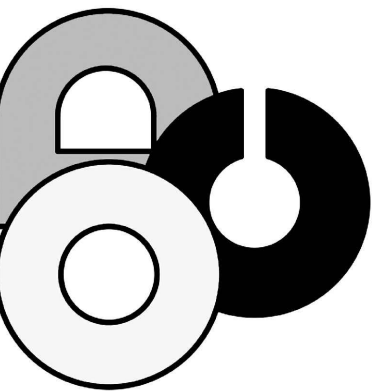
- DOCUMENT NO. 2007145291
- 30 RS 48
- INSTRUMENT NO. 2011-72911
- INSTRUMENT NO. 2011-72910

Received January 13, 2021

SCALE 1" = 40'



OWENS DESIGN CONSULTANTS
145 N 2nd Street
Oakdale, CA 95361
(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



THOMAS J. OWENS
CA R.C.E. 53530
NV R.C.E. 20504
P.L.S. 8262

TENTATIVE PARCEL MAP

Revisions:	Date

APPLICANT: ALBERT W. DADASHO
2173 MORRILL ROAD
MODESTO CA 95357

OWNER(S): ALBERT W. DADASHO
2173 MORRILL ROAD
MODESTO CA 95357

SUSIE DADASHO
2173 MORRILL ROAD
MODESTO CA 95357

Drawn By: JWG

Checked By: TO

Scale: AS NOTED

Job No. 2019009

Date: 10/2020

CAD File Name: 2019009_TENTATIVE MAP

Sheet No.

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 4.2 February 16, 2021

APPLICATION: **Tentative Map 02-2020 – Harrigfeld Subdivision – (File #20-0022)**
– The request is to subdivide an approximately 59.5-acre site into 298 residential lots with a 3-acre park and detention basin. The lots range in size from 5,000 square feet to 10,960 square feet. The proposed lot size and density are consistent with the Crossroads West Specific Plan, approved Tentative Map 07-2018 (Large Lot), and Preliminary Development Plan 04-2018. The property is located at the north side of Morrill Road and west of Oakdale Road at 1901 Morrill Road (APN: 074-006-016). Further, the site is located within the Crossroads West Specific Plan area and was analyzed in its program-level Environmental Impact Report.

CEQA: The entitlement has been submitted and reviewed by the City in accordance with the land uses described in the Crossroads West Specific Plan (CWSP). The residential land uses were evaluated in the CWSP Environmental Impact Report (SCH: 2017032062). A Mitigation Monitoring and Reporting Program identifies and implements mitigation measures applicable to the residential properties.

PROJECT PLANNER: Donna M. Kenney, Planning and Building Manager

APPLICANT: George Petrulakis
1130 12th Street, Suite B
Modesto, CA 95354

ENGINEERS: Mid Valley Engineering
1117 L Street, #0833
Modesto, CA 95354

ZONING: Specific Plan-4 (SP-4, Crossroads West)

RECOMMENDATION: That the Riverbank Planning Commission approves Tentative Subdivision Map 02-2020.

ACRONYMS: CEQA – California Environmental Quality Act
CWSP– Crossroad West Specific Plan (or Plan Area)
DA – Development Agreement

DU/AC – Dwelling units per acre
EIR – Environmental Impact Report
LDR – Low Density Residential (0-8 units per net acre)
PDP – Preliminary Development Plan
TM – Tentative Map
(#20-XXXX) – Electronic File Tracking Number

I. PROJECT DESCRIPTION:

The Project site is located at 1901 Morrill Road, between Morrill Road and the MID Main Canal to the north, the City Sports Complex and Oakdale Road to the east, and City Limits to the west. The Project site is within the Crossroads West Specific Plan area and an approved Development Agreement permits the developers to build on average five (5) low density residential dwelling units per acre over the next 20 years. The Project currently has an approved preliminary development plan and a large lot map, which the applicant proposes to subdivide into a small lot map.

II. BACKGROUND:

On March 19, 2019, the Riverbank City Council (Council) approved the Crossroads West Specific Plan and EIR (SCH: 2017032062) which regulate the Crossroads West development area. The Council certified CEQA Findings of Fact and Overriding Considerations on the annexation and determined that the project, even with appropriate mitigation measures in place, would have significant and unavoidable effects on the environment but that the benefits to the community outweighs the impacts. Subsequently, Development Agreement 02-2018 (between the City and the Harrigfeld and Machado Parties), Large Lot Tentative Map 07-2018, and Preliminary Development Plan 04-2018, designated as Phase C of the Crossroads Specific Plan, were approved by the Planning Commission on October 1, 2019.

TM 07-2018 (Attachment 2) is located at the north end of the CWSP area, north of Morrill Road, west of the sports complex and Oakdale Road, south of MID Main Canal, and east of the new City Limit line with County properties beyond it. It is approximately sixty (60) acres in size and has five (5) large lots, four (4) of which are buildable for houses. The large lots range in size from 1.1 acres to 15.6 acres. Lot 5, the smallest of these lots will contain a new City well site. Prior to development in Phases B or C of the CWSP (phases assigned in no particular order), a water analysis will be performed to determine the timing of construction of the new well. Lot 6, a long eighteen (18) foot wide lot is for a Class 1 bike trail on the south side of the MID Main Canal. While Lots 2 and 3 front Morrill Road, Lots 1 and 4 currently have access through a number of access and utility easements which will eventually become streets.

Approved PDP 04-2018 (Attachment 3) shows a three (3) acre neighborhood park in the middle of four (4) large lots, which will average five (5) dwelling units per acre. Internal streets shall conform to the street cross sections in the adopted Crossroads West Specific Plan (CWSP, Figures 9-12). Street names are proposed by the developer for the Final Map and reviewed by staff and outside agencies, including 911 before being approved by the City Council.

III. Preliminary Development Plan 04-2018 and Tentative Map 07-2018

Per Crossroads West Specific Plan Section 10.5, a Preliminary Development Plan (PDP) is required to be submitted concurrent with or prior to a tentative map or architectural review submittal and shall be a schematic plan which covers the entire area to be developed. The purpose of a PDP is to assist City Staff in reviewing and conditioning the development applications consistent with the CWSP. PDP 04-2018 and TM 07-2018 were both approved for the Harrigfeld Party by the Planning Commission on October 1, 2019. They also recommended approval of Development Agreement 02-2018 to the City Council, which they approved. Proposed TM 02-2020 will subdivide the large lots of TM 07-2018 into 298 buildable lots that are consistent with PDP 04-2018.

PDP 04-2018 is subject to the following provisions of the Specific Plan:

1. The density of development shall be consistent with the specific land use designations of the Specific Plan. *The small lot map moving forward at this time, TM 02-2020 is consistent with the site's low density (LDR) designation.*
2. The number of residential units proposed shall be within the minimum and maximum range of the Specific Plan for that land use category. *The proposed density of TM 02-2020 at 5 du/ac is consistent with the required CWSP Density Range of 5 du/ac – 8 du/ac (CWSP Table 1 – Low Density Residential).*
3. The PDP must be approved by the Planning Commission prior to consideration of a Site Plan approval by Staff or concurrently with a Tentative Map Approval. *PDP 04-2018 was approved concurrently with TM 07-2018 by the Planning Commission on October 1, 2019. Proposed TM 02-2020 was determined by staff to be consistent with PDP 04-2018.*
4. Residential units allocated by the Specific Plan may be reallocated within a distinct development area through a PDP if: (i) the minimum numbers of medium- and high-density units are achieved, (ii) the average number of units allowed in the district is not exceeded and (iii) PDP complies with the CWSP design guidelines. Compliance must be demonstrated with a numerical comparison of low-, medium-, and high-density units required in the Specific Plan and the proposed low-, medium-, and high-density units by district. *There are no high- or medium-density units proposed for this project. TM 02-2020 proposes the same number of low-density lots as approved PDP 04-2018 so no reallocation is necessary.*
5. Residential units allocated by the Specific Plan may be transferred to another planning area when two or more distinct development areas are the subject of one PDP. The reallocation of units between distinct development areas shall be deemed consistent with the Specific Plan if: (i) the minimum numbers of medium- and high-density units are achieved in each district, (ii) the average numbers of units allowed in each district is not exceeded, and (iii) the design guidelines are followed. Compliance must be demonstrated with a numerical comparison of low-, medium-, and high-density units by district. *TM 02-*

2020 proposes all low-density housing that is consistent with the adopted Specific Plan and PDP 04-2018. There is no transfer of units in this project.

IV. Tentative Map 02-2020 (Exhibit A)

A tentative subdivision map may be approved or conditionally approved by the Planning Commission if all of the following findings can be made:

1. The proposed map is consistent with applicable general and specific plans. *Proposed TM 02-2020 is consistent with the General Plan and the CWSP as reviewed by staff. Policies include, but are not limited to:*

Policy LAND 2-3 states that approved specific plans that include parks, schools, and other civic uses should locate those uses in neighborhood centers when feasible. *A 3-acre park site is located in the center of TM 02-2020.*

Policy LAND-5.4 New growth areas will provide usable places that are conveniently accessible by walking or bicycling, where people can gather for a variety of activities. Gathering places can include parks, plazas, and other publicly accessible land uses. *A 3-acre park site is located in the center of TM 02-2020.*

Policy CIRC-1.1 Approved plans, projects, and subdivision requests in new growth areas shall include the construction or pro-rata funding of transportation infrastructure that includes a connected and integrated system of bicycle facilities and pedestrian facilities, designed to comply with the Americans with Disabilities Act. *All sidewalks within the project and the bike trail along the canal are required to be ADA accessible.*

CWSP 3.5.1 Sustainability Elements. (B)(1) The master developer of the CWSP is required to install drought tolerant landscapes throughout the CWSP area which will reduce water usage and comply with the State and the City of Riverbank Municipal Code Chapter 157: Water Efficient Landscape and Irrigation water conservation standards. The CWSP will also utilize irrigation systems that are high efficiency and water conserving. The use of bubblers, drip irrigation, and low flow emitters will be required. *The Project is required to submit drought tolerant landscape and irrigation plans to the City for review and approval and provide documentation for State reporting.*

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. *TM 02-2020 is consistent with the General Plan and the CWSP because DA 02-2018 and TM 07-2018 Conditions of Approval were adopted as they relate to connectivity, sidewalks, and the provision of amenities and TM 02-2020 is subject to those conditions.*
3. The site is physically suitable for the type of development. *The site is suitable for a new subdivision of this type within the CWSP because it is consistent with approved PDP 04-2018.*

4. The site is physically suitable for the proposed density of the development. *At 5 dwelling units per acre, the site is physically suitable for a proposed density of 0-8 dwelling units per net acre.*
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats. *The design of the subdivision should not injure fish, wildlife, or their habitats, none of which are present on the site (CWSP Environmental Impact Report SCH: 2017032062).*
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. *The design of the subdivision should not cause serious health problems (CWSP Environmental Impact Report SCH: 2017032062).*
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction. *The design of the subdivision should not conflict with any easements of record.*

V. DEVELOPMENT AGREEMENT 02-2018:

Development agreements are binding contracts between a city and a developer. These agreements were authorized by the California Legislature, to protect both cities and land developers from uncertainties that may arise during the buildout of a larger area of land. Such agreements operate to provide vested rights to develop land in accordance with the adopted land use regulations applicable to the property. A development agreement protects the developer from certain changes in laws and regulations that may impact a project. By providing more certainty to the land development process, development agreements encourage larger amounts of private investment than would otherwise be possible.

In addition to providing certainty, development agreements benefit the community by providing long-term planning targets. Moreover, these agreements encourage the growth of larger, multi-phase projects that provide greater community amenities. In exchange for the vested right to develop, local governments can require a developer to provide certain improvements that would mitigate impacts caused by a project. In the present case, the Harrigfeld Party has invested significant resources to participate in funding the environmental review process for the CWSP, and the land use plan, policies and design standards contained in the CWSP.

Development Agreement 02-2018 provides the Harrigfeld Party (“Developer”) and their authorized successors, a vested right to develop residential subdivisions on approximately 60 acres over the next twenty (20) years. In exchange for this vested right, the developer is responsible for participating in certain infrastructure improvements. Examples include the installation of water and sewer lines and streets. Ultimately, a Development Agreement provides

some flexibility in that all public facilities needed to serve any portion of the Project must be installed in connection with each new subdivision.

The Development Agreement memorializes and binds the Developer to conditions of approval (Exhibit B) that regulate how the Developer may develop the Project. These conditions follow all phases of development, through PDP and TM approvals to final map recordation. Many conditions specify how the Developer can proceed with future plans and permits. Other technical conditions regulate engineering specifics and water flow. These conditions also vest the City's right to approve architecture, landscaping, and public fixtures.

TM 02-2020 is subject to the Mitigation Monitoring and Reporting Program ("MMRP") of the CWSP EIR. The MMRP (Exhibit C) identifies the mitigation measures that were established through the City Council's prior certification of the EIR. These measures tackle issues ranging from air quality to transportation. Certain mitigation measures are limited to the residential components only, such as compliance with City and Stanislaus LAFCO agricultural preservation policies.

VI. PUBLIC NOTICE:

The Planning Commission public notice was published in the Riverbank News, posted at City Hall North, South, Post Office, Community Center and website, and mailed to neighbors within 300 feet of the property on February 3, 2020.

The City received one comment email on February 7, 2020. Additional written comments received by the City after the staff report is final are supplied to the Commission on the day of the meeting.

Public concerns from Attachment 4, the comment email include:

1. The City's infrastructure is antiquated and under strain. *Crossroads West projects will be adding new infrastructure like streets, sewer lines, and a well. Subdivisions are required to annex into Community Facilities District 2016-01 to help maintain and upgrade the City's infrastructure systems.*
2. City residents continue to deal with flooding, homelessness, and neglected properties. *TM 02-2020 contains a stormwater basin to percolate water into the aquifer and will develop underutilized property into clean, safe neighborhoods. The City is currently working to obtain funding for emergency and transitional housing for the homeless.*
3. There is a lack of police services and enforcement. *The prevalence of cameras in the city, both private and city-owned, has reduced crime and aided in the prosecution of criminals. The City has been able add officers, both police and code enforcement, over the past three years due to Public Benefit funds provided by Development Agreements with cannabis businesses.*
4. The CWSP area is contaminated and construction will be harmful to wildlife. *The adopted CWSP Environmental Impact Report (SCH: 2017032062) states any contamination found*

during development is required to be handled in accordance with the best management practices approved by the Stanislaus County Division of Environmental Resources. In addition, it was determined there are no known special status species that will be impacted by development.

VII. RECOMMENDATION:

Adopt Resolution 2021-003 approving Tentative Map 02-2020 for the Harrigfeld Party.

VIII. ATTACHMENTS:

- Attachment 1 - Resolution 2021-003 Approving TM 02-2020
- Exhibit A - TM 02-2020
- Exhibit B - Harrigfeld Development Agreement Conditions of Approval
- Exhibit C - CWSP EIR Mitigation Monitoring and Reporting Plan (MMRP)
- Attachment 2 - TM 07-2018 Harrigfeld Large Lot Map
- Attachment 3 - PDP 04-2018 Harrigfeld Preliminary Development Plan
- Attachment 4 - Citizen comment dated 2-7-2021

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2021-003**

A Resolution of the Planning Commission of the City of Riverbank ("City"), Approving
Tentative Map 02-2020 for the Harrigfeld Party in the
Crossroads West Specific Plan Area

WHEREAS, the Harrigfeld Party has an approved Preliminary Development Plan (PDP 04-2018) outlining the conceptual layout of structures and public improvements on the Harrigfeld Property, which is designated as part of Phase C in the Crossroads West Specific Plan, and which is more specifically described as the properties located to the west of Oakdale Road and the Riverbank Sports Complex, to the north of Morrill Road, and to the south of the Modesto Irrigation District Main Irrigation Canal, and which is further identified as Stanislaus County APN 074-006-016 consisting of approximately 60.43 acres (the "Harrigfeld Property"); and

WHEREAS, the Harrigfeld Party has an approved large lot Tentative Map (TM 07-2018) to subdivide the Harrigfeld Property into five (5) parcels for residential and park development, in a manner that is overlaid with the Preliminary Development Plan layout; and

WHEREAS, the Harrigfeld Party has filed with the City an application for a small lot Tentative Map (TM 02-2020) to further subdivide the Harrigfeld Property into two hundred and ninety-eight (298) parcels for a residential development with a park, in a manner that is overlaid with the Preliminary Development Plan layout; and

WHEREAS, an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program prepared pursuant to the California Environmental Quality Act was adopted by the City Council on March 19, 2019, which analyzes the development of the Harrigfeld Property in accordance with the land use regulations in the Crossroads West Specific Plan (CWSP); and

WHEREAS, the City has reviewed and processed Tentative Map 02-2020 pursuant to the Subdivision Map Act and the City's subdivision ordinance and the City has determined that the Tentative Map is consistent with the Subdivision Map Act and applicable City policies and ordinances; and,

WHEREAS, based on the finding of conformance of Preliminary Development Plan 04-2018 and Tentative Map 02-2020 with the CWSP and applicable City policies, the City finds that the impacts related to the Harrigfeld Property as proposed therein were sufficiently analyzed and mitigated, where feasible, in the CWSP EIR, and that further environmental review is not warranted under CEQA; and

WHEREAS, The Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

Riverbank Special Planning Commission Meeting
Resolution 2021-003
February 16, 2021

Page 1 of 3

1. The proposed map is consistent with applicable general and specific plans:

Policy LAND 2-3 states that approved specific plans that include parks, schools, and other civic uses should locate those uses in neighborhood centers when feasible.

Policy LAND-5.4 New growth areas will provide usable places that are conveniently accessible by walking or bicycling, where people can gather for a variety of activities. Gathering places can include parks, plazas, and other publicly accessible land uses.

Policy CIRC-1.1 Approved plans, projects, and subdivision requests in new growth areas shall include the construction or pro-rata funding of transportation infrastructure that includes a connected and integrated system of bicycle facilities and pedestrian facilities, designed to comply with the Americans with Disabilities Act.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of the development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, on February 16, 2021, the Planning Commission conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against proposed Tentative Map 02-2020, and concluded its proceedings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RESOLVES that it hereby approves Tentative Map 02-2020 by the Harrigfeld Party, attached hereto as Exhibit "A," with Conditions of Approval attached as Exhibit "B," and Mitigation Measures as Exhibit "C" and incorporated herein by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 16th day of February 2021; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following Planning Commission vote of _ - _:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney, Secretary
Planning and Building Manager

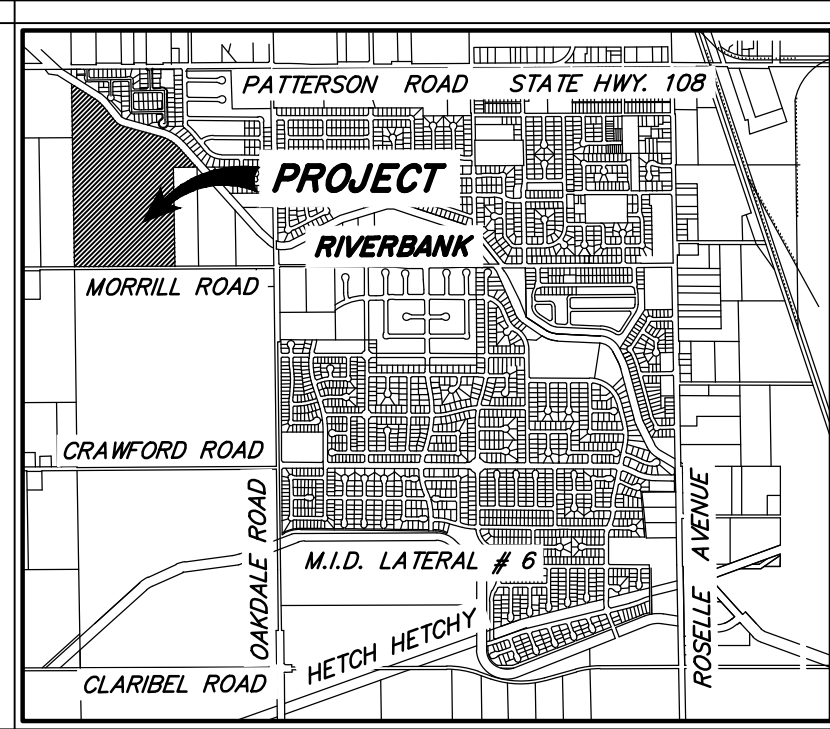
_____, Chair
Planning Commission

CROSSROADS WEST
HARRIGFELD FAMILY PROPERTY
VESTING TENTATIVE SUBDIVISION MAP

RIVERBANK, CALIFORNIA

BEING A PORTION OF NORTH 1/2 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 9 EAST,
MOUNT DIABLO BASE AND MERIDIAN (M.D.B.&M.)
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

Exhibit A
- TM
02-2020



VICINITY MAP

NTS

WRITTEN STATEMENTS

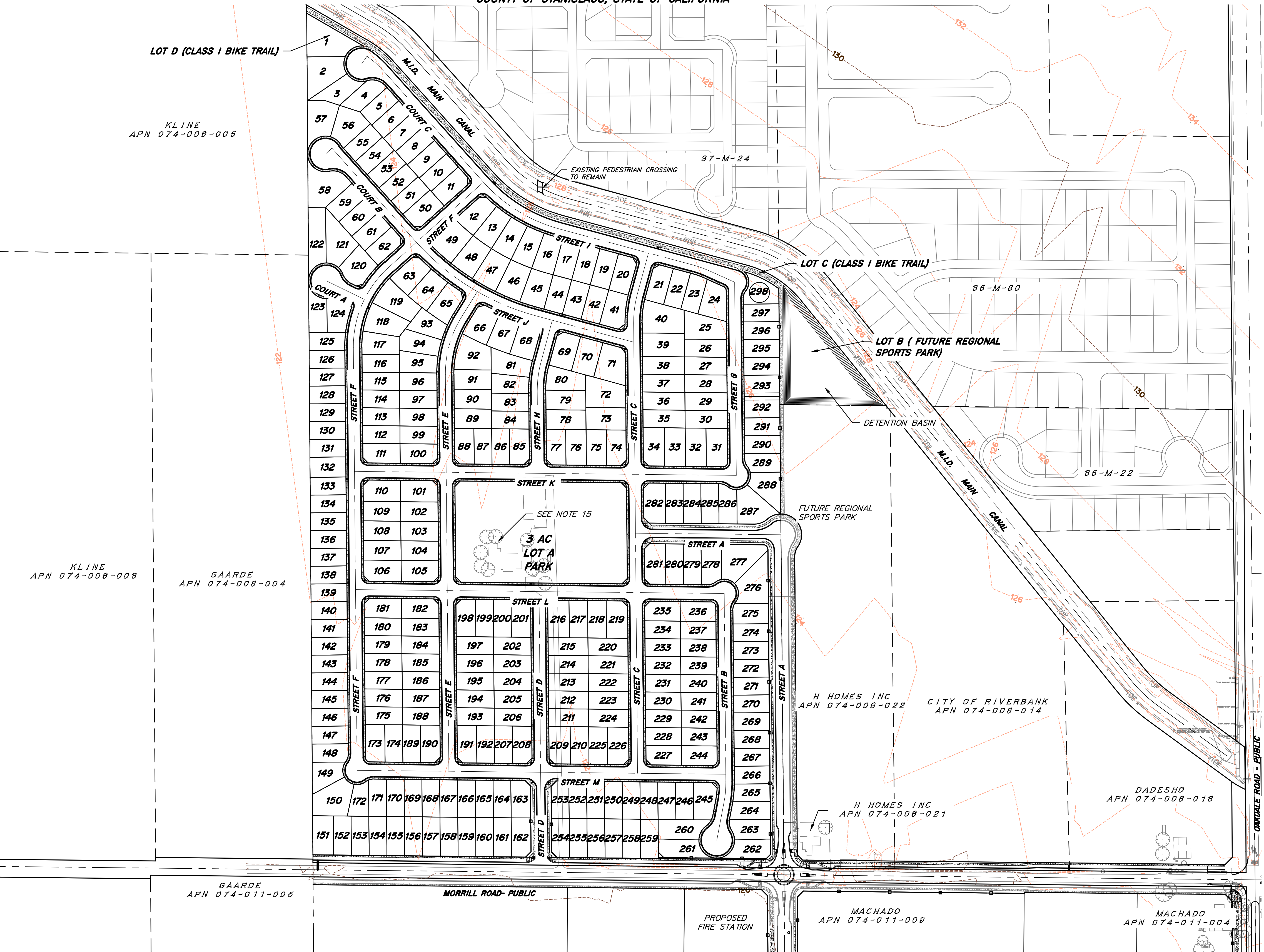
- EXISTING ZONING: LOW DENSITY RESIDENTIAL (LDR)(CROSSROADS WEST SPECIFIC PLAN(CWSP)) GENERAL PLAN DESIGNATION: CWSP
- LOTS 1-298 ARE PROPOSED FOR SINGLE FAMILY RESIDENTIAL USES. LOT A IS PROPOSED FOR A PLANNED PARK, LOT B FOR A PORTION OF THE PLANNED REGIONAL SPORTS PARK AND DETENTION BASIN, LOT C AND D FOR A PLANNED CLASS 1 BIKE TRAIL.
- UTILITIES:
WATER SYSTEM - CITY OF RIVERBANK
SANITARY SYSTEM - CITY OF RIVERBANK
STORM DRAINAGE - CITY OF RIVERBANK
GAS - PG&E
ELECTRIC - PG&E/MID
TELEPHONE - SBC
SCHOOL DISTRICT - SYLVAN SCHOOL DISTRICT - GRADES K-8 AND MODESTO HIGH SCHOOL DISTRICT - GRADES 9-12.
- TEMPORARY EROSION CONTROL:
FOR THE SUBDIVISION PORTION OF THE PROJECT, WATERING TRUCKS, PHASING OF DEVELOPMENT TO MINIMIZE DISTURBED AREAS AND HYDROSEEDING DISTURBED AREAS NO LONGER ACTIVE.
TEMPORARY EROSION CONTROL FOR BASIN:
HYDROSEEDING AFTER BASIN EXCAVATION.
PERMANENT EROSION CONTROL FOR SUBDIVISION:
TYPICALLY RESIDENTIAL LANDSCAPING OF PERVIOUS AREAS.
PERMANENT EROSION CONTROL FOR DUAL USE PARK/BASIN AT ULTIMATE BUILDOUT: GENERAL PARK LANDSCAPING.
- ALL REPORTS AND STUDIES COMPLETED FOR THE ENTIRE SPECIFIC PLAN AREA ARE INCLUDED WITHIN THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CWSP (SCH: 2017032062).
- THERE ARE NO PROPOSED AREAS TO BE OWNED IN COMMON.
- 6' SOUND WALLS ARE PROPOSED ALONG MORRILL ROAD WHERE LOTS DO NOT FRONT, AND ALONG THE WEST SIDE OF STREET A AND ON BOTH SIDES OF THE ENTRY DRIVES. LANDSCAPING IS PROPOSED AS SHOWN ON THIS MAP. THE PROJECT WILL PARTICIPATE IN A MAINTENANCE COMMUNITY FACILITIES DISTRICT (CMFD) TO OPERATE AND MAINTAIN FACILITIES INCLUDING STREET LIGHTS, PARKWAY LANDSCAPING, PARKS AND OTHER LANDSCAPE AREAS, WALL, STORM DRAINAGE SYSTEMS, STREET MAINTENANCE AS WELL PROVIDE FUNDING FOR POLICE PROTECTION.
- FINANCING STRATEGIES TO BE CONSISTENT WITH CHAPTER 9 OF THE CWSP.
- PLANNED IMPROVEMENTS TO MORRILL ROAD ARE PROPOSED AS SHOWN ON THIS MAP. OFF-SITE SANITARY SEWER IMPROVEMENTS TO BE INSTALLED CONSISTENT WITH THE DEVELOPMENT AGREEMENT FOR THE PROPERTY.
- SOLAR ACCESS SHALL BE CONSISTENT WITH CALIFORNIA GREEN BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 11).
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4 SECTION 66456.1.
- EXISTING DITCHES AND IRRIGATION PIPELINES TO BE RELOCATED, REMOVED OR ABANDONED IN ACCORDANCE WITH M.D. REQUIREMENTS.
- EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED AND/OR UNDERGROUND PER AGENCY AND UTILITY REQUIREMENT
- A 10' PUBLIC UTILITY EASEMENT (PUE) WILL BE PROVIDED IN ALL LOCATIONS WHERE A WALL CONDITION DOES NOT EXIST. WHERE THE WALL CONDITION OCCURS PROPOSED UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY
- THE SINGLE FAMILY DWELLING, SHOP/RIDING ARENA STRUCTURE, RELATED IMPROVEMENTS AND TREES TO BE REMOVED.

PROJECT INFORMATION

- A. REGULATORY AGENCY: CITY OF RIVERBANK
6617 THIRD STREET
RIVERBANK, CA 95367
T: 209-863-7124
- B. APPLICANT: GEORGE A. PETRULAKIS
1120 12TH STREET
SUITE B
MODESTO CA, 95354
- C. OWNERS: HARRIGFELD FAMILY TRUST DATED SEPT. 13, 1984
SONYA K. HARRIGFELD JACKSON
LESLIE A. BERGQUIST
CHRISTIAN L. HARRIGFELD
KARINA E. HARRIGFELD
1901 MORRILL ROAD
RIVERBANK CA, 95357
- D. ENGINEER: MVE, INC.
1117 L STREET
MODESTO, CA 95354
T: 209-526-4214
- E. EXISTING USE: AGRICULTURE
- F. SITE ADDRESS: 1901 MORRILL ROAD
RIVERBANK, CA 95457
- G. TOTAL PROJECT AREA: 59.5± ACRE
- H. ASSESSOR'S PARCEL NUMBER: 074-006-016
- I. NUMBER OF RESIDENTIAL LOTS: 298, 4 LETTERED LOTS
- J. CONTOURS: 2 FOOT INTERVALS

LEGEND

- 115 EXISTING CONTOURS (MAJOR)
- 114 EXISTING CONTOURS (MINOR)
- EXISTING EASEMENTS
- EXISTING PARCEL LINES
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- PROPOSED EASEMENTS
- PROPOSED LOT LINES
- PROJECT BOUNDARY

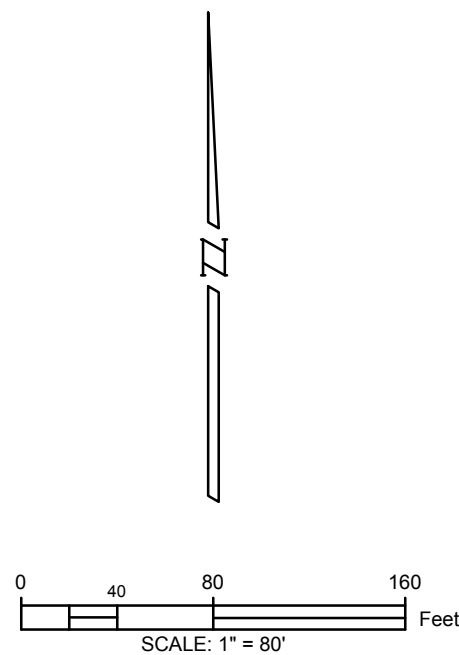


REVISIONS				
NO.	DATE	ISSUED FOR	BY	

MVE
MVE Inc.
1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

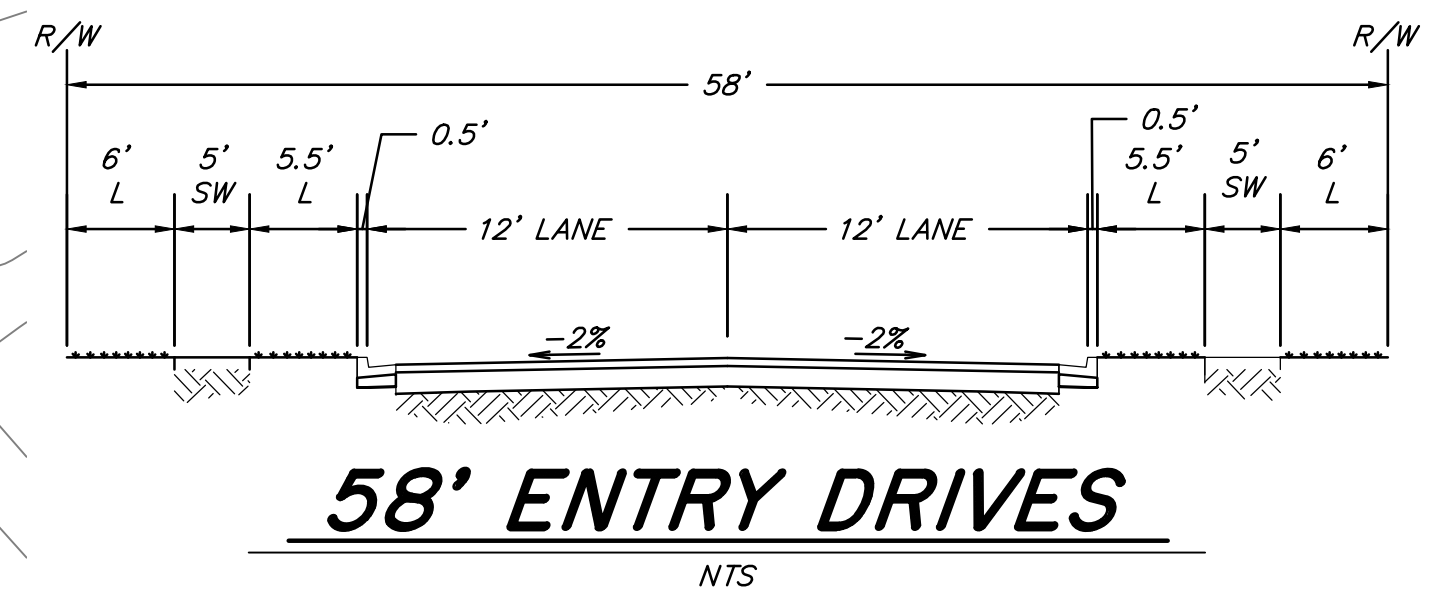
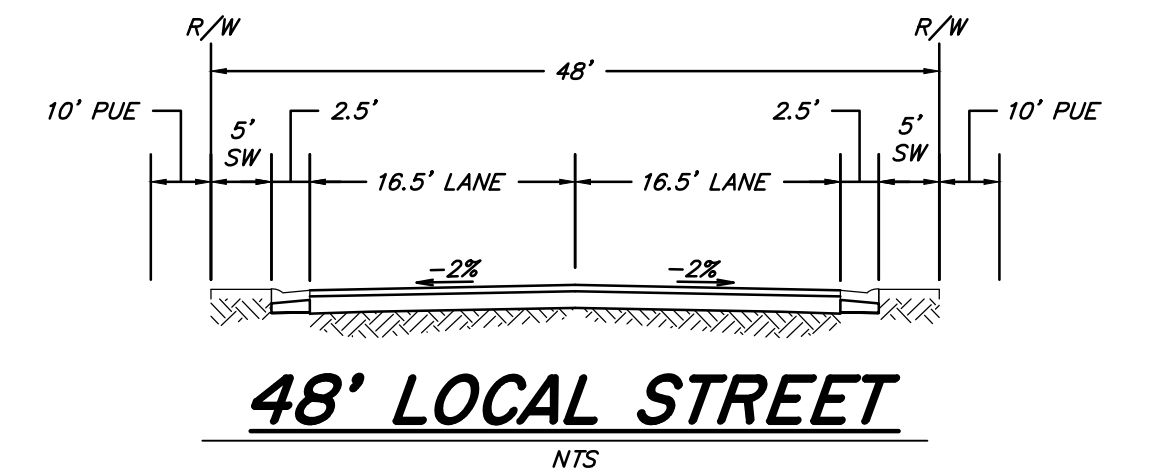
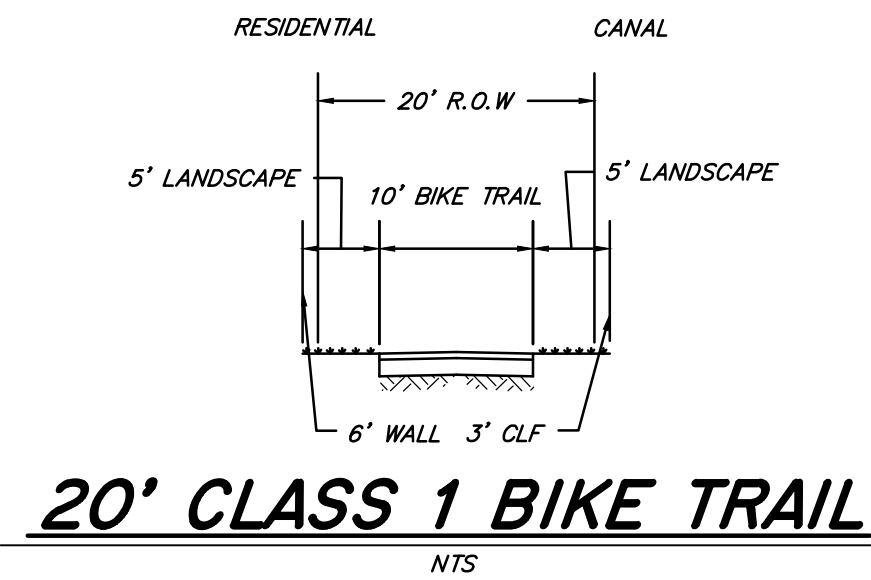
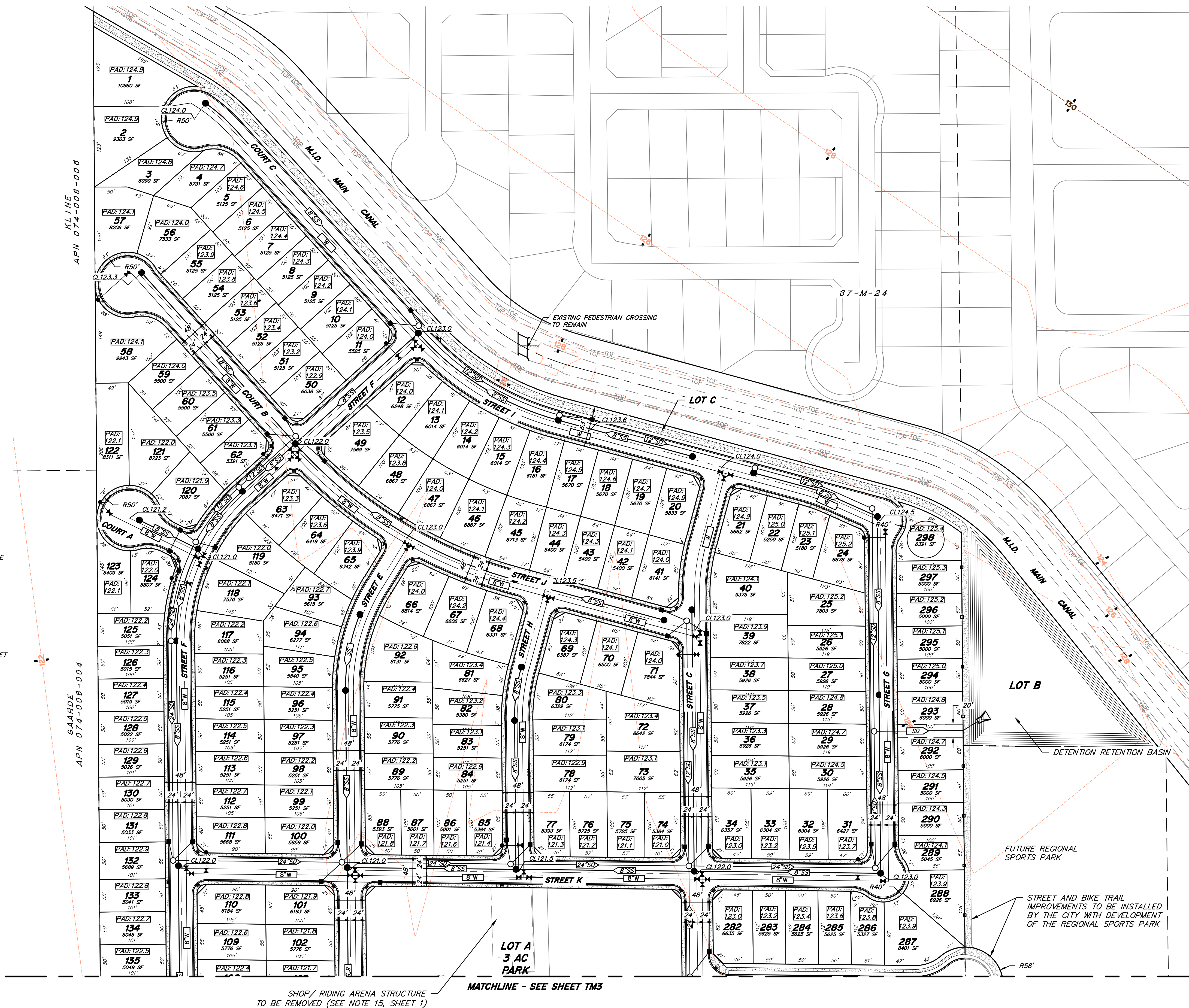
**CROSSROADS WEST
HARRIGFELD FAMILY PROPERTY
VESTING TENTATIVE SUBDIVISION MAP**
BEING A PORTION OF SOUTH HALF OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN
COUNTY OF STANISLAUS, STATE OF CALIFORNIA
RIVERBANK CALIFORNIA

DWG.
TM1
SHEET
1
OF
3



LEGEND

- 115 EXISTING CONTOURS (MAJOR)
- 114 EXISTING CONTOURS (MINOR)
- EXISTING EASEMENTS
- EXISTING PARCEL LINES
- W EXISTING WATER LINE
- SD EXISTING STORM LINE
- SS EXISTING SEWER LINE
- OH EXISTING OVERHEAD LINE
- G EXISTING GAS LINE
- PROPOSED EASEMENTS
- PROPOSED LOT LINES
- PROJECT BOUNDARY
- SS PROPOSED SEWER PIPE
- SD PROPOSED STORM DRAIN PIPE
- A PROPOSED STORM DRAIN OUTLET STRUCTURE
- W PROPOSED WATER PIPE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- PAD: ELEVATION TAG
- CL121.0 CENTERLINE ELEVATION TAG

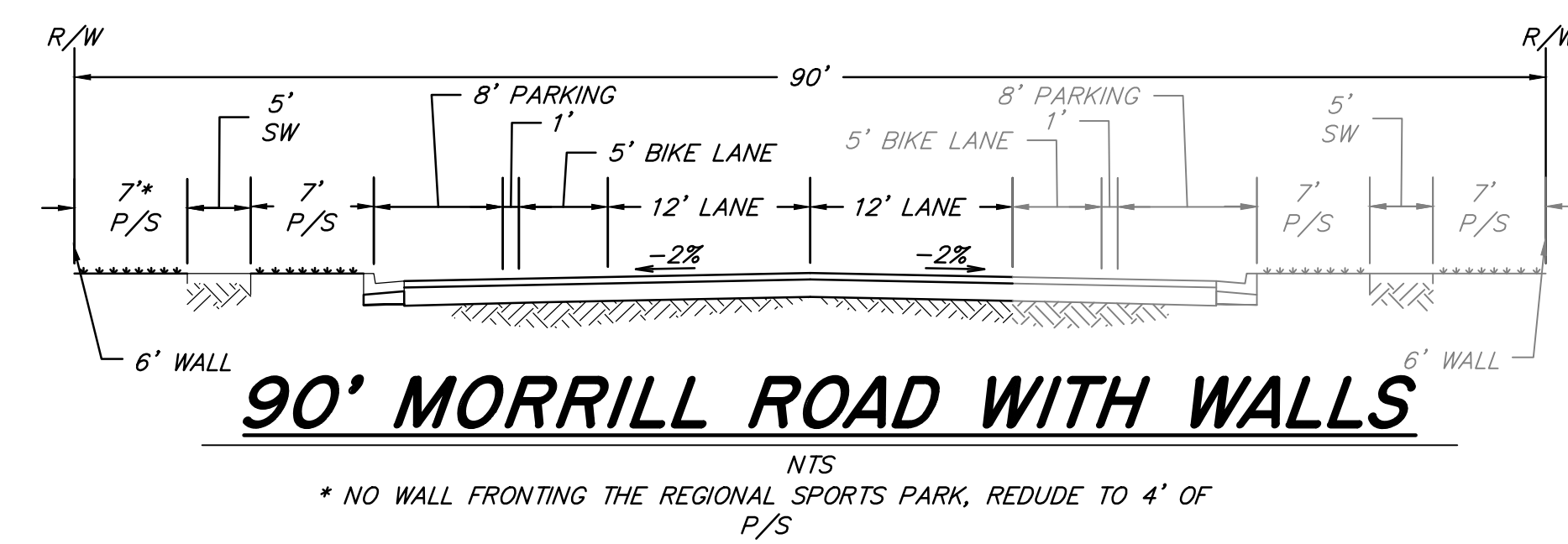
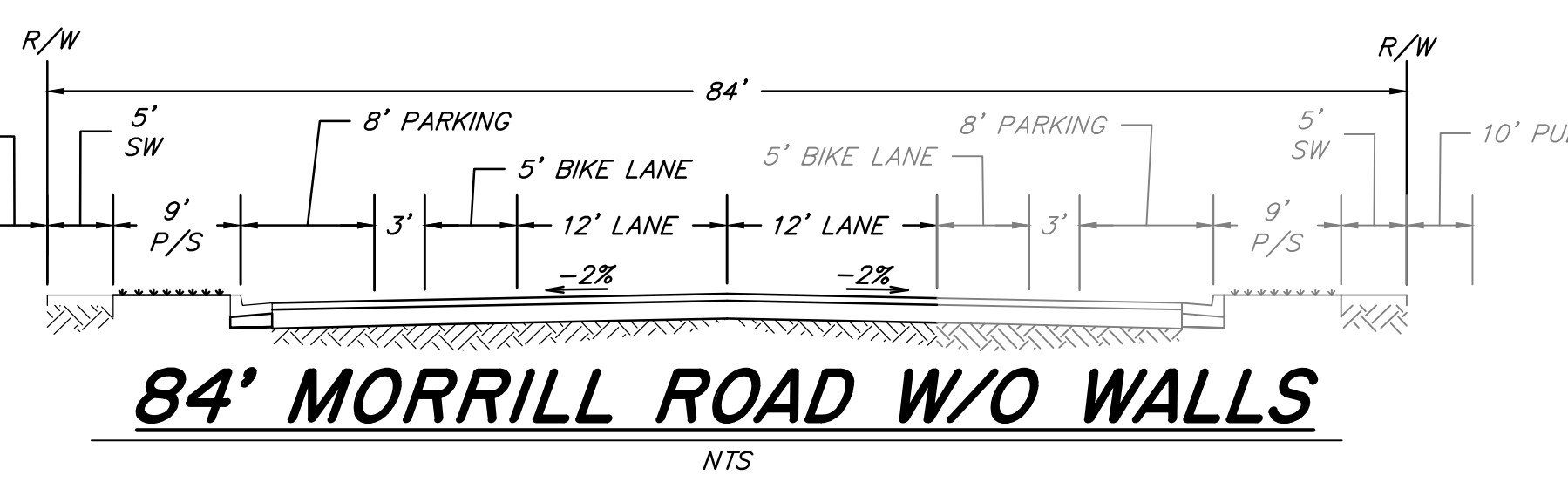
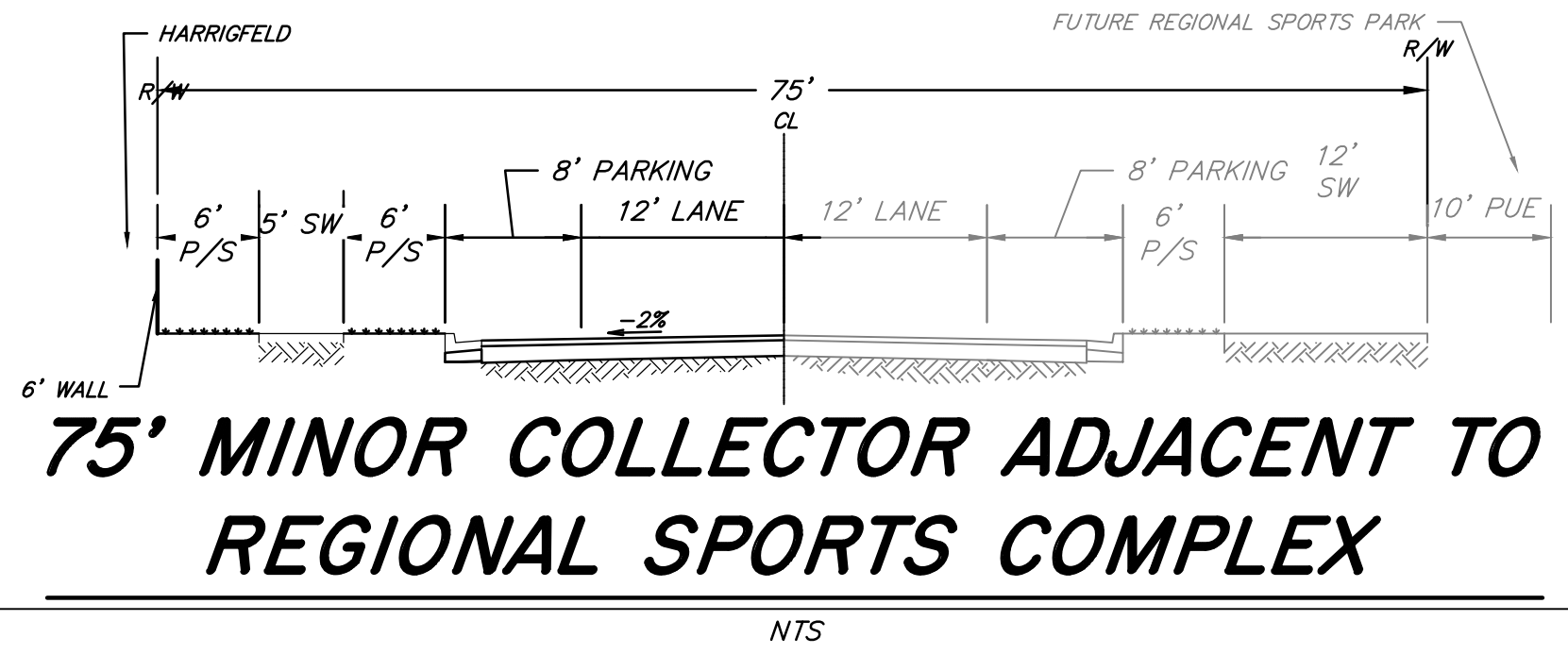
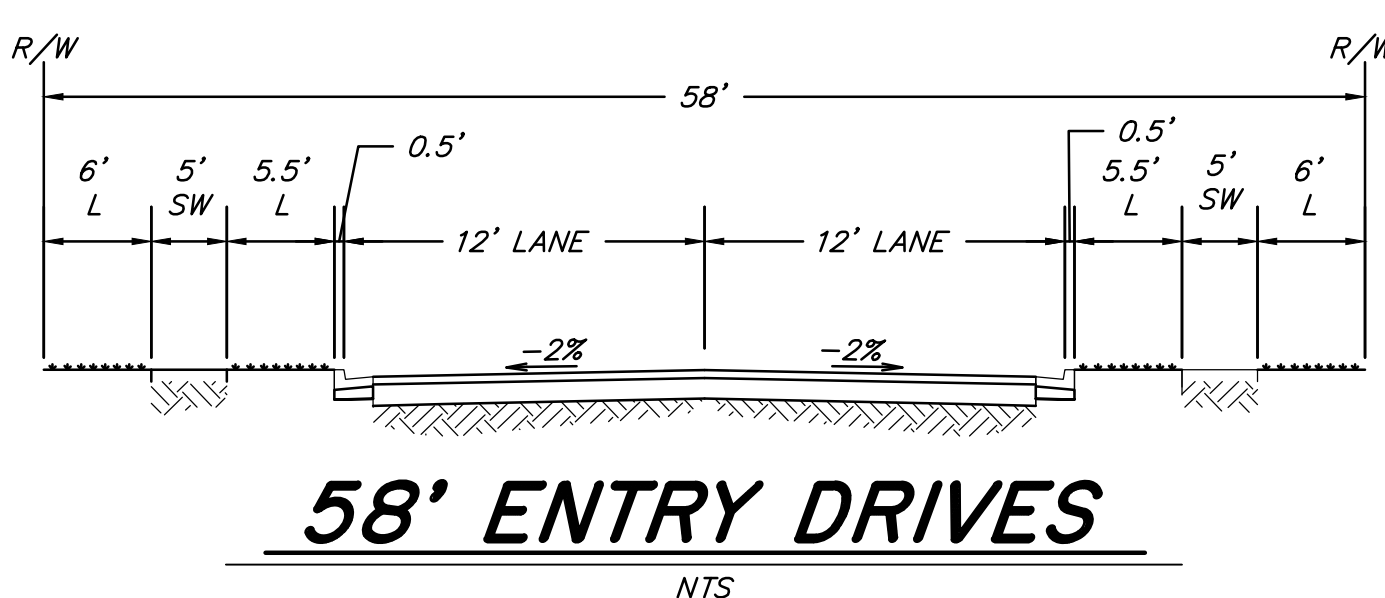
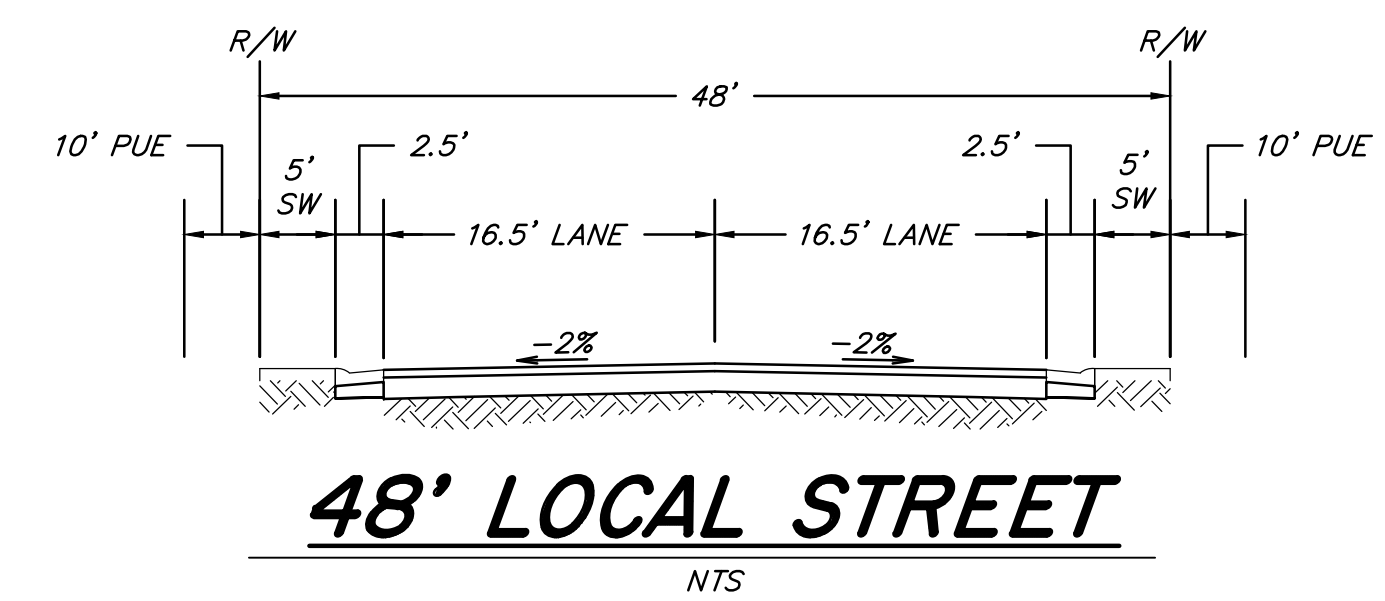
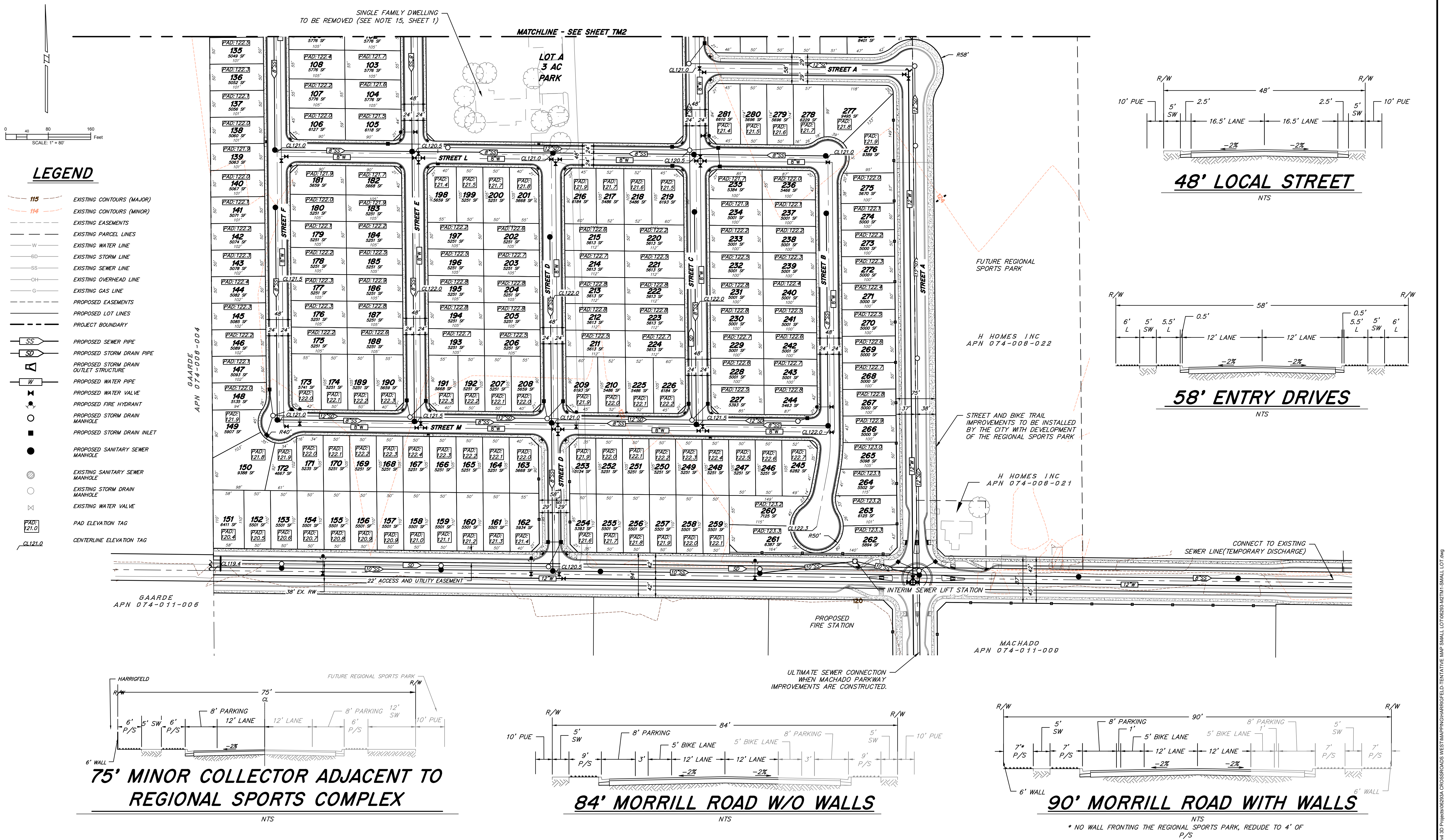


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1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

**CROSSROADS WEST
HARRIGFELD FAMILY PROPERTY
VESTING TENTATIVE SUBDIVISION MAP**
BEING A PORTION OF SOUTH HALF OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN
COUNTY OF STANISLAUS, STATE OF CALIFORNIA
RIVERBANK CALIFORNIA

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RG	12/21/20	06293	ST/DAM					



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COUNTY OF STANISLAUS, STATE OF CALIFORNIA

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**CROSSROADS WEST SPECIFIC PLAN
DEVELOPMENT AGREEMENT EXHIBIT “C”**

STANDARD CONDITIONS

A. General Conditions

All projects must meet the following standard conditions unless specifically exempted by the Planning Commission and/or City Council.

1. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
2. The Crossroads West Specific Plan (“CWSP”) modifies the permitted use, development standards, and other regulations of the City of Riverbank Municipal Code (“Municipal Code”). In these cases, the standards and regulations provided in the CWSP supersede those in the Municipal Code. Where the CWSP is silent, regulations in the Municipal Code remain applicable. If a conflict occurs between the requirements of the CWSP and the Municipal Code, the requirements of the CWSP shall control.
3. The CWSP includes plans, standards and guidelines that supplement the City of Riverbank’s adopted Standard Specifications. If a conflict occurs between the requirements of CWSP and the City of Riverbank’s Standard Specifications, the requirements of the CWSP shall control.
4. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
5. The applicant shall comply with all regulations and code requirements of the Community Development Director, City Engineer, Building Official, Stanislaus Consolidated Fire Protection District, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
6. All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that

EXHIBIT B

the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.

7. Final maps and/or site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans.
8. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
9. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
10. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the applicant a copy of this permit.
11. The hours of construction, including equipment warm-up, shall be limited to 7:00 a.m. - 6:30 p.m. on weekdays and 8:00 a.m. - 5:00 p.m. on weekends and legal holidays.
12. Development of the property must conform to the plans as submitted with revisions as specified by the City of Riverbank City Council and/or Planning Commission.
13. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Community Development Department.
14. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable building and fire codes.
15. Drainage studies must be submitted and approved and all improvements must comply with the approved study. Further, street and storm water management dedication and/or improvements may be required.

EXHIBIT B

16. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Floodplain Administrator prior to any permits being issued.
17. Fire hydrants must be provided in compliance with Fire Department specifications.
18. All necessary utility easements shall be retained or reserved.
19. Mobile homes and/or manufactured housing require building permits before they are moved and inspection for the California Safety Seal prior to occupancy.
20. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
21. Except as provided and/or limited in the Development Agreement the developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees and other non-Riverbank public entity fees in effect at the time of the issuance of the applicable permit.
22. With respect to any third party claim, action, or proceeding against the City, its officials, employees, or agents relating to the action of the City in reviewing or approving entitlements related to the Project, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any third-party challenges to the project approvals, property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, or improvement of the Project.
23. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.
24. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings,

EXHIBIT B

new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

25. It is the responsibility of the applicant or developer to check with each outside agency for requirements that may pertain to their project.
26. The applicant shall pay school fees in accordance with the adopted fee schedule, or as otherwise negotiated with the affected school district before issuance of building permit. Applicant shall present evidence of School District compliance to the City of Riverbank.
27. The commercial portion of the project shall annex into a Maintenance Community Facility District (CFD) for the on-going maintenance of the public lighting, public landscape areas such as parks, landscape medians and parkway strips, streets and storm drainage facilities. provided that the developer shall elect which method in the Specific Plan it will use to fund such items, which chosen method shall be reasonably reviewed and approved by the City prior to issuance of the first building permit for the project or such later date as determined by the City. The residential portion of the project shall annex into a Maintenance Community Facility District (CFD) for the on-going public services operations including Police services, public road, storm, landscaping and lighting maintenance.
28. Where required, automatic fire sprinkler systems shall be designated and installed in compliance with NFPA (National Fire Protection Association) standards. When applicable, Fire Department Connections (FDC's) shall be located within 50 feet of a fire hydrant.
29. The grade of the fire apparatus access road shall be within the limits established by the code official based on fire apparatus. (Shall not exceed 10 percent.)
30. Fire apparatus access roads shall be designated and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
31. Where applicable, NO PARKING – FIRE LANE signage and/or marking(s) shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.

B. Improvement Plans

1. All underground utilities shall be installed in conformance with existing City policy including without limitation the City of Riverbank Subdivision and Zoning Ordinances.

EXHIBIT B

2. Right of way or easement acquisitions necessary to implement any portion of this map, and/or site development plan, including public improvements, shall be obtained by the developer at its sole expense prior to the City's consideration of the final map which encompasses the particular improvement. The developer shall notify the City in writing no more than 120 days and no less than 60 days in advance of filing the final map related to the acquisition if City assistance is needed to complete the acquisition pursuant to Government Code Section 66462.5. Funds in an amount of 100% of the estimated acquisition costs shall be deposited with the City to cover appraisal, right of way agent, and legal fees and costs incurred to secure the necessary property.
3. Engineering studies, as directed by the Community Development Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
4. With respect to residential development, no additional water studies shall be applicable, unless the Public Works Director determines, in its reasonable discretion, that a water capacity issue shall exist with the addition of the proposed residential development of the Project. This condition shall not apply to commercial development.
5. Developer shall underground existing and required on and off-site utilities as specified in the Municipal Code or as deemed necessary by the City Engineer.
6. All site development shall comply with all applicable provisions of the City of Riverbank Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit, except to the extent set forth in the Crossroads West Specific Plan, Preliminary Development Plan and/or Development Agreement.
7. The developer shall provide and show on the final map and/or site development plan all necessary easements for access, streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation facilities and other facilities as requested by the City.
8. The final map and/or site development plan and all related documents shall comply with all regulations and requirements of the Riverbank Municipal Code, unless otherwise set forth in the Crossroads West Specific Plan, Development Agreement and/or Preliminary Development Plan.
9. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.

EXHIBIT B

10. An encroachment permit shall be required for any construction to be done in the public right of way, in public easements, or on lands to be dedicated to the City of Riverbank upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted development fee schedule.
11. LID requirements shall be met, to the extent feasible for residential development, at the centralized basin. If necessary, pre-treatment before the basin can be provided by mechanical or natural devices, or lot by lot, provided the treatment complies with LID standards.
12. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or located in public street.
13. The developer shall provide joint trenching for telephone, gas, and electric service for every parcel.
14. All improvements, public and private, shall be designed and constructed consistent with the Crossroads West Specific Plan, the approved Tentative Map, and the Development Agreement. If there is no controlling standard identified in the project approval documents, the most recent edition of the Standard Plans and Specifications all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
15. All public improvements proposed by the developer or required through these conditions of approval shall be completed and accepted by the City in compliance with the phasing plan set forth in the Preliminary Development Plan and/or Development Agreement; if no time schedule is provided, then said public improvements shall be installed no later than the Certificate of Occupancy for the applicable building. The developer may apply to the City for a Subdivision Improvement Agreement or Deferred Improvement Agreement in order to postpone completion of the public improvements. In any event, the City shall require the developer to guarantee the performance of the improvements and payment of labor and materials by furnishing security in a form acceptable to the City, or as provided in the Improvement Agreement.
16. Developer shall ensure finished pad elevations are at a minimum one foot above the 100-year base flood elevation as shown on the latest Federal Emergency Management Agency (FEMA) floodplain maps for Stanislaus County, California. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development. [Letter of Map Amendment Revision (LOMAR)], and for obtaining a Floodplain Permit from the Community Development Director for all projects on parcels identified in Zone 'A' on the FEMA Flood Insurance Rate Maps for the City of Riverbank. Application for

EXHIBIT B

LOMAR shall be prepared and submitted by the developer prior to grading permit issuance or final map approval, whichever occurs first.

17. Detailed plans reflecting the design and construction of all public infrastructure improvements for street, sewer, water, and storm drain, both on- and off-site, shall be in conformance with the adopted Infrastructure Master Plans and as directed by the City Engineer. Developer shall have written approval from the City Engineer for any variations from the City's Master Plans prior to any final map or plan approval.
18. The subdivider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage facilities to the Department of Public Works for approval by the City Engineer.
19. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Community Development Director and the City Engineer.
20. For public streets the exact depth of imported base material shall be based on soil tests recommendations which have been approved by the Director of the Department of Public Works. Private streets and drive aisles shall be designed to support the structural loads associated with fire trucks as determined by the Public Works Director in consultation with Stanislaus Consolidated Fire District.
21. Sight distance requirements at all street intersections shall conform to City Standards.
22. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Department of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner.
23. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways.
24. An adequate energy dissipater shall be constructed at the outlet of the storm drain, or verification shall be provided that such improvement is not needed.
25. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the Director of the Department of Public Works, or verification shall be provided that such calculations are not needed.
26. With respect to future residential development in the Project, no additional storm water and/or sewer system capacity studies (as applicable), shall be required of a proposed residential development, unless the public works director determines, in its reasonable determination, that a storm drainage capacity or sewer capacity issue

EXHIBIT B

exists with the addition of the development of the presently proposed residential project. Developer requirement shall be limited to addressing the capacity issue(s) caused by its development. This condition shall not apply to commercial development.

27. Prior to project acceptance of each final map, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was built (As-Builts) to the satisfaction of the City Engineer.
28. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutter, sidewalks, and the surfacing of the streets.
29. All walls adjacent to public right-of-ways and canals shall be as provided for in the Crossroads West Specific Plan with decorative treatment, subject to approval by the Community Development Director.
30. The design of any masonry sound wall shall be approved by the Community Development Department. It shall match or harmonize with existing sound walls of neighboring projects along that street.

C. Grading Plans

1. Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the City Engineer, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the City Engineer
2. Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence to the City Engineer, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the City Engineer.
3. Prior to the issuance of any grading permit or revisions thereto, the Community Development Director shall determine that the proposed grading is consistent with the grading depicted within this approved planning application.
4. The subdivider shall submit grading plans, a permit application, and plan check and inspection fees and deposits to the Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
5. The grading plan for residential development shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of 100 square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance.

EXHIBIT B

6. Finished grading shall be certified by a registered civil engineer and inspected by the City Engineer for drainage clearance. Approval of rough grading does not certify finished grading due to potential surface drainage problems that may be created by landscaping accomplished after rough grading certification.
7. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
8. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities.

D. Architecture

The following design criteria conditions shall comply with Chapter 8 of the Crossroads West Specific Plan regarding architecture. In the event the following design criteria conflict with or are inconsistent with the applicable Crossroads West Specific Plan design criteria or Development Agreement, the Crossroads West Specific Plan design criteria or Development Agreement shall control:

For residential projects, the CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

E. Landscaping

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Community Development Director prior to Certificate of Occupancy.
2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.
3. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.
4. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans or as approved by the Community Development Director.

EXHIBIT B

5. All landscape areas shall be maintained in a healthy, thriving and weed free condition.
6. The site shall be maintained in a neat and clean manner free of trash and debris.
7. All walls adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Community Development Director. Walls shall match or harmonize with existing sound walls of neighboring projects along that street.

F. Minimum Construction Site Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

Or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent to the State Water Resources Control Board and the Storm water Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.
3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-off for commercial and industrial sites. Storm drains will be inspected periodically.
4. The applicant shall comply with the regulations and code requirements of other outside regulatory agencies having lawful jurisdiction and regulatory authority over the project. If required, the applicant shall be responsible to ensure that these outside, non-City agencies are supplied copies of the final building and site plans.

EXHIBIT B

5. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties
6. Developer shall underground existing and required on and off-site utilities as deemed necessary by the Public Works Department.
7. All off-site development shall comply with all applicable provisions of the Riverbank Municipal Code as determined by the City Engineer. Issuance of an encroachment permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

TENTATIVE MAP 07-2018

1. Applicant is responsible for street name signs in accordance with City of Riverbank Standards.
2. All subsequent maps shall plot dedication and/or the relinquishment of all affected utility easements or developer may dedicate such land and easements separately via a deed instrument approved by the City Engineer.
3. If applicable, all beneficiaries of record to sign a consent statement to record with the Final Map.
4. The subdivider of residential projects may record CC&R's at the time of recordation of the final parcel map creating the individual lots of this subdivision. The CC&R's may provide for a manager to be responsible for maintenance and repair, with each lot owner responsible for its pro rata share of the maintenance costs for any private shared facilities. The manager may be an owner, a third party manager designated by the owners, or a special purpose entity such as an owners' association. The CC&R's shall be subject to the review and approval of the City Attorney and Community Development Director prior to recordation of the final parcel map.
5. The City of Riverbank Police Department shall have the authority to enforce the State Vehicle Code on private streets within this subdivision. This enforcement shall commence only upon receipt of a written request from the developer or individual homeowners in the subdivision. The requesting party shall pay all costs associated with posting the private streets as required by the State Vehicle Code. The Police Department shall have the authority to enforce the State Vehicle Code and all Riverbank laws on future public roads offered for dedication, but not yet accepted by the City.
6. CC&R's (Covenants, Conditions and Restrictions), if proposed, shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

EXHIBIT B

7. Except as shown on the approved tentative map or as modified by the conditions contained herein, all public street, public thoroughfare or public highway improvements shall be constructed consistent with the Crossroads West Specific Plan, the approved Tentative Map, and the Development Agreement. If there is no controlling standard identified in the project approval documents, the Riverbank Municipal Code and the City Engineering Department's Standard Plans and Specifications shall apply. Any adopted precise section not referenced in the prior documents shall be constructed as directed by the City Engineer.
8. Public streets and public alleys shall be irrevocably offered for dedication and improved to City standards. Street names shall be reflected on the final map and shall be approved by the Community Development Department.
9. Prior to approval of the final map the developer shall form or annex into a street lighting and landscape maintenance district, or some alternative financing mechanism acceptable to the City, for maintenance of all street lights and landscaping within or adjacent to the site.
10. In conjunction with the recordation of the map (or by separate instrument), the developer shall provide all necessary easements for streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation district facilities, fiber optics and other facilities as required by the City or serving utility.
11. The developer shall comply with Government Code Section 66436(a)(3) before approval of each final map, and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.
12. If the subdivider desires site addresses for the lots created by the subdivision, the subdivider is to furnish a true scale Final Map to the City. Said map is to show driveway locations for all lots and street names for all streets.
13. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the residential subdivision or within any half street abutting the residential subdivision, shall be placed underground; provided, however, that all transformers, PIVs and FDCs located within and/or serving any portion of the commercial property may, at developer's discretion, be placed above ground provided the landscaping plans provide adequate screening as determined by the Community Development Director. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities.
14. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall

EXHIBIT B

include any easements and structures required by the City Engineer to properly handle the drainage, and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.

15. Notwithstanding any grading/elevations that are shown on the tentative map, or the provisions of the City of Riverbank Municipal Code, approval of this tentative map does not authorize the issuance of any grading permits.
16. The subdivider shall deposit with the City the required fees at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by the City to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

TENTATIVE MAP 02-2020

1. Calculations for the storm drain system shall show how the site can handle the 100-year storm event. The calculations shall be for pipe sizing, basin sizing, and pump discharge to the MID Main Canal.
2. Provide a copy of the storm drain discharge permit and requirements for discharge to the MID Main Canal.
3. All wells and septic tanks shall be abandoned as a condition of map approval.
4. All grading, drainage, and storm facilities shall conform to the City's storm drainage ordinance, the City's Post Construction Standards Plans need to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website.
5. Details for the proposed sanitary lift station shall be required if requested by the City Engineer.
6. Landscape plans are required for all common areas, parks, basins, and sound walls.
7. A complete set of landscape plans conforming to the state's MWELo requirements is required.

FINAL MAP RECORDATION

EXHIBIT B

- 1) The Final Map shall show the dedication of all on-site drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Public Works Director, or verify that no easements are required.
- 2) Multiple Final Maps may be filed consistent with Subdivision Map Act Section 66456.1.
- 3) The subdivider shall accomplish the following prior to approval of the Final Map by the City Council:
 - a) Provide the Department of Public Works with standard forms approved by the Community Development Director stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including, but not necessarily limited to, water and sewer services).
 - b) Provide the City with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the sub divider shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the Tentative Map.
 - c) Grant to the appropriate agency, by recorded document, all required offsite easements and all on-site water main easements that serve fire hydrants, or furnish a letter from said agency that none are required.
 - d) Provide the Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map.
 - e) If the subdivider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the City Council to direct City staff to begin eminent domain proceedings for acquisition of said property. The developer shall agree to pay full City costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement.
 - f) Pay off all existing deficit accounts associated with processing this application to the satisfaction of the City.

PRELIMINARY DEVELOPMENT PLAN

SPECIAL CONDITIONS OF APPROVAL

1. The Crossroads West Specific Plan ("CWSP") modifies the permitted use, development standards, and other regulations of the City of Riverbank Municipal Code ("Municipal Code"). In these cases, the standards and regulations provided in the CWSP supersede those in the Municipal Code. Where the CWSP is silent, regulations in the Municipal Code remain applicable. If a conflict occurs between the requirements of the CWSP and the Municipal Code, the requirements of the CWSP shall control.
2. The CWSP includes plans, standards and guidelines that supplement the City of Riverbank's adopted Standard Specifications. If a conflict occurs between the requirements of CWSP and the City of Riverbank's Standard Specifications, the requirements of the CWSP shall control.
3. Proposals to construct on a parcel of land in the Project shall be subject to staff level site plan review by the Development Director prior to issuance of a building permit. This review shall be limited to compliance with the Design Guidelines in Chapter 8 of the CWSP (the "Design Guidelines"). This condition shall exclude maps for residential, detached housing.
4. In any instance where there is a conflict between the CWSP (Development Standards and Design Guidelines) and City Zoning Ordinance, the CWSP shall supersede and govern development within the Project.
5. These Conditions of Approval have been drafted to apply to the current approved PDP. The PDP shows the general lot layout and access.. When an actual residential tentative map is submitted or proposed, these conditions of approval for the PDP may be modified by staff as necessary to meet their overall intent of CWSP. If a residential project is proposed that requires a new tentative map to create a residential subdivision, that map will be processed consistent with the process and requirements of the CWSP and such other applicable Municipal Code.
6. The individual tenants and/or occupants of the retail center shall have the right, at their option, to operate twenty-four (24) hours per day, seven (7) days per week, except for bars and taverns which shall be defined as uses in which more than 50% of its gross receipts are from the sale of alcohol for on-premises consumption.
7. Outside sales and/or storage of goods and merchandise shall be permitted on the sidewalks adjacent to buildings and/or in the parking areas. All storage in the

EXHIBIT B

parking lot shall also be required to comply with the Design Guidelines in Chapter 8 of the CWSP.

8. Upon approval of the PDP, all future proposed entitlements, including, without limitation, development plans, site plans, and phased tentative map approvals shall be approved by the Community Development Director at a staff level and without a need for a public hearing, provided they are found by the Development Director to be consistent with the requirements of the CWSP and/or Development Agreement.
9. All future site plans, phased tentative maps, and/or development applications shall be reviewed by the Development Director for consistency with the applicable provisions of the CWSP, including, without limitation the following matters: (a) architectural design of buildings, (b) landscaping designs, (c) circulation and parking layout, (d) phasing of infrastructure improvements, and (e) signage requirements. If the Development Director finds such future entitlements to be substantially consistent with the CWSP, then the application shall be approved at staff level. Any item deemed not to be in substantial compliance with the CWSP shall be referred to the Planning Commission for approval. Any appeal of the Planning Commission decision shall be heard by City Council.
10. Outdoor seating and dining in the common areas of the Project shall be permitted. Additionally, outdoor plazas shall be permitted and encouraged.
11. The operation of drive-thru uses 24 hours per day, seven (7) days per week are permitted within the Project subject to meeting the applicable Design Guidelines in Chapter 8 of the CWSP.
12. The Project conceptual design set forth in the CWSP is approved. Further, any future design review shall be conducted at a staff level and such design review shall relate only to the visual appearance of the buildings taking into account items such as colors, materials and various finishes of the individual buildings screening and consistency with the Design Guidelines as set forth in Chapter 8 of the CWSP. The Design Review shall be limited to only those items set forth in the CWSP. Design Review shall not include and/or relate to any matters concerning the use and/or operation of any tenant.
13. Sit down restaurant and quick service food tenants shall be permitted to sell alcoholic beverages for on and off premises consumption as a part of their operation as a food service business where such alcohol sale licenses have been approved by City Council.
14. The PDP shall be valid for from the date of approval of the PDP through the term of the DA, and shall be considered vested with construction of substantial improvements on or offsite of the Project in support of the approved Project.

EXHIBIT B

Substantial improvements shall mean on and/or offsite improvements which cost in the aggregate in excess of \$250,000 or more.

15. Storm drain fees for the Project are not applicable, as Developer will be constructing a storm drain facility at the Project.
16. Once a tentative map is approved, the lots and circulation may be changed to allow for a senior or age-restricted gated community with private streets, subject to the following conditions:
 - a. Two points of access are provided;
 - b. Roadways serving the adjacent subdivisions may be modified in a way that adequate circulation can still be provided;
 - c. An approximately 20% increase in the approved lots may be proposed within any area of the approved PDP and be found consistent with the PDP and Tentative Map, so long as the total number of lots provided by the Crossroads West Specific Plan and EIR will not be exceeded;
 - d. The private streets meet the Crossroads West Specific Plan standards;
 - e. CC&R's are prepared and recorded at the time of recordation of the final parcel map creating the individual lots of this subdivision. The CC&R's create a Homeowner's Association (HOA) and provide for a manager to be responsible for maintenance and repair, with each lot owner responsible for its pro rata share of the maintenance costs for any private shared facilities. The manager may be an owner, a third party manager designated by the owners, or a special purpose entity such as an owners' association. The CC&R's shall be subject to the review and approval of the City Attorney and Community Development Director prior to recordation of the final parcel map; and,
 - f. CC&R's (Covenants, Conditions and Restrictions), if proposed, shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
17. The City of Riverbank Police Department shall have the authority to enforce the State Vehicle Code on private streets within this subdivision. This enforcement shall commence only upon receipt of a written request from the developer or individual homeowners in the subdivision. The requesting party shall pay all costs associated with posting the private streets as required by the State Vehicle Code. The Police Department shall have the authority to enforce the State Vehicle Code and all Riverbank laws on future public roads offered for dedication, but not yet accepted by the City.

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

4.0

This document is the Final Mitigation Monitoring and Reporting Program (FMMRP) for the Crossroads West Specific Plan Project (Project). This FMMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A FMMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR, some of which were revised after the Draft EIR were prepared. These revisions are shown in Chapter 3.0 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this FMMRP.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The FMMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The City of Riverbank will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project.

The FMMRP is presented in tabular form on the following pages. The components of the FMMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing:** Identifies at which stage of the Project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification:** This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
AESTHETICS AND VISUAL RESOURCES				
Impact 3.1-3: Project implementation may result in light and glare impacts.	Mitigation Measure 3.1-1: A lighting plan shall be prepared for each phase of development. The lighting plan shall demonstrate that the lighting systems and other exterior lighting throughout the phase of development has been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. Use of LED lighting or other proven energy efficient lighting shall be required for facilities to be dedicated to the City of Riverbank for maintenance.	City of Riverbank Development Services Department	Prior to the approval of the Site Plan review for each phase	
AGRICULTURAL RESOURCES				
Impact 3.2-1: The proposed Project has the potential to result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses.	Mitigation Measure 3.2-1: Prior to the issuance of grading permits, building permits, or final map approval on the subject residential property, the Project applicant shall secure permanent protection of offsite farmland based on a 1:1 ratio to the amount of gross Farmland converted as a result of Project development, consistent with the requirements of the City's Sustainable Agricultural Strategy. The acreage requiring agricultural mitigation shall be equal to the portion of the project site dedicated to residential uses which would be subject to the discretionary development entitlement and lands designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Permanent preservation shall consist of the purchase of agricultural conservation easements granted in perpetuity from willing seller(s), enforceable deed restrictions, purchase of banked mitigation credits, or other conservation mechanisms acceptable to the City. Land set aside for permanent preservation shall: (1) be of equal or better soil quality, have a dependable and sustainable supply of irrigation water, and be located within Stanislaus County; and (2) not be previously encumbered by a conservation easement of any nature. The permanent protection of farmland shall be accomplished by either: (1) the landowner/developer working directly with an established farmland trust or similar organization, such as the Central Valley Farmland Trust, and providing certification satisfactory to the City that such lands have been permanently preserved at the specified ratio; or (2) it is the City's intent to work with a qualified land trust or similar organization, such as the Central Valley Farmland Trust, to establish a fee for agricultural land conservation easements.	City of Riverbank Development Services Department	Prior to the issuance of grading permits, building permits, or final map approval on the subject residential property	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	Mitigation Measure 3.2-2: Prior to the conversion of agricultural lands in the Plan Area, the Project applicant shall participate in the Stanislaus LAFCo's Agricultural Preservation Policy (as amended on March 25, 2015), consistent with the City's Sustainable Agricultural Strategy. The Project applicant shall prepare a "Plan for Agricultural Preservation", which shall include information such as the Project's direct and indirect impacts to agricultural resources, the availability of other lands in the City of Riverbank's existing boundaries, and relevant General Plan policies. The Plan shall also specify the method or strategy proposed to minimize the loss of agricultural lands. The information provided in the Plan shall be consistent with the environmental documentation prepared by the City.	Stanislaus LAFCo	Prior to the conversion of agricultural lands in the Plan Area	
Impact 3.2-3: The proposed Project has the potential to result in conflicts with adjacent agricultural lands or indirectly cause conversion of agricultural lands.	Mitigation Measure 3.2-3: Prior to approval of any Final Maps, "Right to Farm" language shall be presented to the City for approval and recordation against the affected property. The proposed language shall contain the following statement: "All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with agricultural operations, such as noise, odors, flies, dust or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."	City of Riverbank Development Services Department	Prior to approval of any Final Maps	
AIR QUALITY				
Impact 3.3-1: Project operation has the potential to conflict with or obstruct implementation of an applicable air quality plan, cause a violation of an air quality standard, or contribute substantially to an existing or projected air quality violation.	Mitigation Measure 3.3-1: The Project proponent shall submit an Air Impact Assessment (AIA) application to the San Joaquin Valley Air Pollution Control District in accordance with District Rule 9510 Indirect Source Review (ISR) to obtain AIA approval from the District for the phase or Project component that is to be constructed. Prior to the issuance of a building permit of each individual phase or Project component, the Project proponent shall incorporate mitigation measures into the proposed Project and demonstrate compliance with District Rule 9510 including payment of all fees. Mitigation Measure 3.3-2: Prior to the approval of improvement plans, the Project proponent shall incorporate measures that reduce vehicle emissions. The measures will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection process. This mitigation measure is intended to ensure that the best available and practical approaches are used to reduce operational emissions. Appropriate measures shall be selected by the City in	San Joaquin Valley Air Pollution Control District City of Riverbank Development Services Department	Prior to final approval of improvement plans for each phase Prior to the approval of improvement plans for each phase	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	consultation with SJVAPCD, and shall include, at a minimum, the following features into the applicable Project plans (e.g. site, engineering, landscaping, etc.): • Provide bus turnouts and transit improvements where requested by the San Joaquin RTD. • Design streets and trails to maximize pedestrian and bicycle connectivity, safety, and access to transit lines, including pedestrian and bicycle signalization, signage and safety designs at signalized intersections. • Provide traffic calming measures on all streets and intersections. Traffic calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, narrow roadways, traffic circles, on-street parking, planter strips with street trees, chicanes/chokers, or other improvements designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips. • Provide street lighting along internal roadways and bike lanes/paths, sidewalks. • Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas. • Provide bicycle parking areas near the entrance of commercial establishments. • Provide pedestrian signalization, signage and safety designs at signalized intersections. • Require shade trees to shade sidewalks in street-side landscaping areas. Mitigation Measure 3.3-3: Prior the approval of improvement plans, the Project proponent shall prepare and implement, and/or require the implementation of, high-efficiency lighting throughout all portions of the Plan Area (for example: metal halide post top lights, or LEDs, as opposed to			
		City of Riverbank Development Services	Prior to the approval of improvement	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	typical mercury cobrahead lights). Mitigation Measure 3.3-4: Prior to the approval of improvement plans, the Project proponent shall prepare and implement, and the City shall require the implementation of, the following additional mitigation measures: • Use low-VOC paint (indoor and outdoor, for both residential and non-residential uses). • Use only natural gas hearths (or no hearths). • Apply a Water Conservation Strategy to achieve reductions in outdoor water usage through installation of water-efficient irrigation systems, and landscaping with native and drought-tolerant plants that also reduce the need for gas-powered landscape maintenance equipment. • Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. • Install low flow bathroom faucets. • Install low-flow kitchen faucets. • Install low-flow toilets. • Install low-flow showers. • Use water-efficient irrigation systems.	Department City of Riverbank Development Services Department	plans Prior to the approval of improvement plans	
Impact 3.3-2: Project construction has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.	Mitigation Measure 3.3-5: To reduce construction-related emissions, the following measures shall be implemented: • Prior to year 2025, construction contracts for development in the Plan Area shall specify use of off-road construction equipment that achieves fleet average emissions equal to or less than the Tier III emissions standard of 4.8 NOx grams per horsepower-hour (g/hp-hr). The fleet average can be achieved through any combination of uncontrolled engines complying with Tier III and above engine standards. Beginning in 2025, construction contracts for development in the Plan Area shall specify use of off-road construction equipment that achieves fleet average emissions equal	City of Riverbank Development Services Department San Joaquin Valley Air Pollution Control District	Prior to issuance of a grading or building permit	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>to or less than the Tier IV emissions standards of NO_x g/hp-hr. The fleet average can be achieved through any combination of controlled engines complying with Tier IV and above engine standards.</i> • <i>Prior to issuance of a grading or building permit, the project applicant shall submit a Fugitive Dust Control Plan to SJVAPCD for review and approval. The Fugitive Dust Control Plan shall reduce emissions, during construction of PM₁₀ and PM_{2.5} and shall include the following:</i> ○ <i>Names, addresses and phone numbers of persons responsible for the preparation, submission and implementation of the plan.</i> ○ <i>Description and location of operations.</i> ○ <i>Listing of all fugitive dust emissions sources included in the operation.</i> ○ <i>The following dust control measures shall be implemented:</i> ▪ <i>All on-site unpaved roads shall be effectively stabilized using water or chemical stabilizers that can be determined to be as efficient as or more efficient for fugitive dust control than California Air Resources Board approved soil stabilizers, and that shall not increase any other environmental impacts including loss of vegetation.</i> ▪ <i>All material excavated or graded will be sufficiently watered to prevent excessive dust. Watering will occur as needed with complete coverage of disturbed areas. The excavated soil piles will be watered as needed to limit dust emissions to less than 20 percent opacity or covered with temporary coverings.</i> ▪ <i>Construction activities that occur on unpaved surfaces will be discontinued during windy conditions when winds exceed 25 miles per hour and those activities cause visible dust plumes.</i>			

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	Construction activities may continue if dust suppression measures are used to minimize visible dust plumes. - Track-out debris onto public paved roads shall not extend 50 feet or more from an active operation and track-out shall be removed or isolated such as behind a locked gate at the conclusion of each workday. - All hauling materials should be moist while being loaded into dump trucks. - All haul trucks hauling soil, sand and other loose material on public roads shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). - Soil loads shall be kept below 6 inches of the freeboard of the truck. - Drop heights should be minimized when loaders dump soil into trucks. - Gate seals should be tight on dump trucks. - Traffic speeds on unpaved roads shall be limited to a maximum of 15 miles per hour. - All grading activities shall be suspended when visible dust emissions exceed 20 percent. - Other fugitive dust control measures as necessary to comply with SJVAPCD Rules and Regulations. - Disturbed areas should be minimized.			
BIOLOGICAL RESOURCES				
Impact 3.4-2: The potential to have direct or indirect effects on special-status reptile and	Mitigation Measure 3.4-1: The project proponent shall implement the following measures to avoid or minimize impacts on western pond turtle:	City of Riverbank Development	Prior to commencement of any	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
amphibian species.	- Ground-disturbing activities in areas of potential pond turtle nesting habitat shall be avoided during the nesting season (April–August), to the extent feasible. - A preconstruction survey for western pond turtles within aquatic habitats and adjacent suitable uplands to be disturbed by project activities shall be conducted by a qualified biologist. In aquatic habitats which may be dewatered during project construction, surveys shall be conducted immediately after dewatering and before any subsequent disturbance. Elsewhere, surveys shall be conducted within 24 hours before project disturbance. - If pond turtles are found during preconstruction surveys, a qualified biologist, with approval from CDFW, shall move the turtles to the nearest suitable habitat outside the area subject to project disturbance. The construction area shall be reinspected whenever a lapse in construction activity of 2 weeks or more has occurred. - Construction personnel performing activities within aquatic habitats and adjacent suitable uplands to be disturbed by project activities shall receive worker environmental awareness training from a qualified biologist to instruct workers to recognize western pond turtle, their habitats, and measures being implemented for its protection. - Construction personnel shall observe a 15-miles-per-hour speed limit on unpaved roads. Mitigation Measure 3.4-2: The project proponent shall implement the following measures to avoid or minimize impacts on giant garter snake: - In areas within 200 feet of any irrigation ditch (potential GGS aquatic habitat) construction will occur during the GGS active season of May 1 through October 1. - Construction personnel shall receive worker environmental awareness training to instruct workers to recognize giant garter snake and their habitats. - Within 24 hours before construction activities, areas within 200 feet of any irrigation ditch (potential GGS aquatic habitat) shall be	Services Department California Department of Fish and Wildlife Qualified Biologist	grading activities	
		City of Riverbank Development Services Department California Department of Fish and Wildlife	Prior to commencement of any grading activities	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	surveyed for giant garter snake. The survey shall be repeated if a lapse in construction activity of 2 weeks or greater has occurred. If a giant garter snake is encountered during construction, activities within 200 feet of the irrigation ditches shall cease until appropriate corrective measures have been completed or it is determined by the qualified biologist and City staff, in coordination with USFWS and CDFW, that the giant garter snake shall not be harmed. Any sightings shall be reported to USFWS and CDFW immediately. • A biological onsite monitor will be present during initial ground-disturbing activities within 200 feet of any irrigation ditch or potential GGS habitat within the CWSP Plan Area • Construction vehicles would require low-speed limits within such sites to lessen the probability that the species could be run over by vehicles and equipment. • Any aquatic habitat for the snake that is dewatered shall remain dry for at least 15 consecutive days after April 15 and before excavating or filling of the dewatered habitat. If complete dewatering is not possible, potential snake prey (e.g., fish and tadpoles) will be removed so that snakes and other wildlife are not attracted to the construction area. • Giant garter snake aquatic habitat to be avoided (i.e. irrigation ditches) within or adjacent to construction areas will be fenced and designated as environmentally sensitive areas. These areas shall be avoided by all construction personnel.	Qualified Biologist U.S. Fish and Wildlife Service		
Impact 3.4-3: The potential to have direct or indirect effects on special-status bird species.	Mitigation Measure 3.4-3: The project proponent shall implement the following measure to avoid or minimize impacts on western burrowing owl: • No less than 14 days before initiating ground disturbance activities, a qualified biologist shall complete an initial take avoidance survey using the recommended methods described in the Detection Surveys section of the March 7, 2012, CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). Implementation of avoidance and minimization measures (as presented in the March 7, 2012, CDFW Staff Report on Burrowing Owl Mitigation) would be triggered if the initial take avoidance survey results in positive owl presence in	City of Riverbank Development Services Department Qualified Biologist California Department of	No less than 14 days before initiating ground disturbance activities	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	the Plan Area where project activities shall occur. If needed, the development of avoidance and minimization approaches shall be developed in coordination with CDFW. Mitigation Measure 3.4-4: The project proponent shall implement the following measures to avoid or minimize impacts on Swainson's hawk: - No more than 30 days before the commencement of construction, a qualified biologist shall perform preconstruction surveys for nesting Swainson's hawk and other raptors during the nesting season (February 1 through August 31). - Appropriate buffers shall be established and maintained around active nest sites during construction activities to avoid nest failure as a result of project activities. The appropriate size and shape of the buffers shall be determined by a qualified biologist, in coordination with CDFW, and may vary depending on the nest location, nest stage, and construction activity. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. Monitoring shall be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. - Before the commencement of construction, the project proponent shall provide compensatory mitigation for the permanent loss of Swainson's hawk foraging habitat. Mitigation shall be at the CDFW specified ratios, which are based on distance to nests. The Plan Area's distance to the closest nest currently falls within the range of "within 5 miles of an active nest tree but greater than 1 mile from the nest tree." As such, the Project shall currently be responsible for 0.75 acres of each acre of urban development authorized (0-75:1 ratio). The project proponent shall either provide lands protected through fee title acquisition or conservation easement (acceptable to the CDFW) on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk. Mitigation Measure 3.4-5: The project proponent shall implement the following measure to avoid or minimize impacts on other protected bird	Fish and Wildlife City of Riverbank Development Services Department Qualified Biologist California Department of Fish and Wildlife City of Riverbank Development	No more than 30 days before commencement of construction Prior to ground disturbing	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>species that may occur on the site:</i> <i>Preconstruction surveys for active nests of special-status birds shall be conducted by a qualified biologist in all areas of suitable habitat within 500 feet of project disturbance. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area.</i> <i>If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.</i>	Services Department Qualified Biologist	activities	
Impact 3.4-4: The potential to result in direct or indirect effects on special-status mammal species.	Mitigation Measure 3.4-6: <i>The project proponent shall implement the following measures to avoid or minimize impacts on special-status bats:</i> <i>If removal of suitable roosting areas (i.e. buildings, trees, shrubs, bridges, etc.) must occur during the bat pupping season (April 1 through July 31), surveys for active maternity roosts shall be conducted by a qualified biologist. The surveys shall be conducted from dusk until dark.</i> <i>If a special-status bat maternity roost is located, appropriate buffers around the roost sites shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from habitat removal or other project activities. The size of the buffer shall depend on the species, roost location, and specific construction activities to be performed in the vicinity. No project activity shall commence within the buffer areas until the end of the pupping season (August 1) or until a qualified biologist</i>	City of Riverbank Development Services Department Qualified Biologist	If removal of suitable roosting areas (i.e. buildings, trees, shrubs, bridges, etc.) must occur during the bat pupping season (April 1 through July 31)	

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FINAL MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>conforms the maternity roost is no longer active.</i>			
Impact 3.4-6: The potential to effect protected wetlands and jurisdictional waters.	Mitigation Measure 3.4-7: <i>If construction activities would disturb a ditch/canal/basin within the Plan Area, the property owner/applicant proposing the activity shall verify that the facility qualifies under the agricultural ditch exemption. If the facilities do not qualify for the exemption and are determined to be jurisdictional by the regulatory agencies, any fill activity would require authorization for fill from the regulatory agencies (USACE-404 permit, RWQCB-401 certification, 1600 Streambed Alteration Agreement). All requirements of a permit shall be adhered to throughout the construction phase.</i>	City of Riverbank Development Services Department Qualified Biologist	If construction activities would disturb a ditch / canal / basin within the Plan Area	
CULTURAL AND TRIBAL RESOURCES				
Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074.	Mitigation Measure 3.5-1: <i>Prior to ground disturbing activities for each phase of the Project that would potentially affect one or more of the listed resources below, the resources shall be evaluated for their potential architectural and/or historic importance by a Qualified Architectural Historian, at the cost of the Project applicant. The potentially historic resources within the Project site include the following:</i> <i>Buildings or building complexes located northwest of the Oakdale Road / Morrill Road intersection, east of the existing Riverbank Sports Complex (on APN 074-006-013);</i> <i>Buildings or building complexes located southwest of the Oakdale Road / Morrill Road intersection, approximately 0.18 miles south of the Riverbank Sports Complex (on APN 074-011-009);</i> <i>Buildings or building complexes located northwest of the Oakdale Road / Crawford Road intersection, located along Oakdale Road (on APN 074-011-009);</i> <i>Buildings or building complexes located southwest of the Oakdale Road / Crawford Road intersection, located 0.14 to 0.27 miles west of Oakdale Road (on APN 074-014-006); and</i> <i>The MID Lateral No. 6 that crosses the southern portion of the Project site.</i> <i>Work shall not continue at the above-listed site(s) until the Qualified</i>	City of Riverbank Development Services Department Qualified Architectural Historian	Prior to ground disturbing activities for each phase of the Project that would potentially affect one or more of the listed resources	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>Architectural Historian conducts sufficient research and data collection to determine if the above-listed site(s) is eligible for listing on the NRHP or CRHR; or not a significant Public Trust Resource. Should the site(s) be determined to not be significant or eligible, no further action is required. Should the site(s) be determined to be significant or eligible, the Project applicant shall work with the Registered Professional Historian to develop a cultural resource plan for the site(s).</i> <i>If a building or building complex is determined to be important under the criteria of the California Register of Historical Resources, and the buildings cannot be preserved, then it is recommended that the buildings be documented through the preparation of the DPR 523 forms with large scale "HABS-like" photographs taken. Sets of these photographs shall be placed with the County museum or a suitable archival facility and the Central California Information Center, thereby preserving information on early architecture for future researchers.</i> Mitigation Measure 3.5-2: <i>All construction workers shall receive a cultural resources sensitivity training session before they begin site work in order to identify any potentially significant cultural or similar resources that may result during construction. The sensitivity training session shall be instructed by a professional archaeologist. The sensitivity training shall inform the workers of their responsibility to identify and protect any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, within the Plan Area. The sensitivity training shall cover laws pertaining to cultural resources, examples of cultural resources that may be discovered in the Plan Area, and what to do if a cultural resource, or anything that may be a cultural resource, is discovered.</i> <i>If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, are found during grading and construction activities during any phase of the Project, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s).</i> <i>Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) a significant find; 2) not cultural in origin; or 3) not potentially significant or eligible for listing on the NRHP or CRHR; or 4)</i>	City of Riverbank Development Services Department Qualified Archaeologist	Prior to ground disturbance	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>not a significant Public Trust Resource.</i> <i>If a significant finding is made, a plan must be developed for this inadvertent finding. Measures to potentially address a subsurface finding could include one or more of the following depending upon the nature of the find: recordation of the finding; further efforts to define the extent and nature of the resource; preservation in place, and re-design to ensure long-term preservation of the resource; and/or data recovery excavations.</i> <i>If Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the Project applicant's expense.</i>			
Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5.	Implement Mitigation Measure 3.5-2.	See Mitigation Measure 3.5-2	See Mitigation Measure 3.5-2	
Impact 3.5-3: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource.	Mitigation Measure 3.5-3: <i>If paleontological resources are discovered during the course of construction during any phase of the Project, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Riverbank shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where the resource could be curated and displayed for public education purposes.</i>	City of Riverbank Development Services Department Qualified Paleontologist	If paleontological resources are discovered during the course of construction	
Impact 3.5-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries.	Mitigation Measure 3.5-4: <i>If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the Stanislaus County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i>	City of Riverbank Development Services Department	If human remains are discovered during the course of construction during any phase of the	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	- The Coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. - The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, in a location that is not subject to further subsurface disturbance when any of the following conditions occurs: - The Native American Heritage Commission is unable to identify a descendent. - The descendant identified fails to make a recommendation. - The City of Riverbank or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.	San Joaquin County Coroner	project	
GEOLOGY AND SOILS				
Impact 3.6-2: Implementation and construction of the proposed Project may result in substantial soil erosion or the loss of topsoil	Mitigation Measure 3.6-1: Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of the Project, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or	City of Riverbank Development Services Department	Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation for each phase of the Project	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Riverbank and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</i>			
Impact 3.6-3: The proposed Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of Project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse.	Mitigation Measure 3.6-2: <i>Prior to earthmoving activities for each phase of the Project, a certified geotechnical engineer, or equivalent, shall be retained to perform a final geotechnical evaluation of the soils at a design-level as required by the requirements of the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The final geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a threat to the health and safety of people or structures, including threats from liquefaction or lateral spreading. The grading and improvement plans, as well as the storm drainage and building plans for each phase of the Project shall be designed in accordance with the recommendations provided in the final geotechnical evaluation.</i>	City of Riverbank Development Services Department Certified Geotechnical Engineer	Prior to earthmoving activities for each phase of the Project	
Impact 3.6-4: Potential for expansive soils to create substantial risks to life or property.	Implement Mitigation Measure 3.6-2.	See Mitigation Measure 3.6-2	See Mitigation Measure 3.6-2	
GREENHOUSE GASES AND CLIMATE CHANGE				
Impact 3.7-1: Potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the	Mitigation Measure 3.7-1: <i>The City shall require GHG reduction measures in connection with tentative subdivision maps submitted for approval, including but not limited to the following:</i> <i>Actions included in Mitigation Measures 3.3-1 through 3.3-5 (see Section 3.3: Air Quality) that also reduce GHG emissions;</i> <i>Actions that further improve energy efficiency, such as requiring that all buildings exceed Title 24 energy-efficiency requirements by a certain percentage, requiring on-site renewable energy</i>	City of Riverbank Development Services Department	Prior approval of tentative subdivision maps	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
emissions of greenhouse gases.	<i>production to meet a specified percent of the subdivision's electricity needs, etc.</i> <i>Actions that further reduce vehicle miles traveled, such as providing transit hubs that would be accessible by local and regional transit routes and community multimodal paths and trails; providing general pedestrian connectivity throughout the project, etc.</i> <i>Payment for GHG offsets, as determined to be feasible by the City.</i>			
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.8-1: Project implementation has the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Implement <i>Mitigation Measure 3.6-1</i>. <i>Mitigation Measure 3.8-1:</i> Prior to the approval of any map, Preliminary Development Plan, or site plan, the City shall review the 2017 Phase I ESA (Geocon Consultants, Inc., July 2017) cited in the Draft EIR for the CWSP to determine if it is still applicable. After July 1, 2020, the City shall require an updated Phase I ESA for the specific property. The Phase I ESA shall evaluate the specific property proposed to be developed, to ensure that no material changes have occurred since preparation of the 2017 Phase I ESA (Geocon Consultants, Inc., July 2017). <i>Mitigation Measure 3.8-2:</i> The applicant shall hire a qualified consultant to perform additional soil and site testing for the areas identified in this EIR to have potential hazardous conditions present prior to any mapping approvals. The following areas have been deemed to have potential hazardous conditions present: <i>The residential units and adjoining structures.</i> <i>The remnant construction and/or farming materials (i.e. remnant pipes, etc.).</i> <i>The soils in the area where farming equipment and above ground tanks have been stored, including, but not limited to, the following:</i> <i>The parcels associated with the Alexander Dairy (APNs</i>	See Mitigation Measure 3.6-1 City of Riverbank Development Services Department City of Riverbank Development Services Department	See Mitigation Measure 3.6-1 Prior to the approval of any map, Preliminary Development Plan, or site plan Prior to any mapping approvals	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	074-011-009 and 074-014-006). - The parcels associated with the properties located at 5817 Oakdale Road, 5525 Oakdale Road, and 2054 Crawford Road. - The Harrigfeld property located at 1901 Morrill Road. - All parcels located south of Morrill Road. The intent of the additional testing is to investigate whether any of the buildings, facilities, or soils in any of the above parcels contain hazardous materials. If asbestos-containing materials and/or lead are found in the buildings, a California Occupational Safety and Health Administration (Cal/OSHA) certified asbestos containing building materials (ACBM) and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and Cal/OSHA standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility. Mitigation Measure 3.8-3: If the site investigation required by Mitigation Measure 3.8-2 indicates a probability that hazardous materials may be found on any parcel, the applicant for that parcel shall submit a Phase II ESA, which shall further evaluate on-site conditions. The Phase II ESA shall address the likely presence of hazardous substances and/or petroleum products identified in the previous Phase I ESA (Geocon Consultants, Inc., 2017) prepared for the Plan Area. In addition, due to the past agricultural operations in the Plan Area, a soil sampling program shall be implemented to assess potential agrichemical (including pesticides, herbicides, diesel, petrochemicals, etc.) impacts to surface soil within the Plan Area, as follows: A soil sampling and analysis workplan shall be submitted for approval the Stanislaus County Department of Environmental Resources. The sampling and analysis plan shall meet the requirements of the Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (2008), and the County Department of Environmental Resources Recommended Soil and Groundwater Sampling for Underground Tank Investigations (2013). The soils in the area where farming equipment and	City of Riverbank Development Services Department	If the site investigation required by Mitigation Measure 3.8-2 indicates a probability that hazardous materials may be found on any parcel	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	tanks have been stored, including, but not limited to, the following, should be included in the soil sampling and analysis workplan: - The parcels associated with the Alexander Dairy (APNs 074-011-009 and 074-014-006). - The parcels associated with the properties located at 5817 Oakdale Road, 5525 Oakdale Road, and 2054 Crawford Road. - The Harrigfeld property located at 1901 Morrill Road. - All parcels located south of Morrill Road. If the sampling results indicate the presence of agrichemicals that exceed commercial screening levels, a removal action workplan shall be prepared in coordination with Stanislaus County Department of Environmental Resources. The removal action workplan shall include a detailed engineering plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection. A no further action letter shall be issued by Stanislaus County Department of Environmental Resources upon completion of the removal action. The removal action shall be deemed complete when the confirmation samples exhibit concentrations below the commercial screening levels, which will be established by the agencies. If any stained soil or odor-impacted areas are encountered during the Phase II ESA, then soil sampling of these areas shall be included in the above soil sampling workplan, and depending upon the sampling results, included in the removal action workplan as well. Mitigation Measure 3.8-4: Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to the Stanislaus County Division of Environmental Resources (CUPA) for review and approval. If during the construction process the applicant or any subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law). Mitigation Measure 3.8-5: Prior to initiation of any ground disturbance	Stanislaus County Division of Environmental Resources City of Riverbank	Prior to bringing hazardous materials onsite Prior to initiation of any	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	activities within 50 feet of a well, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from Stanislaus County Department of Environmental Resources, and properly abandon the on-site wells, pursuant to review and approval of the City Engineer and the Stanislaus County Department of Environmental Resources. Implement Mitigation Measures 3.8-1, 3.8-2, 3.8-3, 3.8-4, and 3.8-5.	Development Services Department See Mitigation Measures 3.8-1, 3.8-2, 3.8-3, 3.8-4, and 3.8-5	ground disturbance activities within 50 feet of a well See Mitigation Measures 3.8-1, 3.8-2, 3.8-3, 3.8-4, and 3.8-5	
NOISE				
Impact 3.11-1: Construction of the proposed Project may generate significant noise.	Mitigation Measure 3.11-1: Construction activities shall not occur between 6:30 p.m. and 6:00 a.m. on weekdays or 5:00 p.m. and 8:00 a.m. on weekends and legal holidays, as required by the City of Riverbank Municipal Code. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department. Mitigation Measure 3.11-2: In an effort to comply with the City General Plan standards contained in Table 3.11-6 (Table N-3 of the General Plan), all equipment shall be fitted with factory equipped mufflers, and in good working order. In addition, all staging areas shall be located as far as feasibly possible from residential areas. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department.	City of Riverbank Public Works Department City of Riverbank Public Works Department	During construction activities During construction activities	
Impact 3.11-4: The proposed Project may result in traffic noise at new sensitive receptors.	Mitigation Measure 3.11-3: The Project applicant(s) shall determine the appropriate methods for reducing traffic noise levels at the Project site to within the City of Riverbank noise level criteria. It is expected that traffic noise levels could exceed the City standards at residential areas adjacent to Oakdale Road, Morrill Road and Claribel Road. Mitigation can take the form of sound walls, berms, a combination of walls and berms, setbacks and shielding from building facades. The effectiveness of the proposed mitigation shall be documented by acoustical analyses. The appropriate mitigation will be determined prior to the approval of tentative maps or site plans, and subject to review and approval by the City of Riverbank.	City of Riverbank Public Works Department	Prior to approval of tentative maps or site plans	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Impact 3.11-5: The proposed Project may result in noise from on-site activities at sensitive receptors.	Mitigation Measure 3.11-4: The center of the play fields shall be located at a minimum distance of 275-feet from the nearest residences. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department.	City of Riverbank Public Works Department	Prior to approval of improvement plans	
	Mitigation Measure 3.11-5: Use of the play fields shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This requirement shall be noted in the improvements plans prior to approval by the City's Public Works Department.	City of Riverbank Public Works Department	Prior to approval of improvement plans	
	Mitigation Measure 3.11-6: When school site plans have been developed, a detailed analysis of school site noise impacts shall be identified and appropriate mitigation measures shall be included in the project designs. The City shall review and approve the analysis of school site noise impacts, as well as any mitigation measures resulting from the analysis.	City of Riverbank Public Works Department	Prior to approval of improvement plans	
PUBLIC SERVICES AND RECREATION				
Impact 3.12-1: The proposed Project has the potential to require the construction of police department facilities which may cause substantial adverse physical environmental impacts.	Mitigation Measure 3.12-1: Prior to the City recording a "Final Map" for each Project within the Plan Area, the owner of the project/map shall either annex the mapped property into a Community Facilities District ("CFD"), or create a new CFD for the mapped property, which will include funding for operational services with the Riverbank Police Department (Stanislaus County Sheriff).	City of Riverbank Development Services Department	Prior to the City recording a "Final Map" for each Project within the Plan Area	
Impact 3.12-5: The proposed Project has the potential to require the construction of park and recreational facilities which may cause substantial adverse physical environmental impacts.	Mitigation Measure 3.12-2: Prior to the recording of any Final Maps, or in connection with any other final approvals for the MU-1 "Mixed Use Retail" area dedicated to residential development, the project developer shall dedicate and finance the improvement of sufficient park land in accordance with a park improvement plan, subject to approval by the City, or pay sufficient in lieu fees in accordance with the Quimby Act and the City's General Plan policy, to develop at least five acres of parkland per 1,000 residents. If sufficient park area is not provided for in the subdividable lands in accordance with the Quimby Act and City Ordinances, the Project applicant shall demonstrate where the parkland dedication may occur and provide surety of its dedication and improvement according to a defined time line for dedication and improvement. This dedication requirement shall include development of full park improvement plans to be approved by the Director of Parks and Recreation. The timing of the park improvements shall be negotiated with the developer unless stipulated in a Development	City of Riverbank Development Services Department	Prior to the recording of any Final Maps, or in connection with any other final approvals for the MU-1 "Mixed Use Retail" area dedicated to residential development	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	Agreement or Subdivision Improvement Agreement.			
TRANSPORTATION AND CIRCULATION				
Impact 3.13-1: Under Existing conditions, the proposed Project would result in a significant impact at the Patterson Road / Coffee Road intersection.	Mitigation Measure 3.13-1: Prior to issuance of any Building Permits for the CWSP Project, each project applicant in the Plan Area shall pay the applicable City of Riverbank Impact Fee towards the improvement of the Patterson Road / Coffee Road intersection in order to satisfy their fair share obligation.	City of Riverbank Public Works Department	Prior to issuance of any Building Permits for the CWSP Project	
Impact 3.13-2: Under Existing conditions, the proposed Project would result in a significant impact at the Claribel Road / Oakdale Road intersection.	Mitigation Measure 3.13-2: Prior to the approval of a Final Map or improvement plans, each applicant within the CWSP Project shall be responsible for the project's fair share impacts towards the cost of widening Oakdale Road to provide a second southbound travel lane that continues beyond Claribel Road a distance sufficient to accommodate efficient intersection traffic operations and a transition back to a single lane, as well as a northbound right turn lane. The distance needed to accommodate the auxiliary through lane and transition back to a single lane is roughly ¼ mile. This roadway improvement shall be noted on the project improvement plans. The sum of each project applicant's fair share cost shall be equal to the total cost to construct the entire improvement, and the sum of the fair share costs shall be used by the developer(s) to construct the entire improvement. The specific segments of roadway which would be widened shall be completed as determined by the City Engineer based on the level of development being proposed at the time.	City of Riverbank City Engineer	Prior to the approval of a Final Map or improvement plans	
Impact 3.13-3: Under Existing conditions, the proposed Project would result in a significant impact at the Claribel Road / N-S Collector intersection.	Mitigation Measure 3.13-3: Prior to approval of a Final Map or improvement plans, each applicant within the CWSP Project shall be responsible for the project's fair share impacts towards the cost of constructing a traffic signal and ancillary lanes at the Claribel Road / N-S Collector intersection. When warranted, construction of the traffic signal shall be required, to the satisfaction of the City of Riverbank City Engineer. The additional ancillary lanes shall be completed as determined by the City Engineer based on the level of development being proposed at the time. When warranted, this roadway improvement shall be noted on the improvement plans for such project. The sum of each project applicant's fair share cost shall be equal to the total cost to construct the entire improvement, and the sum of the fair share costs	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	

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<i>ENVIRONMENTAL IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>MONITORING RESPONSIBILITY</i>	<i>TIMING</i>	<i>VERIFICATION (DATE/INITIALS)</i>
	<i>shall be used by the developer(s) to construct the entire improvement.</i>			
Impact 3.13-5: Under Existing conditions, the proposed Project would result in a significant impact at the segment of Patterson Road from McHenry Avenue to Coffee Road.	Mitigation Measure 3.13-4: Prior to issuance of any Building Permits for each project in the Plan Area, each project applicant shall pay the applicable City of Riverbank Impact Fee towards widening of SR 108 to four-lanes in order to satisfy their fair share obligation.	City of Riverbank Public Works Department	Prior to issuance of any Building Permits for each project in the Plan Area	
Impact 3.13-6: Under Existing conditions, the proposed Project would result in a significant impact at the segment of Claribel Road from McHenry Avenue to Coffee Road.	Mitigation Measure 3.13-5: Prior to issuance of any Building Permits for each project in the Plan Area, each project applicant shall pay the applicable County RTIF fee towards construction of the North County Corridor in order to satisfy their fair share obligation.	Stanislaus Council of Governments	Prior to issuance of any Building Permits for each project in the Plan Area	
Impact 3.13-7: Under Existing conditions, the proposed Project would result in a significant impact at the segment of Claribel Road from Oakdale Road to Claus Road.	Mitigation Measure 3.13-6: Prior to issuance of Building Permits for the Project, each project applicant in the Plan Area shall pay the applicable City of Riverbank Impact Fee and County RTIF fee towards the improvement of Claribel Road from Oakdale Road to Claus Road in order to satisfy their fair share obligation.	Stanislaus Council of Governments	Prior to issuance of Building Permits for the Project	
Impact 3.13-9: Under Existing conditions, the proposed Project would result in a significant impact at the Oakdale Road between Morrill Road and Crawford Road segment.	Mitigation Measure 3.13-7: Prior to issuance of any Building Permits each project within the Plan Area, each project applicant shall be responsible for contributing the fair share contribution towards the costs of widening Oakdale Road to four lanes by providing a second southbound through travel lane between Morrill Road and Crawford Road. The applicant shall be responsible for widening Oakdale Road when determined by the City Engineer.	City of Riverbank City Engineer	Prior to issuance of any Building Permits each project within the Plan Area	
Impact 3.13-11: The proposed Project would adversely affect pedestrian and bicycle facilities.	Mitigation Measure 3.13-8: Each project applicant in the Plan Area shall work with City of Riverbank staff to identify applicable pedestrian crossing features and shall install the features, when warranted, to the satisfaction of the City of Riverbank City Engineer. Mitigation Measure 3.13-9: Each project applicant in the Plan Area shall monitor pedestrian, bicycle, and motor vehicle safety conditions as development proceeds. Any identified safety conditions as a result of this	City of Riverbank City Engineer City of Riverbank City	When warranted, as determined by the City Engineer When warranted, as	

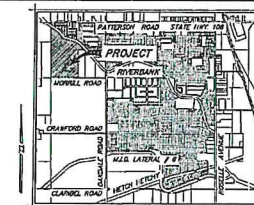
ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
	<i>monitoring shall be installed to alleviate these concerns, as applicable, to the satisfaction of the City of Riverbank City Engineer.</i>	Engineer	determined by the City Engineer	
Impact 3.13-12: The proposed Project would adversely affect transit services or facilities.	Mitigation Measure 3.13-10: <i>The project applicants in the CWSP Area shall install the transit elements included in the CWSP. The project applicants shall work with Stanislaus Regional Transit staff to identify applicable on-site transit facilities and features in order to ensure that transit facilities are incorporated into the project. The transit facilities and features may include, but would not be limited to, bus turnouts, bus stops, and signage. The project applicants shall install the features, when warranted, to the satisfaction of the City Engineer.</i>	City of Riverbank City Engineer Stanislaus Regional Transit	When warranted, as determined by the City Engineer	
Impact 3.13-13: Under EPAP conditions, the proposed Project would result in a significant impact to queue lengths.	Mitigation Measure 3.13-11: <i>Prior to approval of a Final Map or improvement plans, each project applicant within the CWSP Area shall be responsible for lengthening the available storage in left turn lanes at the Oakdale Road / Crawford Road, Oakdale Road / Freddi Lane, and Oakdale Road / Claribel Road intersections. The applicants shall be responsible for lengthening specific turn lanes when determined by the City Engineer. These roadway improvements shall be noted on the project improvement plans.</i>	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
Impact 3.13-14: Under EPAP conditions, the proposed Project would result in a significant impact at the proposed mixed use retail area access.	Mitigation 3.13-12: <i>Prior to approval of a Final Map or improvement plans for the "MU-1 Mixed Use Retail" area, the project applicant shall be responsible for providing a design for vehicular access to the satisfaction of the City of Riverbank City Engineer when development of the "MU-1 Mixed Use Retail" area proceeds. This roadway design shall be noted on the project improvement plans.</i>	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans for the "MU-1 Mixed Use Retail" area	
Impact 3.13-15: Under EPAP conditions, the proposed Project would result in a significant impact at the McHenry Avenue / Kiernan Avenue / Claribel Avenue intersection.	Mitigation Measure 3.13-13: <i>Prior to issuance of Building Permits for each project in the Plan Area, each project applicant shall pay the applicable County RTIF fee towards construction of the North County Corridor in order to satisfy their fair share obligation.</i>	Stanislaus Council of Governments	Prior to issuance of Building Permits for each project in the Plan Area	
Impact 3.13-16: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the Patterson Road /	Implement Mitigation Measure 3.13-1.	See Mitigation Measure 3.13-1	See Mitigation Measure 3.13-1	

ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Coffee Road intersection.				
Impact 3.13-17: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the Coffee Road / Morrill Road intersection.	Mitigation Measure 3.13-14: Prior to approval of a Final Map or improvement plans, each applicant within the CWSP Project shall be responsible for the project's fair share impacts towards the cost of installing a traffic signal at the Coffee Road / Morrill Road intersection. When warranted, construction of the traffic signal shall be required, to the satisfaction of the City of Riverbank City Engineer. When warranted, this roadway improvement shall be noted on the improvement plans for such project.	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
Impact 3.13-18: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the Coffee Road / Relocated Crawford Road intersection.	Mitigation Measure 3.13-15: Prior to approval of a Final Map or improvement plans, each project applicant shall be responsible for its fair share of the cost of installing traffic signal at the Coffee Road / Relocated Crawford Road intersection. The signal shall be installed when conditions warrant, as determined by the City of Riverbank City Engineer.	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
Impact 3.13-19: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the Claribel Road / N-S Collector intersection.	Implement Mitigation Measure 3.13-3.	See Mitigation Measure 3.13-3	See Mitigation Measure 3.13-3	
Impact 3.13-20: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the Claribel Road / Oakdale Road intersection.	Mitigation Measure 3.13-16: Prior to approval of a Final Map or improvement plans, each applicant in the Plan Area shall be responsible for the project's fair share impacts towards the cost of adding a second northbound left turn lane at the Claribel Road / Oakdale Road intersection, as determined by the City of Riverbank City Engineer. When warranted, the addition of a second northbound left turn lane shall be required, to the satisfaction of the Stanislaus County Road Commissioner. When warranted, this roadway improvement shall be noted on the improvement plans for such project.	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
Impact 3.13-24: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the segment of Coffee	Mitigation Measure 3.13-17: Prior to approval of a Final Map or improvement plans, each project applicant in the Plan Area shall be responsible for the fair share of the cost of improving Coffee Road from Morrill Road to the relocated Crawford Road intersection to provide the functional equivalent of a two-lane arterial street standard, as determined by	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement	

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FINAL MITIGATION MONITORING AND REPORTING PROGRAM

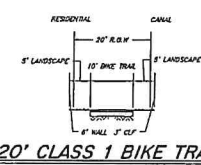
ENVIRONMENTAL IMPACT	MITIGATION MEASURE	MONITORING RESPONSIBILITY	TIMING	VERIFICATION (DATE/INITIALS)
Road between Morrill Road and the relocated Crawford Road.	<i>the City of Riverbank City Engineer.</i>		plans	
Impact 3.13-25: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the segment of Coffee Road between the relocated Crawford Road and the realigned Claribel Road intersection.	Mitigation Measure 3.13-18: <i>Prior to approval of a Final Map or improvement plans, each project applicant in the Plan Area shall be responsible for contributing its fair share to the cost of improving Coffee Road from the relocated Crawford Road intersection to the realigned Claribel Road intersection to the equivalent of a four-lane arterial street standard, as determined by the City of Riverbank City Engineer.</i>	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
Impact 3.13-26: Under Cumulative (Year 2042) conditions, the proposed Project would result in a significant impact at the segment of Coffee Road between the realigned Claribel Road intersection and NCC.	Mitigation Measure 3.13-19: <i>Prior to approval of a Final Map or improvement plans, each project applicant in the Plan Area shall be responsible for contributing its fair share fee to the cost of improving Coffee Road from the realigned Claribel Road intersection to NCC to a four-lane arterial street standard.</i>	City of Riverbank City Engineer	Prior to approval of a Final Map or improvement plans	
UTILITIES				
Impact 3.14-6: The proposed Project has the potential to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Mitigation Measure 3.14-1: <i>Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Riverbank for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to release and describes the volume reduction measures and treatment controls used to reach attainment consistent with the Riverbank Low Impact Development Design and Specifications Manual, the Riverbank Storm Drain System Master Plan, and the Crossroads West Specific Plan.</i>	City of Riverbank City Engineer	Prior to the issuance of a building or grading permit	



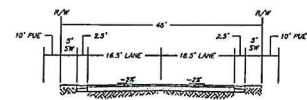
VICINITY MAP
NTS

WRITTEN STATEMENTS

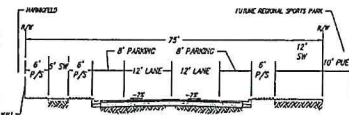
1. THE ENTIRE MAP CONTAINS A LARGE LOT AND IS PLANNED FOR BULK PROPERTY DEVELOPMENT. NO DEVELOPMENT IS PROPOSED WITHIN THE BULK AND SUBSEQUENT FUTURE DEVELOPMENT WILL BE REQUIRED.
2. A 20' WIDE CLASS 1 BIKE TRAIL ON THE SOUTH SIDE OF THE MAIN CANAL TO BE DEDICATED TO THE CITY OF RIVERBANK.
3. EXISTING ZONING: SP-4
4. THE PROPOSED LAYOUT OF ALL THE LOTS ARE DESIGNATED ON THE MAP AND ARE CONSIDERED WITH THE ENVIRONMENTAL IMPACT REPORT.
5. UTILITIES:
WATER SYSTEM - CITY OF RIVERBANK
SEWER SYSTEM - CITY OF RIVERBANK
STORM DRAINAGE - CITY OF RIVERBANK
GAS - PG&E
ELECTRIC - PG&E
TELEPHONE - SBC
SCHOOL DISTRICT - STEVENSON SCHOOL DISTRICT - GRADES K-8 AND MODESTO HIGH SCHOOL DISTRICT - GRADES 9-12
6. UTILITIES AND REQUIREMENTS OF ENVIRONMENTAL AGENCIES. NO IMPROVEMENTS ARE PLANNED WITHIN THIS MAP. THEREFORE NO ENVIRONMENTAL IMPROVEMENTS ARE PROPOSED AT THIS TIME.
7. ALL REPORTS AND STUDIES COMPLETED FOR THE ENVIRONMENTAL IMPACT REPORT FROM THE CITY OF RIVERBANK.
8. THERE ARE NO PROPOSED AREAS TO BE OWNED BY CROWN.
9. NO LANDSCAPING OR SOUND WALLS ARE PROPOSED AT THIS TIME.
10. THERE IS NO PLANNED ORGANIZATION OR ENTITY FOR THE PURPOSE OF FINANCING IMPROVEMENTS OR THE MAINTENANCE OF IMPROVEMENTS.
11. NO OFF-SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME.
12. NO IMPROVEMENTS ARE MADE FOR SOLAR ACCESS AT THIS TIME.
13. THE SUBDIVISION HAVING RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAP" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 44361.
14. PROPOSED STREET CROSS-SECTIONS ARE SHOWN FOR INFORMATION. PROPOSED ACCESS AND UTILITY EASEMENTS ARE PROVIDED CONSISTENT WITH THE CROP AND THE PROPOSED CROSS-SECTIONS.
15. TWO PROPOSED SCHOOL SITE LOCATIONS ARE SHOWN WITHIN THE CROSSROADS WEST STREET PLAN TO BE LOCATED WITHIN THE OVERALL PLAN AREA.
16. EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED AND/OR UNDERGROUND FOR ACCESS AND UTILITY REQUIREMENTS.
17. A 10' PUBLIC UTILITY EASEMENT (PUE) WILL BE PROVIDED IN ALL LOCATIONS WHERE A WALL CONSTRUCTION DOES NOT EXIST. WHERE THE WALL CONSTRUCTION LOCATIONS PROPOSED VARIATIONS WILL BE INSTALLED WITHIN THE 10' PUBLIC RIGHT-OF-WAY.



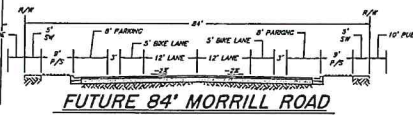
20' CLASS 1 BIKE TRAIL
NTS



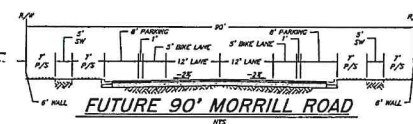
FUTURE 48' LOCAL STREET
NTS



FUTURE ROADWAY
NTS



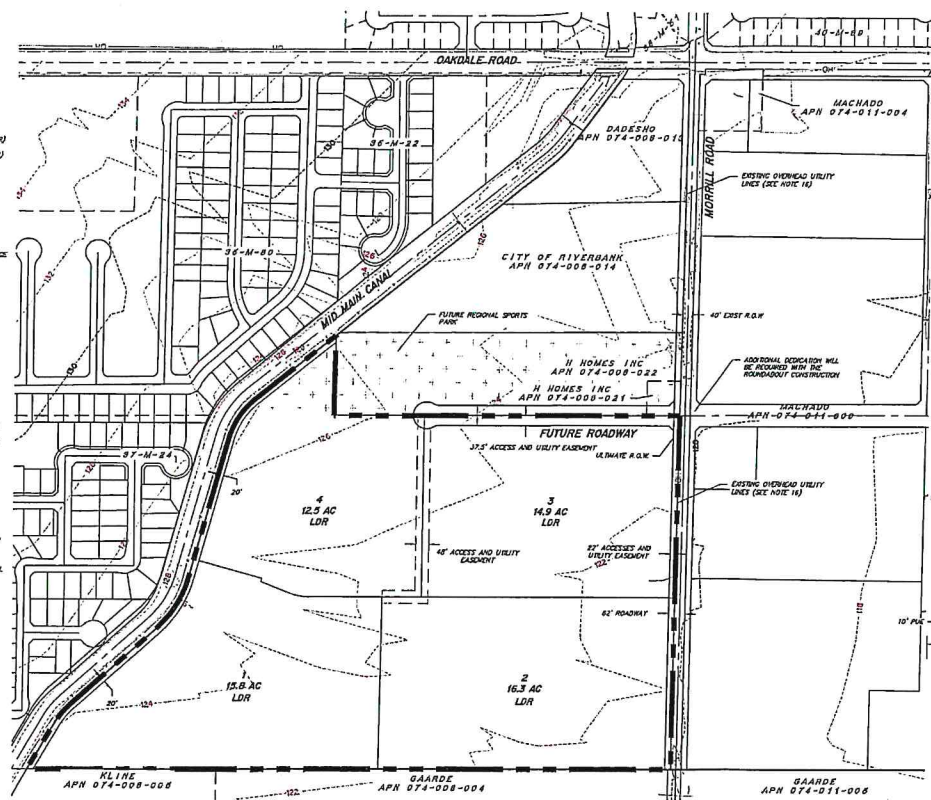
FUTURE 84' MORRILL ROAD
NTS



FUTURE 90' MORRILL ROAD
NTS

LEGEND

- NTS EXISTING CONTOURS (MAJOR)
- NTS EXISTING CONTOURS (MINOR)
- NTS EXISTING EASEMENTS
- NTS EXISTING PARCEL LINES
- NTS EXISTING WATER LINE
- NTS EXISTING STORM LINE
- NTS EXISTING SEWER LINE
- NTS EXISTING OVERHEAD LINE
- NTS EXISTING BARBED WIRE FENCE
- NTS EXISTING ADJ. POLE
- NTS EXISTING FIRE HYDRANT
- NTS EXISTING TREE
- NTS EXISTING DIRT ROAD
- NTS FUTURE REGIONAL SPORTS PARK
- NTS PROPOSED WATER LINE
- NTS PROPOSED SEWER LINE
- NTS PROPOSED STORM LINE
- NTS PROPOSED FORCE MAIN
- NTS PROPOSED STORM MANHOLE
- NTS PROPOSED EASEMENTS
- NTS PROPOSED LOT LINES
- NTS PROJECT BOUNDARY LINE
- NTS ACCESS/UTILITY EASEMENT
- NTS ADRES
- NTS ADRES/STREET PARCEL NUMBER
- NTS LOW-DENSITY RESIDENTIAL
- NTS MEDIUM-DENSITY RESIDENTIAL
- NTS HIGH-DENSITY RESIDENTIAL
- NTS MIXED USE
- NTS AC
- NTS APN
- NTS LDR
- NTS N/A



PROPOSED CONDITION

REVISIONS			
NO.	DATE	ISSUED FOR	BY
1	06/24/19	Issue Date	ST/DAM
2	06/24/19	Job No.	ST/DAM
3	06/24/19	Checked	ST/DAM
4	06/24/19	Design By	RAM

MVE Inc.
1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

CROSSROADS WEST
HARRIGFELD FAMILY PROPERTY
INITIATIVE PARCEL MAP
BEING A PORTION OF SOUTH HALF OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT Diablo MCDONALD
COUNTY OF STANISLAUS, STATE OF CALIFORNIA
RIVERBANK

DWG.
TM2
SHEET
2
OF **2**

Site Summary

Total Acreage: 59.2 acres (excluding 1.3 acres for Regional Sports Park)

Density: 5 lots/acre

Total Lots: 295

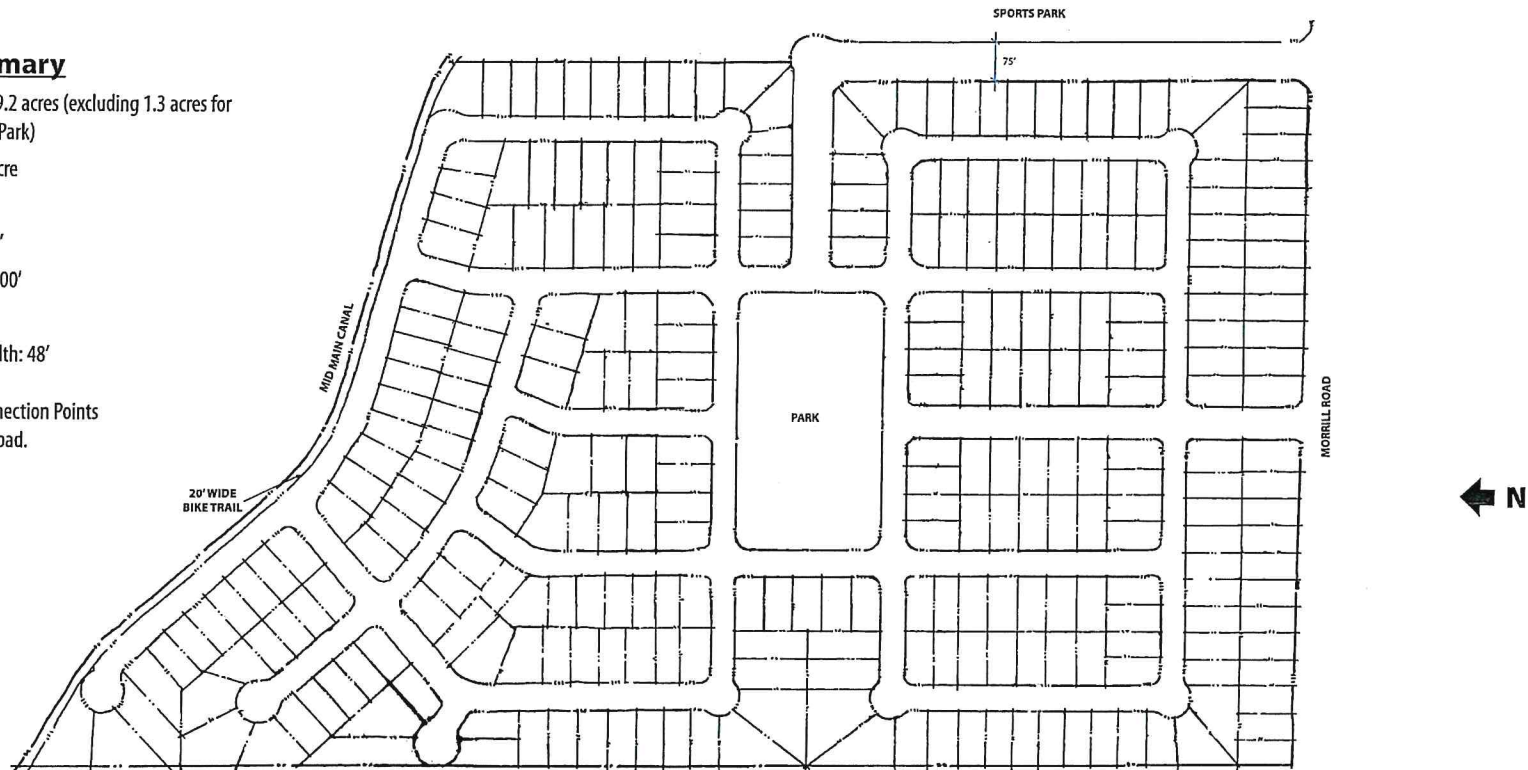
Lot Size: 50'x100'

Corner Lot: 55'x100'

Park Size: 3 acres

Interior Road Width: 48'

Note: Utility Connection Points
to be at Morrill Road.



CITY OF RIVERBANK

JUN 04 2019

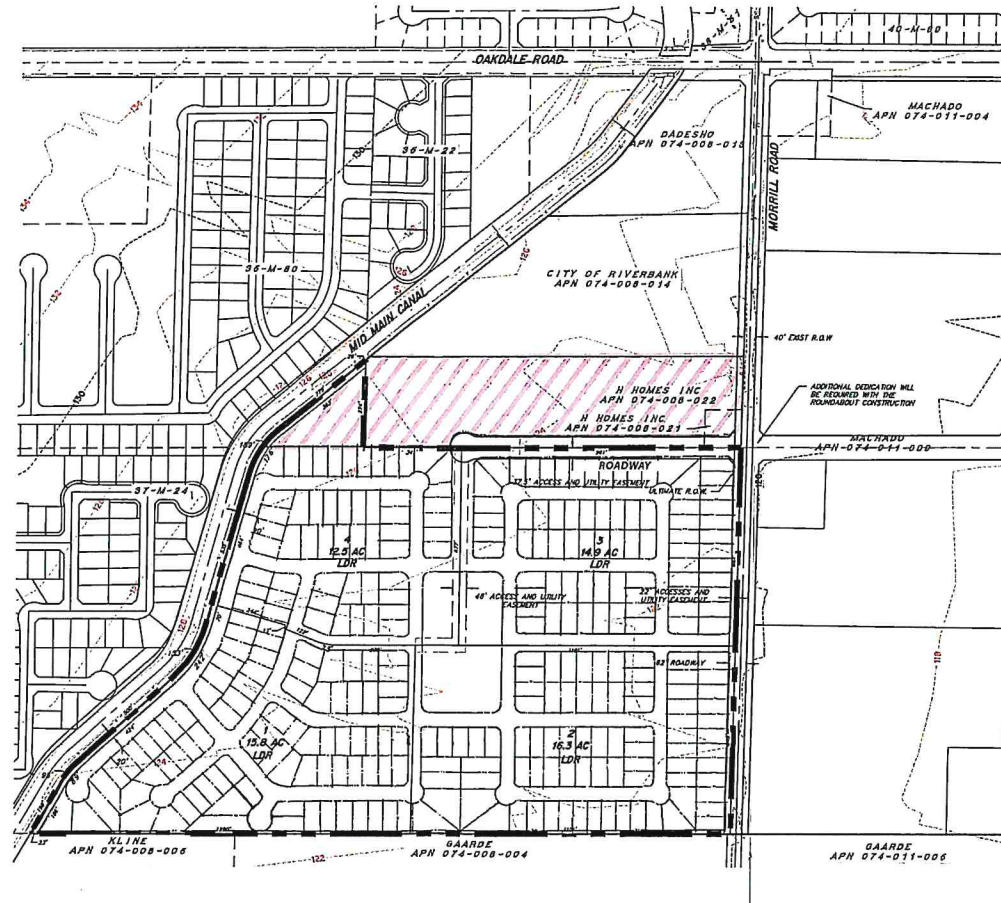
DEVELOPMENT SERVICES

4.25.19 MVE Inc. 1117 L Street Modesto, CA 95354 866.526.4214 www.mve.net	PRELIMINARY DEVELOPMENT PLAN FOR LDR1 (HARRIGFELD FAMILY) Riverbank, California	CROSSROADS WEST DEVELOPER GROUP
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Project Management • Civil/Structural Engineering • Urban Design • Land Planning • Entitlements • Right-of-Way/Permitting • Surveying • Construction Staking • Graphics
Providing services in California and Nevada.

LEGEND

 Future Regional Sports Park



CITY OF RIVERBANK

JUN 04 2019

DEVELOPMENT SERVICES



6.3.2019 MVE MVE Inc. 1117 L Street Modesto, CA 95354 866.526.4214 www.mve.net	PRELIMINARY DEVELOPMENT PLAN FOR LDR1 (HARRIGFELD FAMILY) LARGE LOT OVERLAY EXHIBIT Riverbank, California	CROSSROADS WEST DEVELOPER GROUP
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Project Management • Civil/Structural Engineering • Urban Design • Land Planning • Entitlements • Right-of-Way/Permitting • Surveying • Construction Staking • Graphics
Providing services in California and Nevada.

From:
Sent: Sunday, February 7, 2021 7:03 PM
To: Donna M. Kenney
Cc:
Subject: COMMENTS ON HARRIGFELD SUBDIVISION

Eventually this proposal will be shoved down the public's throat but I am thankful for the opportunity to express my disapproval with the inevitable.

There are many reasons for opposing this proposal but only one reason for approval - greed. Here are some of my reasons for opposing the proposal -

1.) An inadequate and antiquated infrastructure -

We continue to have mandatory water rationing (so why not add another 300 homes)
The sewer system is in constant need of repair and upgrading
The power grid is already strained (and PG&E has decided to play hardball with the public)
The roads in this county/city are in terrible condition
The added traffic will continue to jeopardize the commute and the commuters

2.) There is a history of no accountability on the part of the city for problems that have occurred years after an approval -

The residents of the city continue to deal with flooding in the same locations year after year
The residents continue to suffer with the homeless/crime problems year after year
The residents continue to deal with abandoned/neglected properties year after year. 25 years at least.
The pandemic has shown the world just how inept the elected officials are in this city/county. The first time they have ever had to account for themselves they fell flat on their collective faces.

3.) A lack of police services and/or enforcement -

The majority of crime in this city takes place at the same locations year in and year out (usually by the same criminals)
The access roads along the MID canal are a prime example of a free pass to police enforcement (although many neighborhoods have requested the gates be locked - the former chief of police even attempted to help us remedy the situation but ran into major resistance by MID and the city)

The city of Riverbank has more crime per square mile than the majority of cities in California (101 compared to 83 according to Neighborhood Scout). However Modesto is much worse.

The lack of an enforcement of speed laws has caused many an accident on 108 and on Oakdale Road. If nothing else bring back the empty patrol car once used as a decoy for speeders.

4.) And finally once ground is broken -

How many residents (especially those along the perimeter of this project) will be subjected to decades of pesticide, insecticide and fungicides used by the farmers and dairies of the proposed area?
How about those residents subject to respiratory ailments or other sensitive groups?
How long will this project disrupt everyday life?
What will happen to the wildlife in this only remaining "refuge"? And what about the migratory birds who use the cornfields during their annual layover?

As I age I continue to be amazed at how little elected officials and appointed bureaucrats care about the welfare of its citizenship. Trading open space for the confines of asphalt roads, street lights, gas stations (or fast food eateries) on every corner, gunfire, car alarms, nightly police helicopter patrols, thumping/bumping. Does someone deem this proposal as another step on the path to enlightenment? I cannot see how.

Rick Kimble
Riverbank