



CITY OF RIVERBANK
PLANNING COMMISSION MEETING
SPECIAL NOTICING OF MEETING PROCEDURES FOR
Tuesday, March 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, MARCH 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: Joan Stewart

ROLL CALL:

Chair: Joan Stewart
Vice Chair: Steve Link
Commissioner: John Dinan
Commissioner: Natasha Basso
Commissioner: Mallorie Fenrich
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

Item 2.1: Posting of the Agenda. The Agenda for the March 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 March 4, 2021.

Item 2.2: Approval of the March 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 September 1, 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 PUBLIC HEARINGS

The public notice for Items 3.1, 3.2, 3.3, and 3.4 was published in the Riverbank News on March 3, 2021.

Item 3.1: **Tentative Parcel Map 01-2017 / Dept. File #17-0002 – Hernandez.** The request is to subdivide an existing 18,480 square foot parcel of land into two (2) parcels. Parcel 2 contains an existing 1,747 square foot single family residential dwelling unit and Parcel 1 is vacant. Property is located at 3625 Kansas Avenue, APN 132-054-034 and is zoned R-1 (Single-Family Residential). The Parcel Map was approved by the Planning Commission on May 16, 2017 and expired twenty-four months later. There are no changes to the map. 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.

Recommendation: Approval of Resolution #2021-004 to approve the Tentative Parcel Map.

1st _____ 2nd _____

Item 3.2: **Architecture and Site Plan Review 01-2021 / Dept. File #21-0002 – Bruin Heights.** The Project consists of the Architecture and Site Plan Review of 51 detached single-family residential units. The project is located at 6272 Central Avenue, the northeast corner of California Avenue and Central Avenue (APN 062-021-008). This Architecture and Site Plan Review was

analyzed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the Project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment. The architectural review of housing for an approved subdivision will not have an effect on the environment.

Recommendation: Approval of Resolution #2021-005 to approve the Architecture and Site Plan Review.

1st _____ 2nd _____

Item 3.3: **Development Agreement (DA) Amendment 06-2020 and Conditional Use Permit (CUP) 03-2020 / Dept. File #20-0027 – Terminal Infusion.**

The Project consists of an amendment to a Development Agreement and a Conditional Use Permit to infuse food and drink products with cannabis extract (Type N License). Extract will not be manufactured on site. The location is 5729 Terminal Avenue, proposed Suite #2 (APN 075-020-016). This Development Agreement amendment and Conditional Use Permit were reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Recommendation: Approval of Resolution #2021-006 to recommend to the City Council the approval of the Development Agreement Amendment.

1st _____ 2nd _____

Recommendation: Approval of Resolution #2021-007 to approve the Conditional Use Permit for Suite 2.

1st _____ 2nd _____

Item 3.4: **Development Agreement Amendment (DA) 01-2021 / Dept. File #21-0006 – Flavors.**

The Project consists of an amendment to a Development Agreement to continue to operate as a commercial cannabis dispensary. The location is 2213 Patterson Road (075-026-044). This Development Agreement amendment was reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Recommendation: The public noticing on this item was not complete. Open and close Public Comment, vote to continue the item to the April 20, 2021 meeting.

1st _____ 2nd _____

4. PRESENTATION (Information Only – NO ACTION)

Item 4.1: **GP and HE Report Yearly Presentation**

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 – April 20, 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 12th of March, 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/89397941432>
- Join by accessing website: <https://zoom.us/join>
Webinar ID: 893 9794 1432
- Join by telephone: 1-669-900-9128 or 1-346-248-7799
Webinar ID: 893 9794 1432
- *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, March 16, 2021, at 6:00 p.m. or soon thereafter via teleconference to consider the following matters:

Architecture and Site Plan Review 01-2021 / Dept. File #21-0002 – Bruin Heights. The Project consists of the Architecture and Site Plan Review of 51 detached single-family residential units. The project is located at 6272 Central Avenue, the northeast corner of California Avenue and Central Avenue (APN 062-021-008). This Architecture and Site Plan Review was analyzed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the Project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment. The architectural review of housing for an approved subdivision will not have an effect on the environment.

Development Agreement (DA) Amendment 06-2020 and Conditional Use Permit (CUP) 03-2020 / Dept. File #20-0027 – Terminal Infusion. The Project consists of an amendment to a Development Agreement and a Conditional Use Permit to infuse food and drink products with cannabis extract (Type N License). Extract will not be manufactured on site. The location is 5729 Terminal Avenue, proposed Suite #2 (APN 075-020-016). This Development Agreement amendment and Conditional Use Permit were reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Development Agreement Amendment (DA) 01-2021 / Dept. File #21-0006 – Flavors. The Project consists of an amendment to a Development Agreement to continue to operate as a commercial cannabis dispensary. The location is 2213 Patterson Road (075-026-044). This Development Agreement amendment was reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Tentative Parcel Map 01-2017 / Dept. File #17-0002 – Hernandez. The request is to subdivide an existing 18,480 square foot parcel of land into two (2) parcels. Parcel 2 contains an existing 1,747 square foot single family residential dwelling unit and Parcel 1 is vacant. Property is located at 3625 Kansas Avenue, APN 132-054-034 and is zoned R-1 (Single-Family Residential). The Parcel Map was approved by the Planning Commission on May 16, 2017 and expired twenty-four months later. There are no changes to the map. 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.

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 (March 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 March 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 March 2021.

/s/Gabriel R. Salazar, Associate Planner,

Riverbank, CA
March 3, 2021
RN #21-016



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: March 3, 2021	TO LEGAL: February 24, 2021
DEPT.: Planning	Riverbank News

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, March 16, 2021, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matters:

Architecture and Site Plan Review 01-2021 / Dept. File #21-0002 – Bruin Heights.

The Project consists of the Architecture and Site Plan Review of 51 detached single-family residential units. The project is located at 6272 Central Avenue, the northeast corner of California Avenue and Central Avenue (APN 062-021-008). This Architecture and Site Plan Review was analyzed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the Project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment. The architectural review of housing for an approved subdivision will not have an effect on the environment.

Development Agreement (DA) Amendment 06-2020 and Conditional Use Permit (CUP) 03-2020 / Dept. File #20-0027 – Terminal Infusion.

The Project consists of an amendment to a Development Agreement and a Conditional Use Permit to infuse food and drink products with cannabis extract (Type N License). Extract will not be manufactured on site. The location is 5729 Terminal Avenue, proposed Suite #2 (APN 075-020-016). This Development Agreement amendment and Conditional Use Permit were reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Development Agreement Amendment (DA) 01-2021 / Dept. File #21-0006 – Flavors.

The Project consists of an amendment to a Development Agreement to continue to operate as a commercial cannabis dispensary. The location is 2213 Patterson Road (075-026-044). This Development Agreement amendment was reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed

project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Tentative Parcel Map 01-2017 / Dept. File #17-0002 – Hernandez. The request is to subdivide an existing 18,480 square foot parcel of land into two (2) parcels. Parcel 2 contains an existing 1,747 square foot single family residential dwelling unit and Parcel 1 is vacant. Property is located at 3625 Kansas Avenue, APN 132-054-034 and is zoned R-1 (Single-Family Residential). The Parcel Map was approved by the Planning Commission on May 16, 2017 and expired twenty-four months later. There are no changes to the map. 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.

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 (March 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 March 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 March 2021.

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

For official use only:

Posted: 3/3/2021	Publish: 3/3/2021	Remove: 3/17/2021
------------------	-------------------	-------------------

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **March 16, 2021**

APPLICATION: **Tentative Parcel Map Application 02-2017 (File #17-0002). Narcisco Hernandez. Project Description:** Request to subdivide an existing 18,480 square foot parcel of land into two (2) parcels consisting of Parcel 1 – 9,957.5 square feet and Parcel 2 – 8,522.5 square feet. Parcel 2 contains an existing 1,747 square foot single family residential dwelling unit and Parcel 1 is vacant. Property is located at 3625 Kansas Avenue, APN 132-054-034 and is zoned R-1 (Single-Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

**OWNER/
APPLICANT:** Narcisco and Adela Hernandez
3625 Kansas Avenue
Riverbank, CA 95367

ENGINEER: David L. Harris
Aspen Survey Company, Inc
1121 Oakdale Road, Suite 6
Modesto, CA 95355

LOCATION/APN: 3625 Kansas Avenue, APN 132-054-034

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Single-Family Residential (R-1)

**ENVIRONMENTAL
DETERMINATION:** Pursuant to the California Environmental Quality Act, Parcel Map 02-2017 meets the conditions prescribed by CEQA Section 15315 (Class 15, Minor Land Divisions) for an exemption.

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

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

ACRONYMS:	CEQA – California Environmental Quality Act
	RMC – Riverbank Municipal Code
	LDR – Low Density Residential
	R-1 – Single-Family Residential District
	ROW – Right of Way
	SF – Square Foot or Feet

I. EXECUTIVE SUMMARY

The proposed project consists of a request to subdivide an existing 18,480 square foot (sf) parcel of land into two (2) parcels consisting of Parcel 1 – 9,957.5 sf and Parcel 2 – 8,522.5 sf. Parcel 2 contains an existing 1,747 sf single family residential dwelling unit while Parcel 1 is vacant. The property is zoned R-1 (Single-Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

II. BACKGROUND

Narcisco and Adela Hernandez are the owners of an 18,480 sf property located at 3625 Kansas Avenue. They desire to do a “lot split” or Tentative Parcel Map to create two (2) parcels from one (1) parcel (Exhibit A).

Tentative Parcel Map 02-2017 was reviewed and approved by the Planning Commission on May 16, 2017 but then was allowed to expire due to a miscommunication between the applicants and staff. Whenever a tentative map is approved, conditions of approval require the applicant to install on- and off-site improvements in the twenty-four (24) months before they can acquire a final map to develop and/or sell the property. These improvements can include curb, gutter, and sidewalk, the undergrounding of utility lines, a fire hydrant, etc. A developer can submit a bond in an amount to cover those improvements and, in certain cases, the City will defer those improvements until they can be added to a larger project and the property owner will then pay a fair share of the cost when that work is done.

When the applicants approached staff with questions about installing improvements, they left believing the improvements, including approximately \$50,000 to underground electrical lines, could not be deferred and the map was allowed to expire. Attachment 2 shows the location of a power pole between proposed Parcels 1 and 2 and how the undergrounding of the electrical lines on that pole would affect many houses down the block and across the street. The burden to underground those lines should not be the responsibility of one small parcel map and for this reason, staff has changed a previous

requirement to underground the electrical lines to a requirement to financially participate when a larger project undergrounds them (deferral).

Pursuant to Riverbank Municipal Code (RMC) Section 152.094 Filing; Time Limit, the subdivider may file for the final parcel map within 24 months of a tentative parcel map approval. However, RMC Section 152.098 Waiver of Parcel Map Requirements (A) states that at the time of submittal of a tentative parcel map, the property owner can request, in writing, the waiving of the final map requirement and the issuance of a Certificate of Compliance instead. Staff supports applying this option to the lot splits of small residential parcels. Since these applicants are not seasoned developers and have small budgets, they may not be able to develop the vacant parcel right away and could forget about the 24-month final map deadline. The applicants for Tentative Parcel Map 02-2017 have submitted such a request (Attachment 3).

To waive the requirement for a final parcel map, the Planning Commission must make the findings below:

- (1) The proposed parcel(s) complies with the minimum area requirement as established by Chapter 153 of the City Code. *Both parcels created by Tentative Parcel Map 02-2017 will be over 6,000 sf in size, the minimum area required by the Municipal Code.*
- (2) The design of the proposed parcel(s) is in compliance with this chapter and all requirements of the city general plan. *Both parcels are consistent with R-1 zoning development requirements for parcel width, length, and area.*
- (3) That all necessary improvements as required by this chapter and the city general plan have been installed. *The City requires necessary improvements but will allow the property owner to defer the undergrounding of electrical facilities. The applicant is required to sign a Deferred Improvement Agreement with the City as a condition of approval.*
- (4) All storm drain facilities have been installed consistent with the City's Storm Drainage Master Plan and the Standard Specifications. *Curb and gutter currently exist in front of both proposed parcels.*
- (5) All lots front on city-maintained roads constructed as required by the Standard Specifications. *Both proposed parcels front on an existing city-maintained road (Kansas Avenue).*
- (6) The proposed parcel(s) is adequately served with city sanitary sewer service. *Parcel 2 is currently served by the city's sanitary sewer. Parcel 1 is required to connect to sanitary sewer services when development of it occurs.*
- (7) The proposed parcel(s) is adequately served with city domestic water facilities. *Parcel 2 is currently served by the city's domestic water services. Parcel 1 is required to connect domestic water services when development of it occurs.*

III. ANALYSIS

A. Development Standards

Lot Size

The proposed Tentative Parcel Map would subdivide an existing 18,480 sq. ft. parcel of land into two (2) parcels. Minimum lot area, as prescribed by the Riverbank Municipal Code (RMC) is 6,000 sf. According to the Site Plan, the proposed subdivision meets minimum lot size requirements: Parcel 1 is 9,957.5 sf and Parcel 2 is 8,522.5 sf.

Lot Width

Minimum lot width for an interior lot is 60 feet. According to the Site Plan, the proposed subdivision meets this requirement, as Parcel 1 has a proposed width of approximately 71 feet (south property line) and 71.5 feet (north property line) and Parcel 2 has a proposed width of 61 feet (south property line) and 60.75 feet (north property line).

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."
Allowing a tentative parcel map could double the dwelling units at this location.

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. Parcel Map 02-2017 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.

IV. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on March 3, 2021 and posted at City Hall North, South, Post Office, and website on March 4, 2021. In addition, the Applicant posted a Notice of Development Permit Application at 3625 Kansas Avenue on February 28, 2021 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 3, 2021. At the time of writing this Staff Report (March 11, 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.

VI. RECOMMENDATION

Approval of the request to subdivide the subject parcel and issue a Certificate of Compliance is recommended based on General Plan and Zoning Consistency findings.

- ATTACHMENTS:**
1. Planning Commission Resolution No. 2021-004
Exhibit A - Tentative Parcel Map No. 02-2017
 2. Photo of electrical pole and lines
 3. Certificate of Compliance request

Respectfully Submitted By:

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2021-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK APPROVING THE REQUEST OF NARCISCO AND ADELA
HERNANDEZ FOR TENTATIVE PARCEL MAP 02-2017 AND A
CERTIFICATE OF COMPLIANCE TO SUBDIVIDE ONE (1) 18,840
SQUARE FOOT PARCEL INTO TWO (2) PARCELS, LOCATED AT
3625 KANSAS AVENUE (APN 132-054-034)**

WHEREAS, an application has been received from Narcisco and Adela Hernandez for a Tentative Parcel Map to divide one (1) 18,840 square foot parcel into two (2) parcels, specifically sized as follows:

Parcel 1: 9,957.5.4 square feet

Parcel 2: 8,522.5 square feet; and

WHEREAS, in addition to the map approval, the applicants request the City waive the requirement for a Final Parcel Map and issue a Certificate of Compliance for PM 02-2017; 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, Parcel Map 02-2017 was reviewed by the Riverbank Planning Commission in public hearing at a regular meeting held on March 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

WHEREAS, the Riverbank Planning Commission approves Parcel Map 02-2017, prepared by David L. Harris of Aspen Survey Company and dated April 20, 2017, presented by Narcisco and Adela Hernandez 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. During the Planning Commission public hearing of March 16, 2021, the City found the proposed project to be consistent because it

encourages more compact development.

- 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.
- D. The approval of Parcel Map 02-2017 for the establishment of subdivision of one (1) 18,480 square foot 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 are similar to, and compatible with, neighboring uses in the area.

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

1. The 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; and
2. All accessory structures within five (5) feet of the new shared property line shall be removed; and
3. All overhead utilities shall be undergrounded to each parcel and along the project frontage. The undergrounding of electrical facilities shall be deferred until a larger project develops. The property owners shall submit a fair-share cost towards the undergrounding when requested by the City. The applicants shall enter into a Deferred Improvement Agreement with the City; and
4. When developed, Parcel 1 shall be graded to conform to the City's storm drainage ordinance and shall meet the MS4 post construction standards; and
5. An encroachment permit is required for all work in the public right of way; and
6. Submittals of all materials to be used within the public right of way shall be submitted and approved prior to construction.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission approves Parcel Map 02-2017, subject to those conditions established by Resolution 2021-005 and attached as Exhibit "A" to this Resolution for Narcisco and Adela Hernandez dated March 16, 2021.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Secretary, Planning Commission

Joan Stewart
Chair, Planning Commission

Exhibit A - Parcel Map 02-2017.



NOTE:
WATER SERVICE, SEWER SERVICE AND OTHER PUBLIC UTILITIES NECESSARY FOR THE OCCUPATION OF PARCEL 1 SHALL BE APPLIED FOR AND INSTALLED IN ACCORDANCE WITH CITY STANDARDS AND THE APPROVED SITE DEVELOPMENT PLAN AT SUCH TIME OF DEVELOPMENT.

UTILITIES SHOWN ARE FROM SURFACE OBSERVATION ONLY IE: CURB MARKINGS, SURFACE BOXES, MANHOLES AND TRENCH PATCHES. THERE IS NO UNDERGROUND CONSTRUCTION PROPOSED FOR THIS PROJECT. UNDERGROUND SERVICE ALERT WAS NOT NOTIFIED FOR THIS PROJECT.

- LEGEND :**
- PROJECT BOUNDARY
 - ADJACENT PROPERTY LINE
 - OVERHEAD UTILITY LINES
 - EXISTING BUILDING OR DWELLING
 - EXISTING WATER MAIN W/ SERVICE
 - EXISTING 10" SEWER MAIN W/ SERVICE
 - TREE TO REMAIN
 - EXISTING STORM DRAIN LINE (DRAIN INLET)
 - EXISTING 6" CURB, GUTTER, WALK & DRIVEWAY
 - EXISTING FIREHYDRANT
 - EXISTING STREET LIGHT (POLE MOUNT)
 - EXISTING POWER POLE

NOTES :

OWNERS :
NARCISO HERNANDEZ
3625 KANSAS AVE.
RIVERBANK, CA. 95367
Ph. (209) 524-4888

PROJECT DESCRIPTION:

TO DIVIDE AN EXISTING 132' X 140" PARCEL INTO TWO LOTS AS SHOWN ON THIS TENTATIVE MAP

PROJECT SIZE: 18,480 SQUARE FEET

ASSESSORS PARCEL: 132-054-034

PROJECT ADDRESS: 3625 KANSAS AVENUE
RIVERBANK, CA. 95367

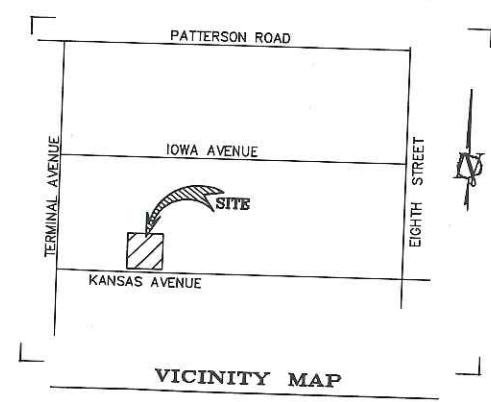
CURRENT ZONING: SINGLE FAMILY RESIDENTIAL (R1)

FLOOD INFORMATION: ZONE X [PANEL 06099C0330E]

UTILITIES AND FACILITIES:

WATER - CITY OF RIVERBANK
SEWAGE DISPOSAL - CITY OF RIVERBANK
STORM DRAINAGE - CITY OF RIVERBANK
ELECTRICITY - P.G.&E.
GAS - P.G.&E.
TELEPHONE - A.T.T. OR OTHER COMMUNICATION SERVICE
IRRIGATION - N/A

PREPARED BY:
ASPEN SURVEY CO. INC.

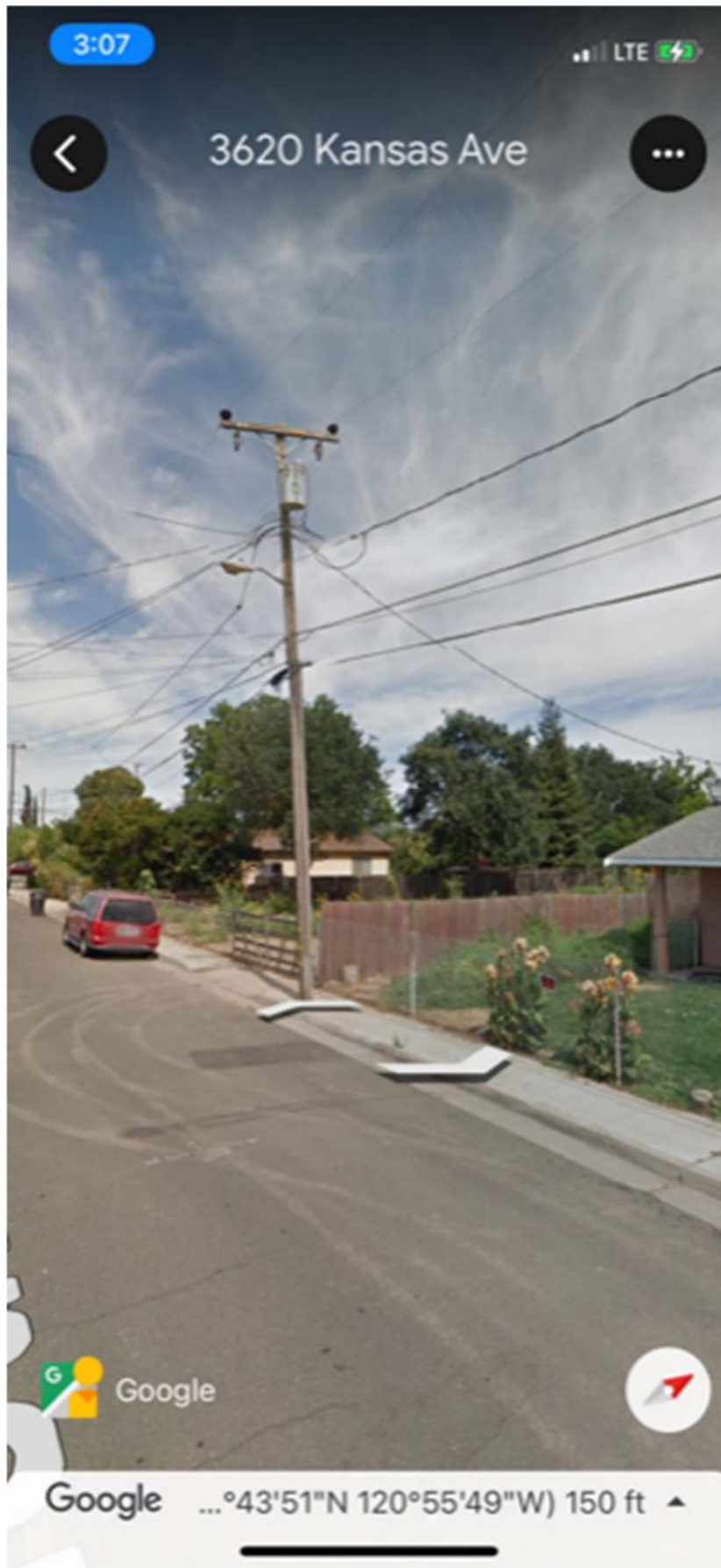


VESTING TENTATIVE PARCEL MAP FOR NARCISO HERNANDEZ
BEING A DIVISION OF A PORTION OF LOT 178 OF RIVERBANK TOWNSITE ACRES AS SHOWN ON VOLUME 7 OF MAPS, PAGE 31, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN.
CITY OF RIVERBANK
STATE OF CALIFORNIA

ASPEN SURVEY
1121 OAKDALE RD. SUITE 6, MODESTO, CA. 95355
Ph: (209) 526-9724 FX: (209) 526-0472

DATE	Jan 9, 2017
SCALE	1" = 30'
DRAWN	DLH
JOB	16-052
SHEET	1
OF 1 SHEETS	

RECEIVED
APR 20 2017
BY:



March 11, 2021

Re: 3625 Kansas Certificate of Compliance

To the Riverbank Planning Commission,

We are the property owners of 3625 Kansas Avenue and the applicants for Tentative Parcel Map 02-2017. Per City Code 152.094, we would like to request that the City waive our requirement for a Final Map in 24 months and instead, request a Certificate of Compliance.

Thank you for your consideration,

Narciso Hernandez 3-11-21
Narciso Hernandez Date

Adela Hernandez 3-11-21
Adela Hernandez Date

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO: 3.2 **March 16,**
2021

APPLICATION: **Architecture & Site Plan Review 01-2021 – Bruin Heights – 6272 Central Avenue, APN: 062-021-008.** Architecture and Site Plan Review of single-family dwelling units for 51 lots and a dual use basin and internal streets in the Bruin Heights (formerly River Run) subdivision. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.

OWNER: D.R. Horton CA3, Inc.
419 W. Murray Avenue
Visalia, CA 93291

**APPLICANT
REPRESENTATIVE:** Matthew Charles Tranah

LOCATION: The address is 6272 Central Avenue, APN: 062-021-008. The proposed subdivision is located in Riverbank and bounded by rural residential parcels to the North and East, Central Avenue to the West, and California Avenue along the project's Southern boundary.

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Planned Development (PD)

**ENVIRONMENTAL
DETERMINATION:** The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approve the Architecture and Site Plan Review subject to the conditions in Resolution 2021-005 (Attachment 1).

ACROMYMS:	CEQA – California Environmental Quality Act
	FT – Feet or foot
	LDR - Low Density Residential
	LID - Low Impact Development

I. EXECUTIVE SUMMARY

The applicant proposes the architectural review of fifty-one (51) single-family residences within Bruin Heights subdivision, formerly known as River Run. A Design Guidelines Manual dated October 19, 2017 guides the development of housing on the subject property. Staff has reviewed the housing using those guidelines and has found the project is consistent with them.

II. BACKGROUND

The subject project is located on the eastern edge of Riverbank and is bounded by rural residential parcels to the North and East, Central Avenue to the West, and California Avenue along the project's Southern boundary. The formal address of the proposed project site is 6272 Central Avenue. The project site is comprised of an irrigated pasture with no improvements of value. The site is surrounded by lands in transition to urban uses but consists primarily of ranchette parcels. The Riverbank High School is located directly west of the site across Central Avenue.

On November 11, 2017, the Planning Commission adopted Resolution No. 2017-024, approving River Run Tentative Map 02-2016 (Exhibit A) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of 51 residential lots on 9.1 acres. The Commission also approved Resolution 2017-022 for a General Plan Amendment to change the property's designation from medium density residential to low density residential and Resolution 2017-023, which recommended to the City Council a rezone for the property to Planned Development (PD), which allows for 5,000 sf lots in exchange for subdivision amenities.

On December 12, 2017, the City Council reviewed and approved Tentative Map 02-2016 with Resolution 2017-079- and approved Resolution No. 2017-078 for the General Plan Amendment. The Council also adopted Ordinance No. 2018-002 at that same meeting to rezone the property to Planned Development. Finally, the City Council approved a Development Agreement for River Run on April 4, 2020 with Ordinance No. 2020-004. In February 2021, River Run with its development approvals was sold to DR Horton of Visalia, CA., applicant for this housing review. DR Horton has renamed the subdivision from River Run to Bruin Heights and has applied for a Final Map.

III. ARCHITECTURE AND DESIGN:

An adopted Design Guidelines Manual dated October 19, 2017 (Attachment 2) guides future development of the subject property. The proposed architectural designs of the residential units must comply with these Design Guidelines. DR Horton, buyer of the project is required to submit an Architecture and Site Plan Review application, of which the Planning Commission has final discretionary approval. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.

There are five (5) floor plan models, four (4) elevation variations (Americano, Farmhouse, Mid-Century, and Craftsman) and fourteen (14) color schemes proposed:

Model Number / Total Square Feet	Bedrooms	Bathrooms	Notes
1. 1782 sf (N317) – 2-story	4	2.5	Energy efficient stucco application, vinyl clad windows, front yard
2. 1515 sf (N415)	4	2	landscaping, rear and side yard fencing, color accented window trim
3. 1862 sf (N419)	4	3.0	and doors, stone accents, tile roofs, metal garage doors with remote
4. 2554 sf (N424) – 2-story	4	3	control openers, full perimeter rain gutters, covered rear patio, satellite connection.
5. 2814 sf (N428)	5	3	

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6	Scheme 7
Primary Body	Perfect Greige	Downing Earth	Fawn Brindle	Softer Tan	Pure White	Pure White	Pure White
Front Door Casing	Perfect Greige	Downing Earth	Fawn Brindle	Softer Tan	-	-	-
Siding	-	-	-	-	Repose Gray	-	Dorian Gray
Accent Siding and Window Trim 1	-	-	-	-	-	Dutch Tile Blue	-
Accent Siding Window Trim 2	-	-	-	-	-	Pure White	-
Trim (Wood Trim, Corbels, Fascia, Garage Main Door)	Alabaster	Dover White	Drift of Mist	Brainstorm Bronze	Westchester Gray	Peppercorn	
Trim 1 (Fascia, Front Entry Column and	-	-	-	-	-	-	Caviar

Front Door Casing)							
Trim 2 (Windows, Front Entry Column and Front Door Casing)	-	-	-	-	-	-	Pure White
Garage Door	Gauntlet Gray	Dover White	Drift of Mist	Brainstorm Bronze	Repose Gray	Pure White	Dorian Gray
Front Door only not casing	Bees Wax	Sealskin	Tower Tan	Bunglehouse Blue	Waterscape	Peppercorn	Retreat
Shed Roof	Musket	Musket	Musket	Musket	-	-	
Windows	Horton & Express – White	Horton & Express – White	Horton & Express – White	Horton & Express – White	Horton & Express – White	Horton & Express – White	White
Composition Roof	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool
Tile Roof	Brown Gray Range Malibu	Brown Gray Range Malibu	Brown Gray Range Malibu	Brown Gray Range Malibu	Charcoal Range	Charcoal Range	Charcoal Range

	Scheme 8	Scheme 9	Scheme 10	Scheme 11	Scheme 12	Scheme 13	Scheme 14
Primary Body	Amazing Grace	China Doll	Alabaster	Windsor Greige	Classic French Gray Western	Pure White	Dovetail, Western
Front Door Casing			-	-	-	-	-
Siding	Felted Wool	Spalding Gray	Rushing River	Meadow Trail	-	-	Dovetail
Accent Siding and Window Trim 1	-	-	-	-	Silverpointe	Grizzle Gray	-
Accent Siding Window Trim 2	-	-	-	-	Pure White	Unusual Gray	-
Trim (Wood Trim, Corbels, Fascia, Garage Main Door)	Suitable Brown	China Doll	Thunder Gray	White Flour	-	Pure White	Pure White
Trim 1 (Fascia, Front Entry Column and Front Door Casing)	-	-	-	-	Pure White	-	-
Trim 2 (Windows, Front Entry Column and Front Door Casing)	-	-	-	-	-	-	-

Garage Door	Felted Wool	Spalding Gray	Alabaster	Meadow Trail	Silverpointe	Unusual Gray	Homburg Gray
Front Door only not casing	Sheraton Sage	Vast Sky	Marooned	Caviar	Mineral Deposit	Backdrop	Homburg Gray
Stone	Winterhaven Profit Alpine LedgeStone	Daybreak Stacked Stone	Silver Lining Stacked Stone	Orchard Cypress Ridge	-	-	Country LedgeStone Echo Ridge
Shed Roof	-	-	-	-	-	-	-
Windows	Horton & Express – White	Horton & Express – White	Horton & Express – White	Horton & Express – White	Horton & Express – White	White	White
Composition Roof	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool	Sand Dune Cool
Tile Roof	Brown Gray Range	Brown Gray Range	Charcoal Range	Brown Gray Range	Charcoal Range	Brown Gray Range	Brown Gray Range

1. Porches, Entries, and Courts – A clear sense of entry and design interest to a home is provided through the inclusion of porches and other architectural elements that contribute to a sense of place and activity. All five (5) floor plans include a small front porch and a rear covered patio. In addition, all have a foyer or entry hall at the front door. There are no courts proposed.
2. Garage Frontage and Placement – Each dwelling unit has two (2) covered parking spaces in the garage. For garages accessed from the street, the zoning code requires the garage face to be recessed 20 feet from the primary living area façade. The garage placements are varied to prevent monotonous streetscapes.
3. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. The future homeowners have the option of a three-car garage, if they so choose. Street parking is permitted where street width allows.
4. Fences, Walls, and Entry Features – The designs of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties.
5. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer, will be maintained by Community

Facilities District (CFD) 2016-01, including dual use basin Lot A, the frontage of MID Lot B, and the entrance to the subdivision, Lot C.

IV. GENERAL PLAN CONSISTENCY:

The Planning Commission must determine General Plan consistency relevant to the Architectural and Site Plan Review:

1. **Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets.** *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*
2. **Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.** *The developer has provided five (5) floor plan models, four (4) elevation types, and fourteen (14) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows and foam trim.*
3. **Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods.** *The developer has provided a street-facing front porch for each unit and mailboxes will be installed in a heavy use area.*

V. FINDINGS

The Riverbank Planning Commission must make the following findings in order to approve the project:

1. **The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.** *The proposed project is consistent with General Plan Policies Design-3.2, Design-4.2, and Design-5.2 as discussed above.*
2. **The proposed Architecture and Site Plan Review along with Conditions of**

Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances. As reviewed by staff, all requirements and conditions conform to both the intent and provisions of the Zoning Ordinance.

VI. ENVIRONMENTAL REVIEW:

The architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines.

VII. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on March 3, 2021, and posted at City Hall North, South, Post Office, Community Center and website on March 4, 2021. In addition, the Applicant posted a Notice of Development Permit Application at the subject site on March 1, 2021 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on March 3, 2021. At the time of writing this Staff Report (March 12th, 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.

VIII. RECOMMENDATION:

Approve the Architectural and Site Plan Review based upon the findings contained in Resolution 2020-005.

IX. ATTACHMENTS:

1. Planning Commission Resolution No. 2020-005
Exhibit A – River Run Tentative Map
Exhibit B – Floor Plans and Elevations
2. River Run Design Guidelines Manual

Respectfully Submitted By:

Gabriel R. Salazar

Gabriel R. Salazar
Associate Planner

**City of Riverbank
Planning Commission
Resolution No. 2021-005**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 01-2021
FOR BRUIN HEIGHTS, CALIFORNIA AVENUE AND CENTRAL AVENUE
APN: 062-021-008**

WHEREAS, an Architecture and Site Plan Review application has been received from DR Horton CA3, Inc. with a proposal for fifty-one (51) single-family dwelling units within the Bruin Heights subdivision located at California Avenue and Central Avenue (APN: 062-021-008); and

WHEREAS, the Planning Commission held a public hearing on March 16, 2021, to consider Architecture and Site Plan Review 01-2021 and take public comment; and

WHEREAS, the architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly environment along neighborhood streets. *The developer has provided residential building designs with garage placements that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*
2. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan layouts, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood. *The developer has provided five (5) floor plan models, four (4) variations (Americano, Farmhouse,*

Mid-Century Craftsman) and fourteen (14) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows, and foam trim.

3. Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby “provide eyes on the street,” helping to maintain a sense of security within neighborhoods. *The developer has provided a street-facing window and small front porch for each unit. Mailboxes will be installed in a heavy use area.*

WHEREAS, the plans and elevations of DR Horton CA3, Inc. are hereby granted and approved, subject to the following conditions:

1. 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 project; and
2. The applicant shall build the entire project according to the site plans and elevations on file with the Community Development Department and as presented to the Planning Commission as part of this action; and
3. The Community Development Director shall approve block walls and fencing; and
4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and
6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti.
7. Street names shall not be final until Final Map adoption;
8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 01-2021 is hereby approved, subject to those conditions established by Resolution No. 2021-005 and as illustrated in Exhibit “A” Floor Plans and Elevations.

Riverbank Planning Commission
March 16, 2021
Resolution No. 2021-005

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

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

Attest:

Approved:

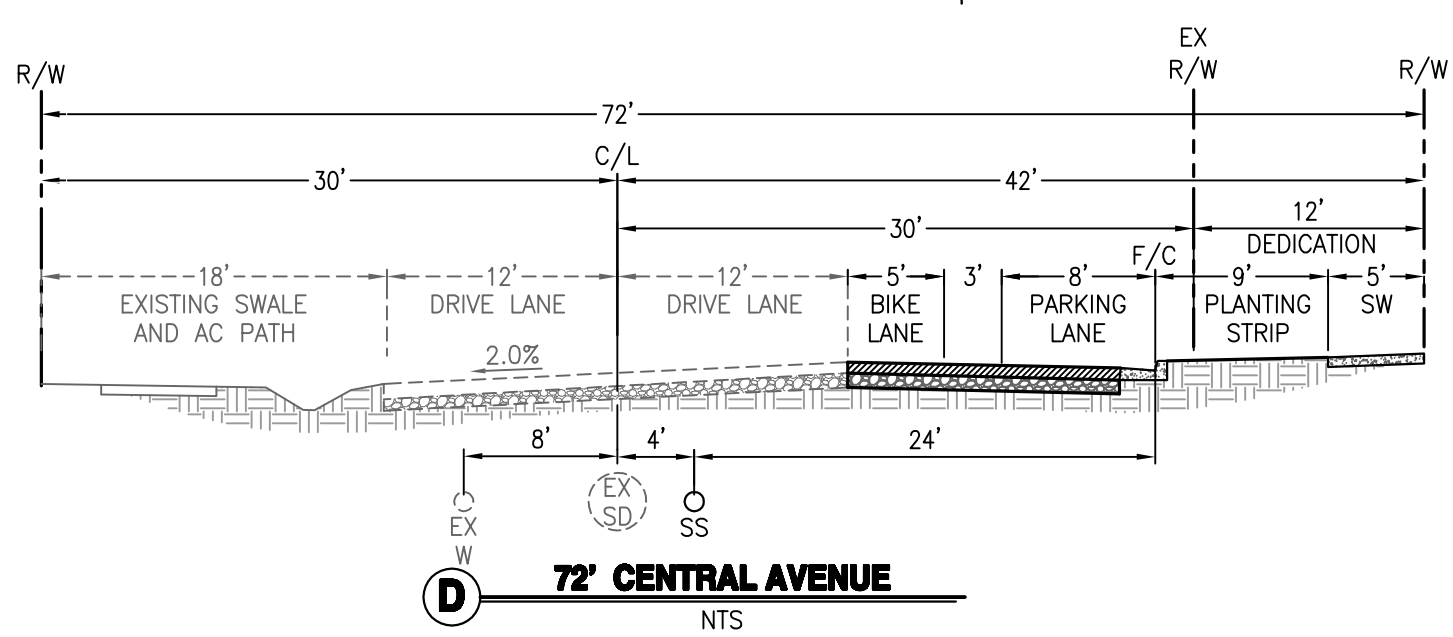
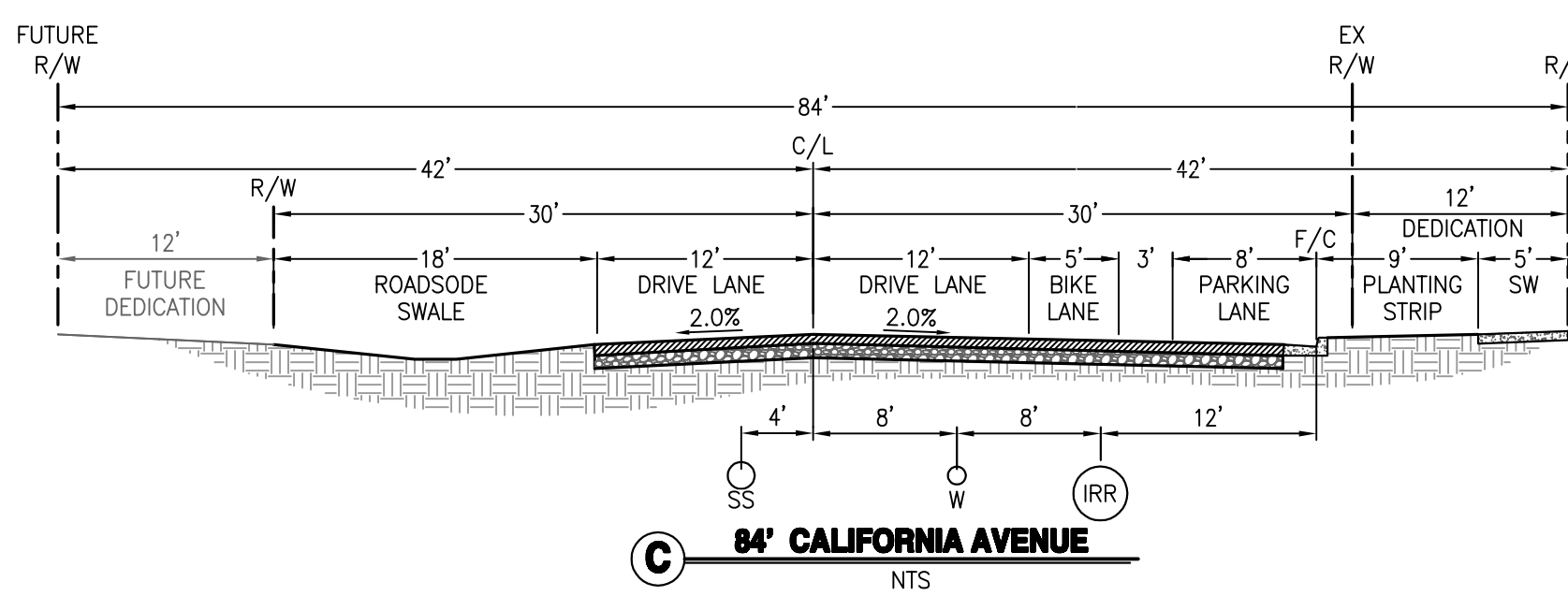
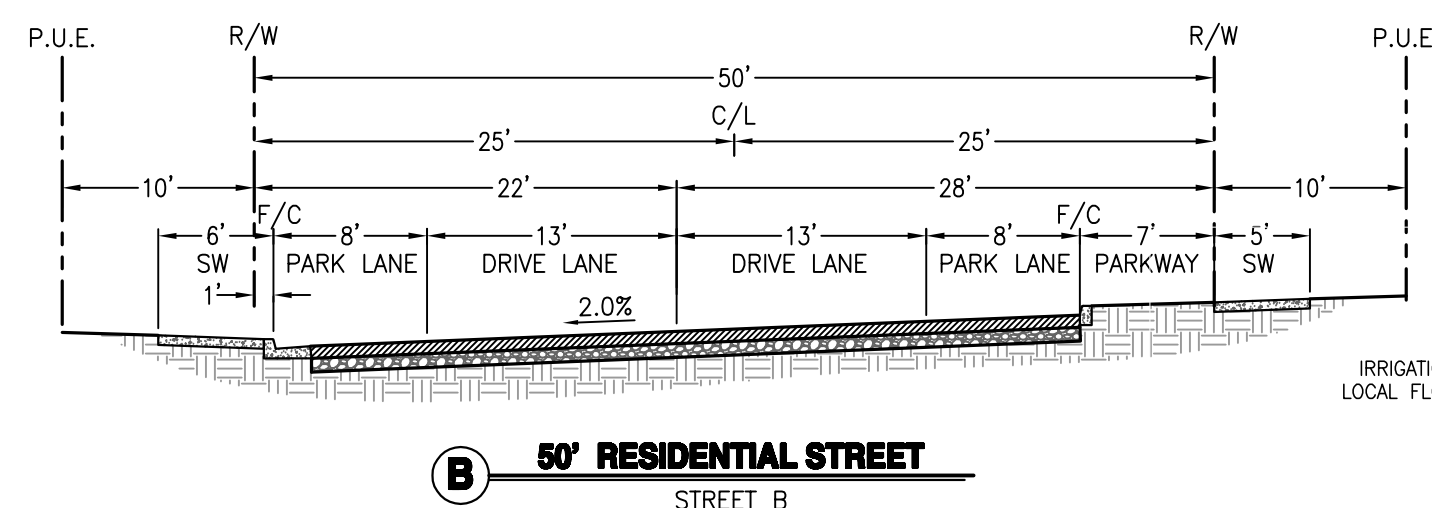
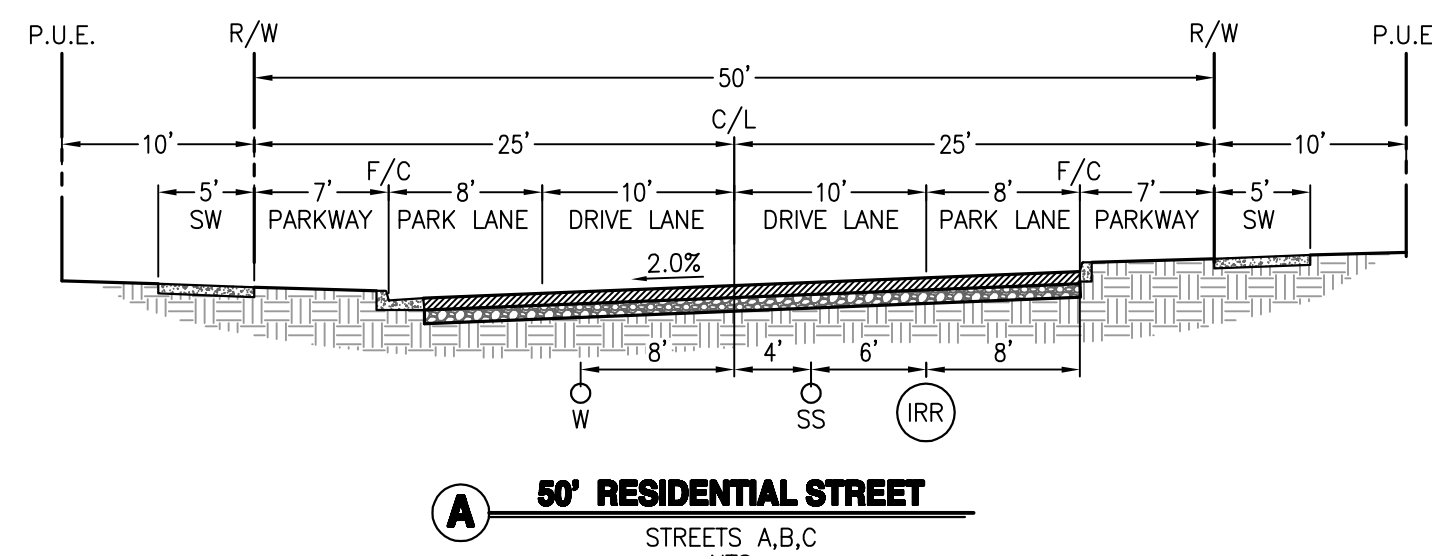
Donna M. Kenney,
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

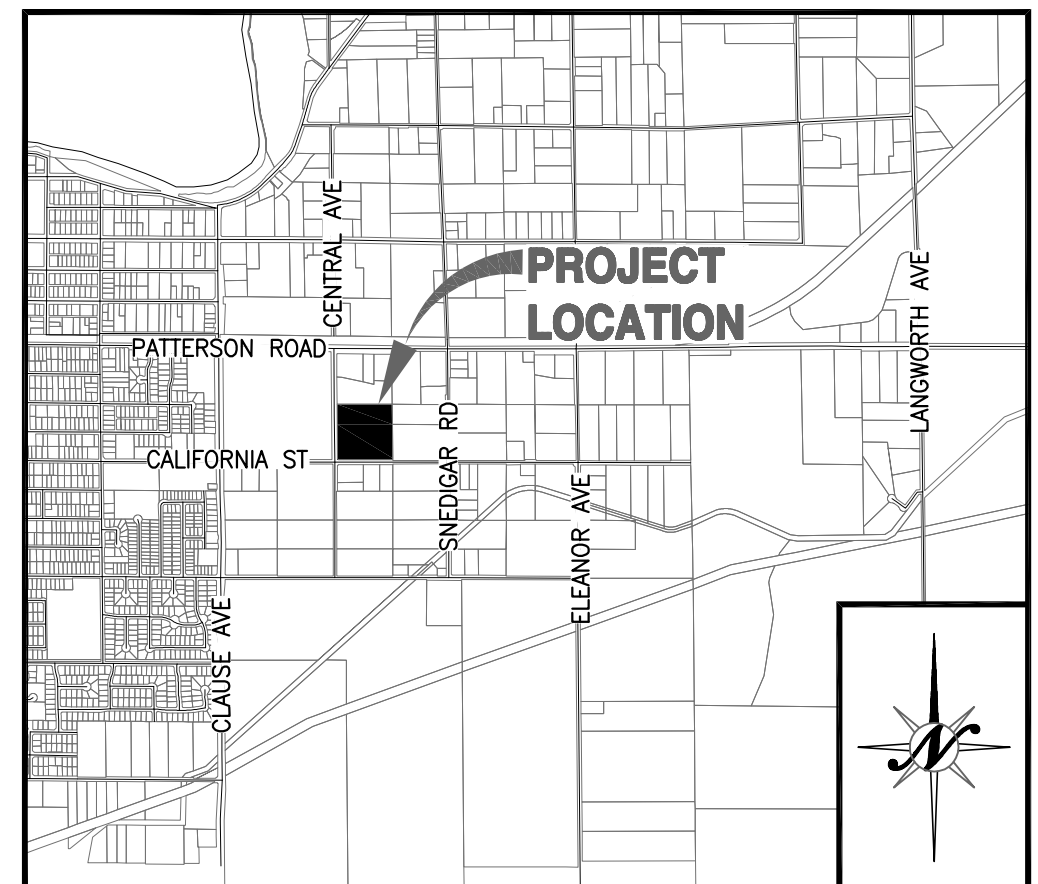
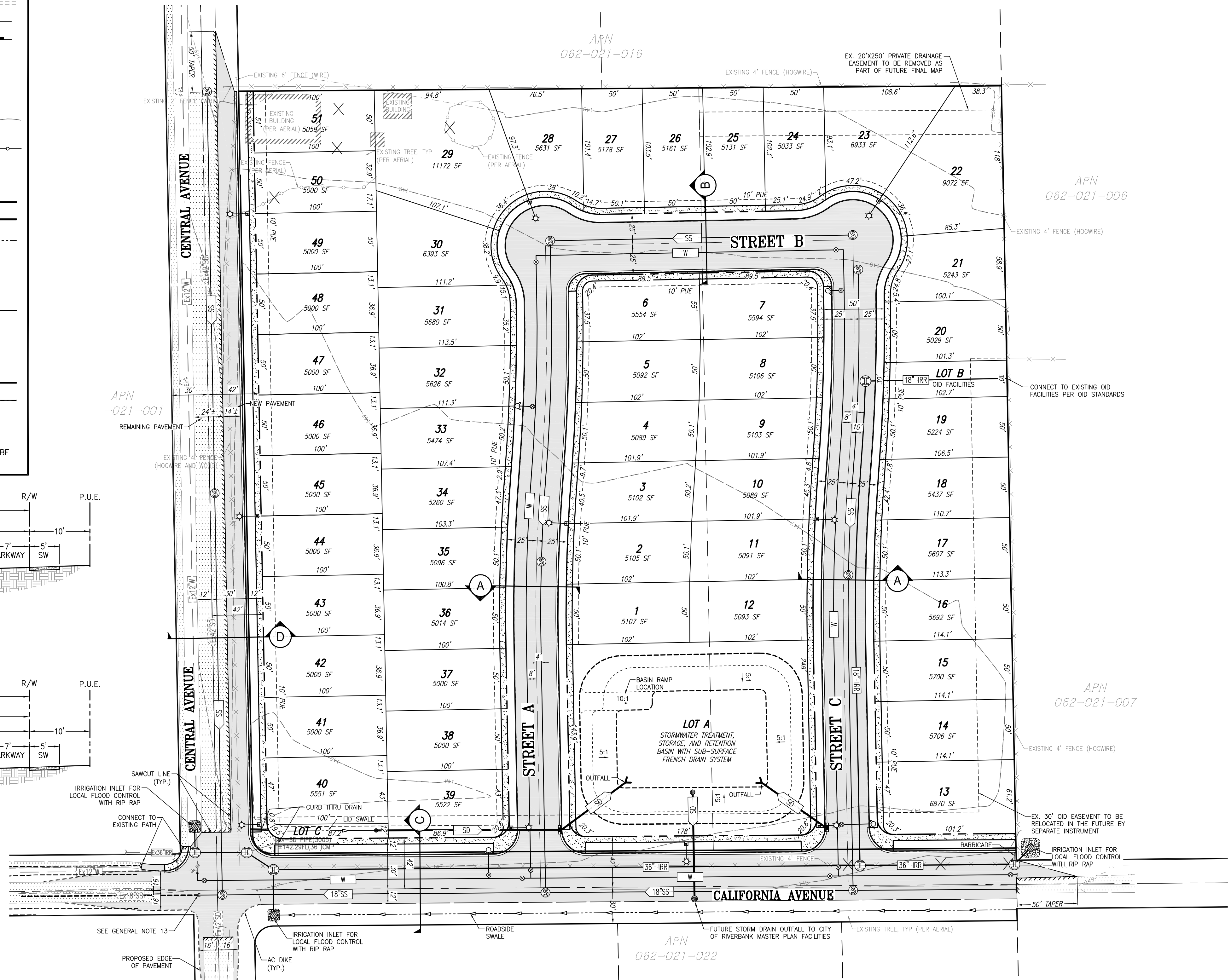
Exhibit A – River Run Tentative Map
Exhibit B - Floor Plans and Elevations

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
CURB, GUTTER AND SIDEWALK	---	---
AC DIKE	N/A	---
EDGE OF PAVEMENT	---	---
MASONRY WALL	N/A	---
OVER HEAD ELECTRICAL	---	N/A
ELECTROLIER (PUBLIC)	---	---
GAS LINE	---	N/A
DIRECTION OF FLOW	---	---
CONTOURS	---	---
FENCE (CHAINLINK OR VINYL)	---	---
SIGN	---	N/A
SERVICE POLE	---	N/A
STORM DRAIN (MAIN)	---	---
FORCE MAIN	---	---
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	---	---
CURB INLET	---	---
STORM DRAINAGE FILTER	N/A	---
WATER (MAIN)	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER (MAIN)	---	---
IRRIGATION LINE	---	---
IRRIGATION VALVE	---	N/A
IRRIGATION STRUCTURE	---	---
TREE	---	---



RIVER RUN TENTATIVE MAP RIVERBANK, CALIFORNIA



PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF RIVERBANK 6617 THIRD STREET RIVERBANK, CA 95367 T: (209) 869-7128 CONTACT: PLANNING DEPARTMENT
B. APPLICANT:	R & K ROD LOWE 1997 REVOCABLE TRUST 3112 BUCKINGHAM COURT MODESTO, CA 95350 T: (209) 523-4223 CONTACT: ROD LOWE
C. OWNER :	WHITE POPERY MANAGEMENT, LLC 3501 ATCHISON STREET RIVERBANK, CA 95367 CONTACT: DAVE WHITE
D. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12TH STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
E. EXISTING LAND USE:	AGRICULTURE
F. EXISTING GP LAND USE:	MEDIUM DENSITY RESIDENTIAL
G. PROPOSED GP LAND USE:	LOW DENSITY RESIDENTIAL
H. EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL (LDR)
I. PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
J. TOTAL PROJECT SIZE:	9.1± ACRES
K. TOTAL NUMBER OF LOTS:	51
L. GROSS DENSITY:	5.6 UPA
M. CONTOURS:	1.0-FOOT INTERVALS
N. RETURNS:	PER CITY OF RIVERBANK STANDARDS
O. UTILITIES:	WATER SYSTEM - CITY OF RIVERBANK SANITARY SEWER - CITY OF RIVERBANK STORM DRAINAGE - CITY OF RIVERBANK GAS - PG&E ELECTRIC - PG&E TELEPHONE - SBC SCHOOL DISTRICT - RIVERBANK ELEMENTARY

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF RIVERBANK STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO AN ON-SITE STORM DRAINAGE RETENTION BASIN WHICH WILL UTILIZED FOR STORMWATER TREATMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS AND THE STORM DRAINAGE MASTER PLAN.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
- THE SUBOWNER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66458.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTS.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF RIVERBANK REQUIREMENTS. BUILDING DEMOLITION, WELL ABANDONMENT, AND SEPTIC ABANDONMENT ALL REQUIRE PERMITS THROUGH THE CITY.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S INSTALLED ON PRIVATE PROPERTY.
- ALL LOT SETBACK REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE PROJECT DESIGN GUIDELINES PACKAGE.
- THE PROPOSED PROJECT IS TO CONNECT TO THE EXISTING 18" SANITARY SEWER EXTENSION IN CALIFORNIA AVENUE. IF THE 18" SANITARY SEWER EXTENSION HAS NOT BEEN COMPLETED AT THE TIME OF CONSTRUCTION, THE RIVER RUN PROJECT WILL CONSTRUCT THE EXTENSION AND COORDINATE FEE CREDITS AND/OR REIMBURSEMENT WITH THE CITY OF RIVERBANK.
- ALL EXISTING TREES ARE TO BE REMOVED PER CITY OF RIVERBANK STANDARDS AND SPECIFICATIONS. IF ANY OF THE TREES ARE OAK, AN ASSESSMENT BY A LICENSED ARBORIST SHALL BE SUBMITTED, LISTING AND DISCUSSING EACH TREE TO ENSURE CONFORMANCE WITH RMC 156.12 (D)(1) OAK AND LANDMARK TREE CONSERVATION, MAJOR TREE CONSERVATION PERMIT.
- DRIVEWAY ACCESS TO CALIFORNIA AVENUE IS RESTRICTED TO LOTS 13, 39, AND 40.
- LOT B TO BE CONVEYED TO OLD. THERE WILL BE BROUGHT RESISTANT LANDSCAPING BETWEEN THE FENCE AND STREET. LOTS A AND C TO BE DEDICATED TO THE CITY OF RIVERBANK. ALL LOTS A-C TO BE MAINTAINED BY CFD.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERBANK COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCELS A AND B AS SHOWN ON PARCEL MAP FILED FOR RECORD MARCH 30, 1977 IN BOOK 24 OF PARCEL MAPS, AT PAGE 87, STANISLAUS COUNTY RECORDS.
APN: 062-021-008

COPYRIGHT © 2016 NORTHSTAR ENGINEERING GROUP, INC



REVISIONS	DATE	APPROVED	DESCRIPTIONS
NO.			

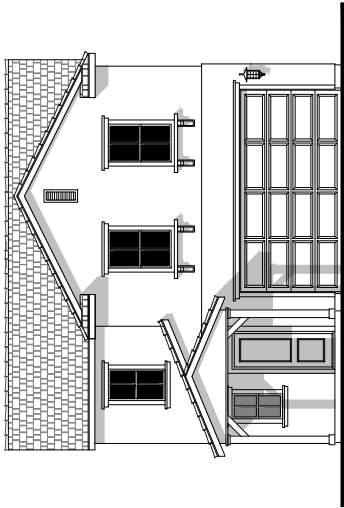
TENTATIVE MAP
RIVER RUN
RIVERBANK, CALIFORNIA



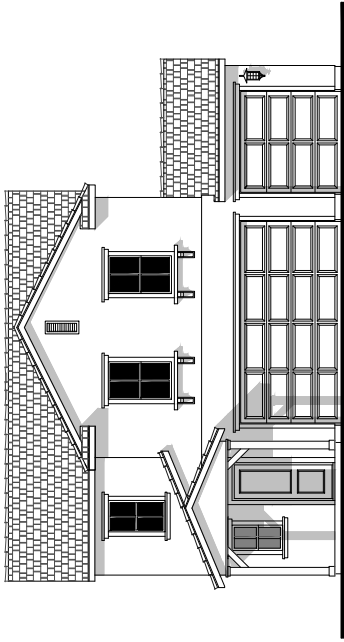
JOB #: 160719
DATE: 10/19/2017
SCALE: AS SHOWN
DRAWN: CRV
DESIGN: APD
CHK'D: APD

SHEET
NUMBER
TM1.1

PLOTTED: 10/19/2017 10:53 PLOTTED BY: Tereza
D:\NAME: \\server\msharad\062-021-008 River Run Subdivision\Planning\TM1.1.dwg



AMERICANO



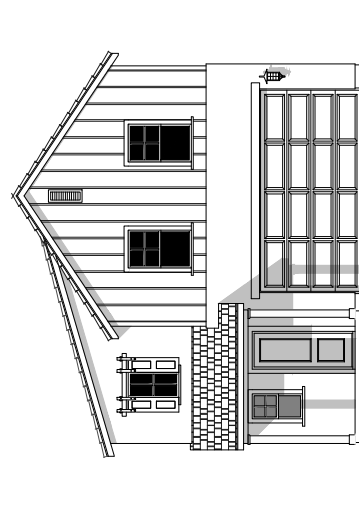
AMERICANO
(3 CAR GARAGE)



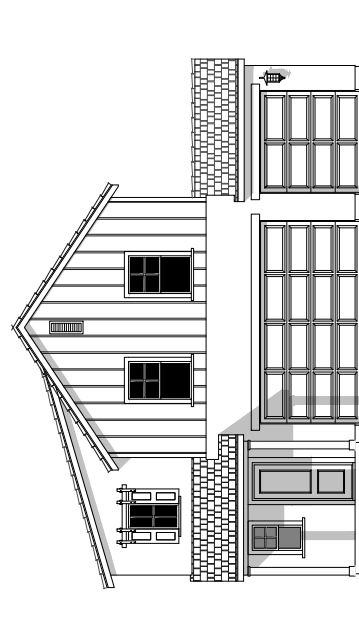
MID-CENTURY



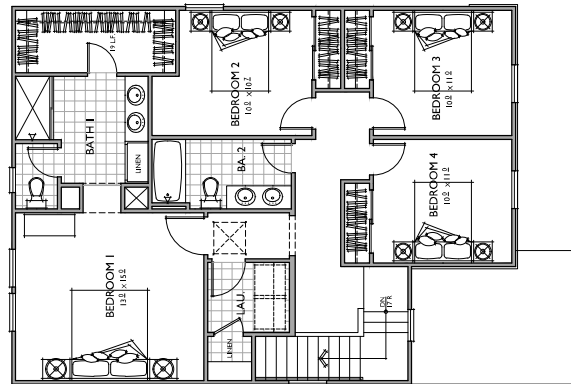
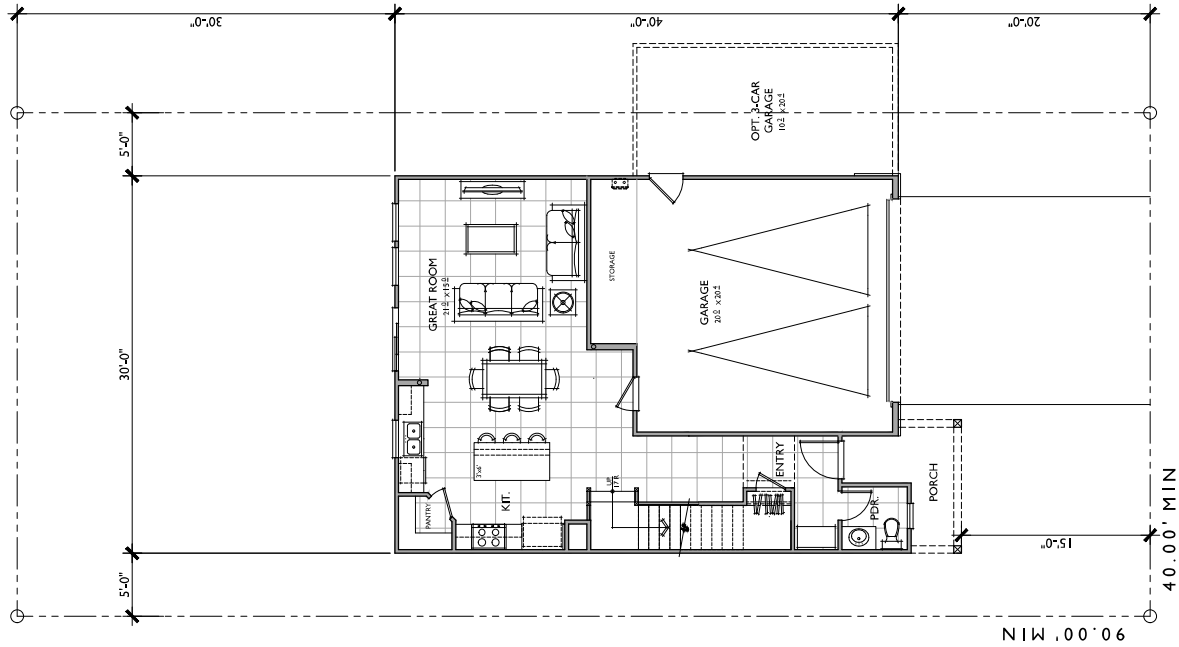
MID-CENTURY
(3 CAR GARAGE)



FARMHOUSE



FARMHOUSE
(3 CAR GARAGE)



N316
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,068 SQ. FT.
TOTAL LIVING	1,782 SQ. FT.
2 - CAR GARAGE	473 SQ. FT.
PORCH	64 SQ. FT.

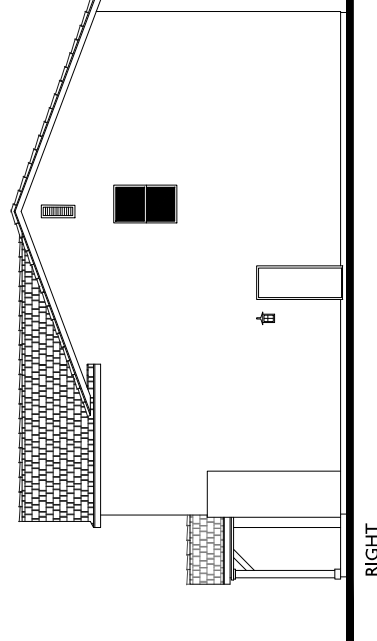
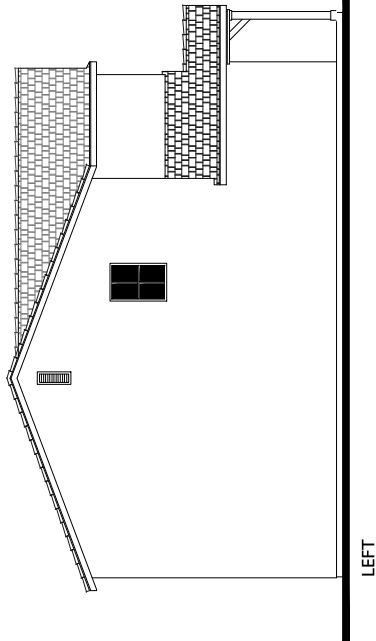
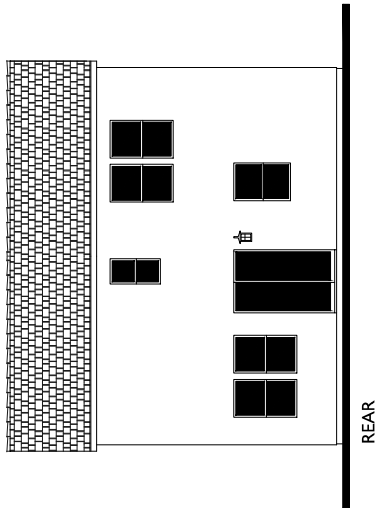
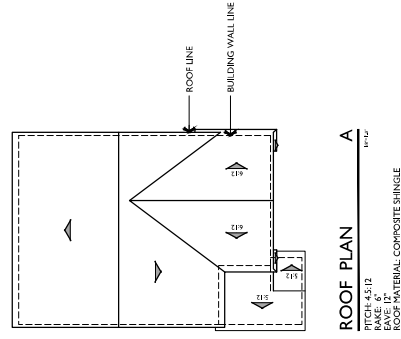
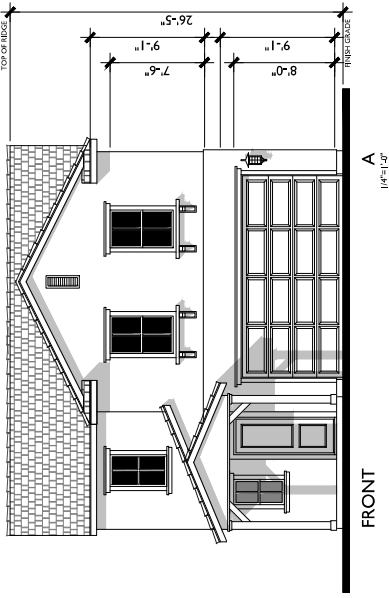
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

PLAN N317
Reflects Americana Elevation
LIBRARY PLANS
Central Valley, California

Passanien | Lagoni
ARCHITECTURE + PLANNING + INTERIORS
Copyright 2020, Passanien | Lagoni Architects
200 University Ave., Suite 100
Berkeley, CA 94704
Tel: 415.863.0120
Fax: 415.863.0129

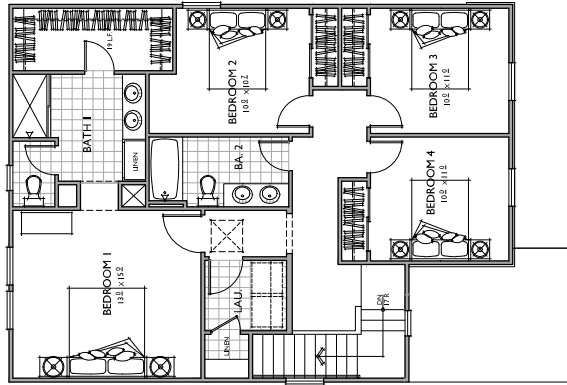
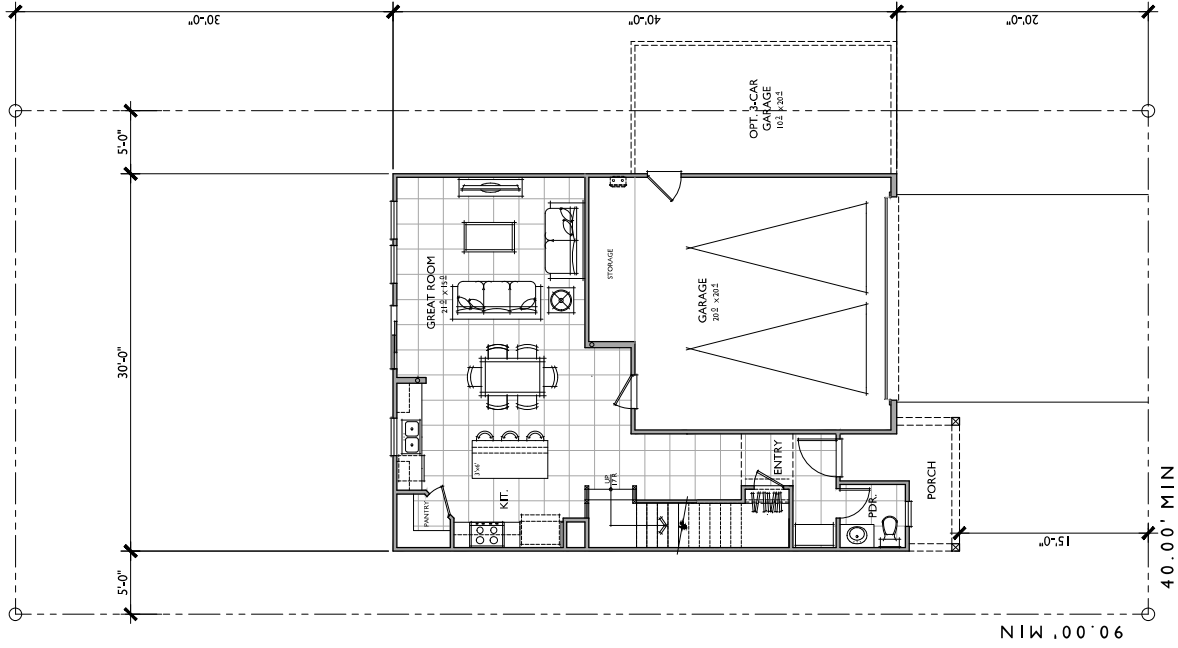
DR. HORTON
America's Builder

09.04.20



PLAN N317
Americano Elevation
LIBRARY PLANS
Central Valley, California

257.20138



N316
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

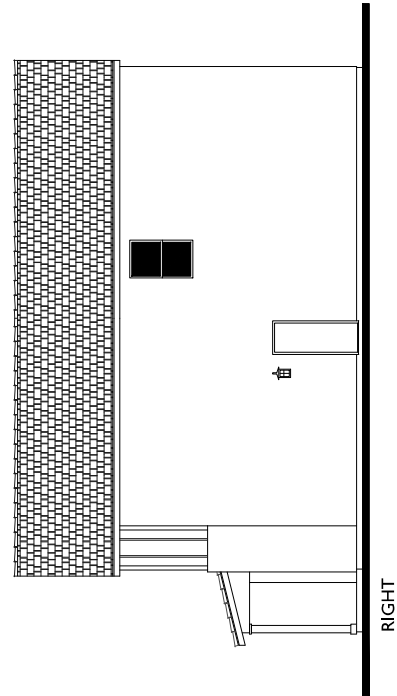
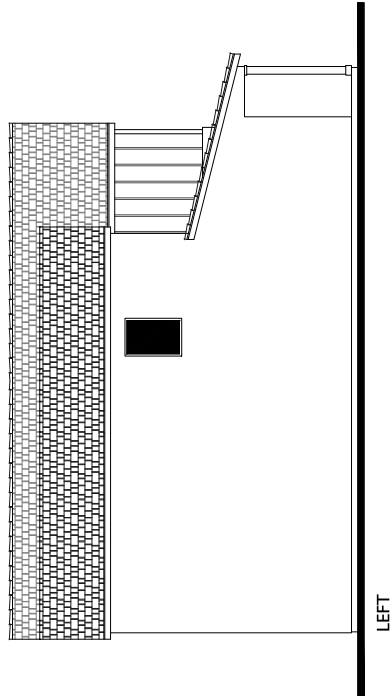
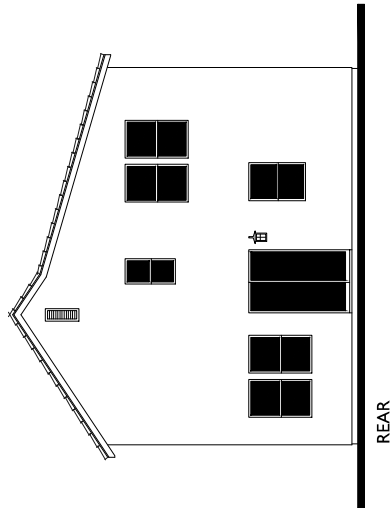
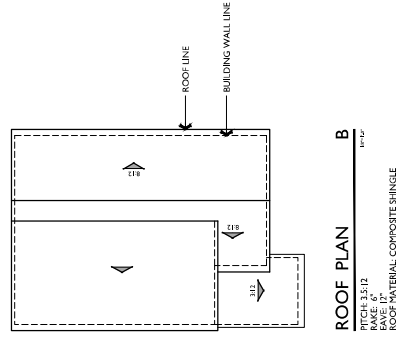
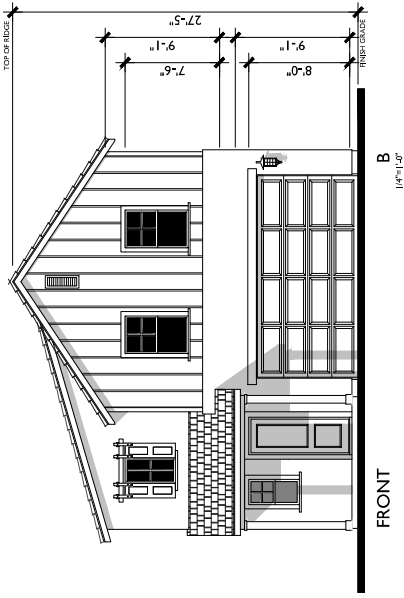
FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,068 SQ. FT.
TOTAL LIVING	1,782 SQ. FT.
2 - CAR GARAGE	473 SQ. FT.
PORCH	64 SQ. FT.

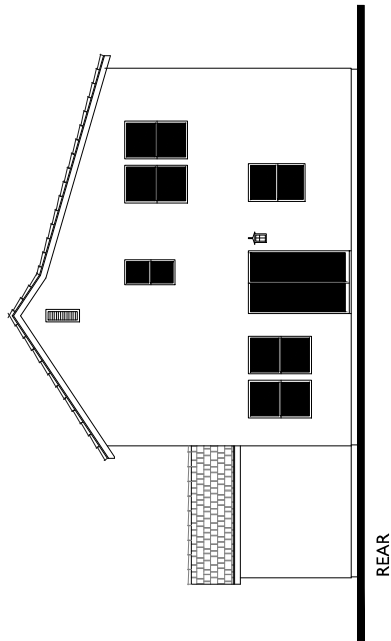
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN N317
Reflects Farmhouse Elevation
LIBRARY PLANS
Central Valley, California

Pasensian | Lagoni
ARCHITECTURE + PLANNING + INTERIORS
Copyright 2020, Pasensian | Lagoni Architects
2020 University Ave. Suite 100
Berkeley, CA 94704
Tel: 415.863.0320
Fax: 415.863.0329

DR. HORTON
America's Builder

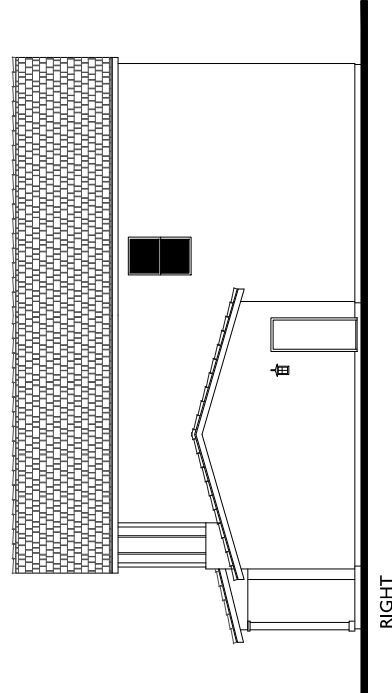




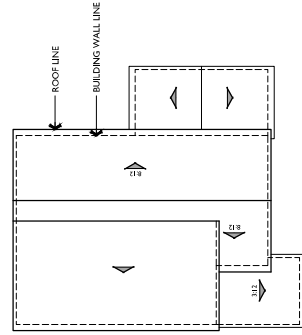
REAR



FRONT

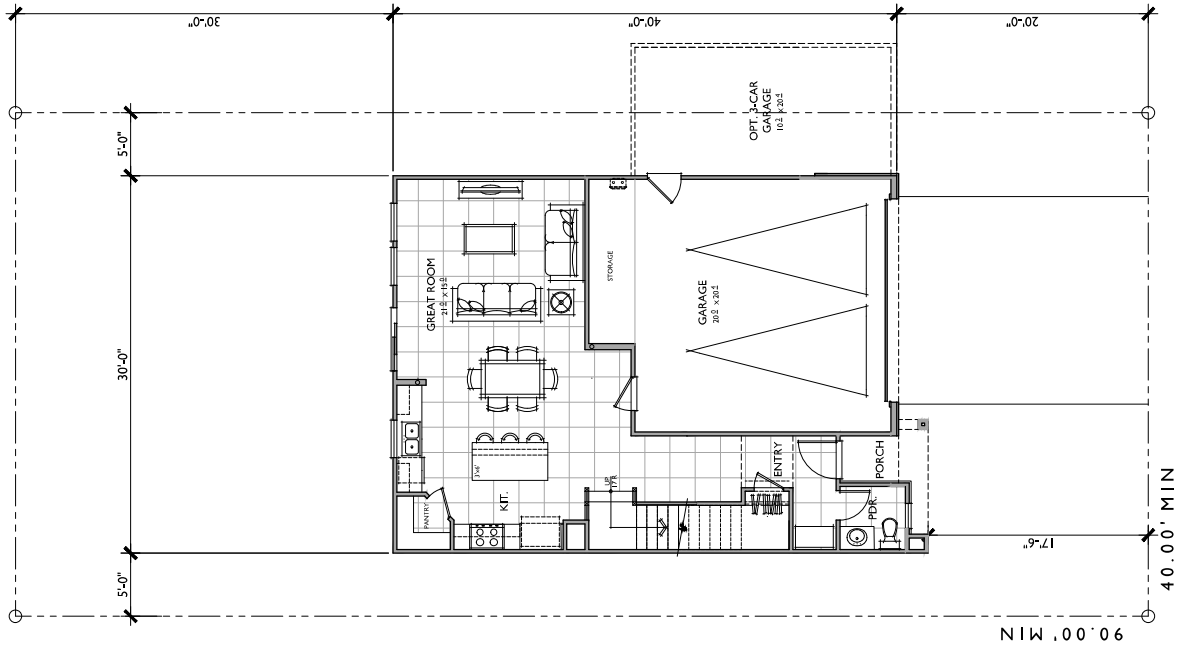


RIGHT



ROOF PLAN

PITCH: 3:12
RAISE: 12"
RAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



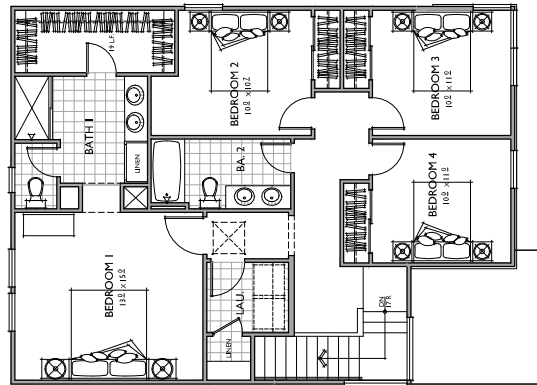
N316
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,068 SQ. FT.
TOTAL LIVING	1,782 SQ. FT.
2 - CAR GARAGE	473 SQ. FT.
PORCH	64 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

0.9, 0.4, 2.0

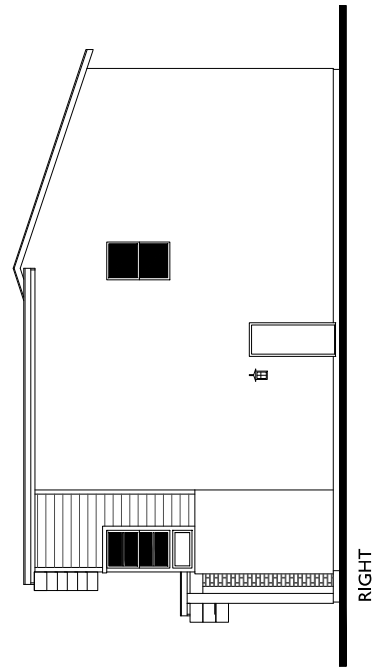
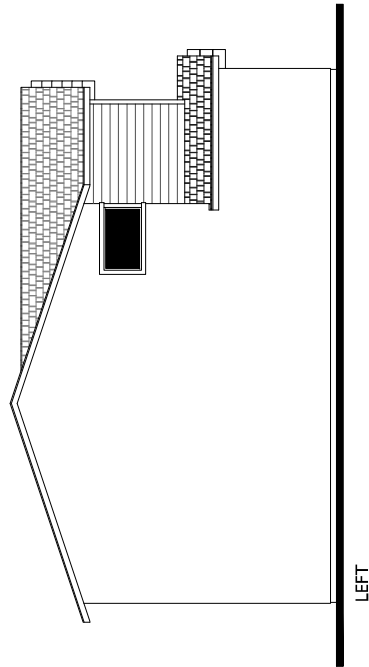
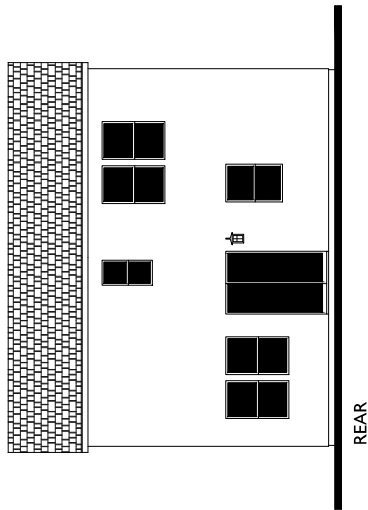
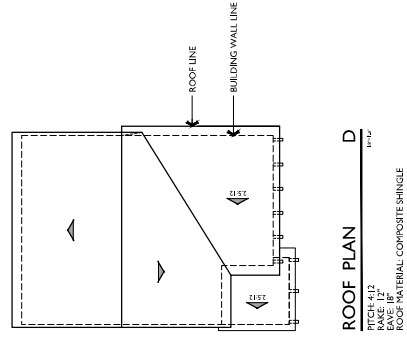
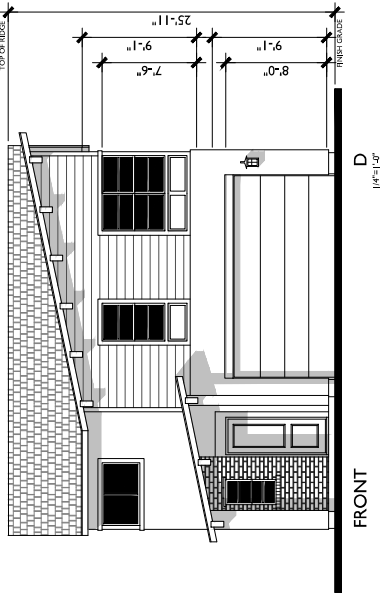
DR. HORTON
America's Builder



PLAN N317
 Reflects Mid - Century Elevation
LIBRARY PLANS
 Central Valley, California

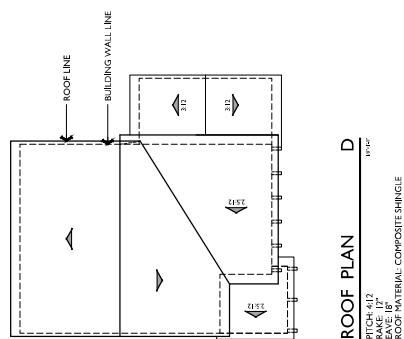
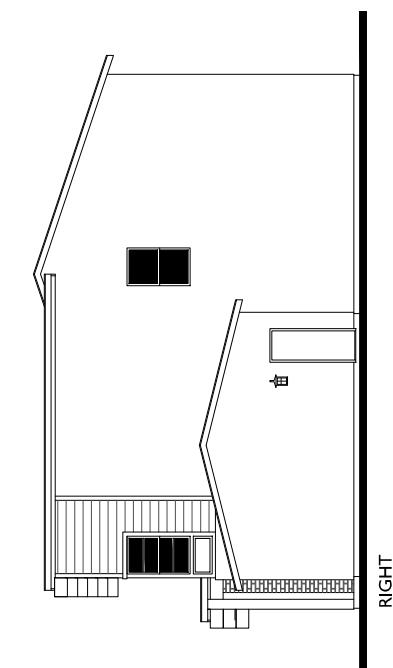
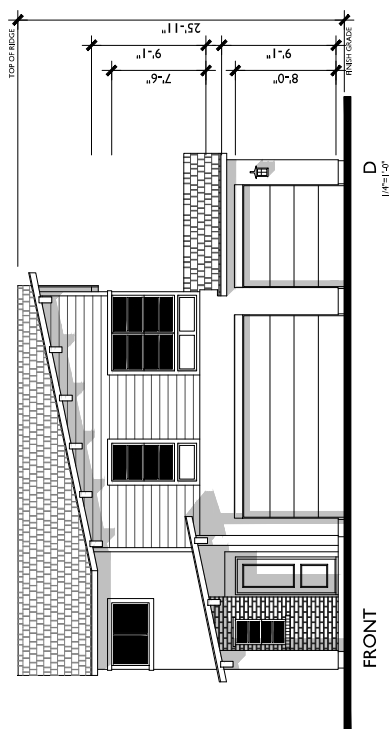
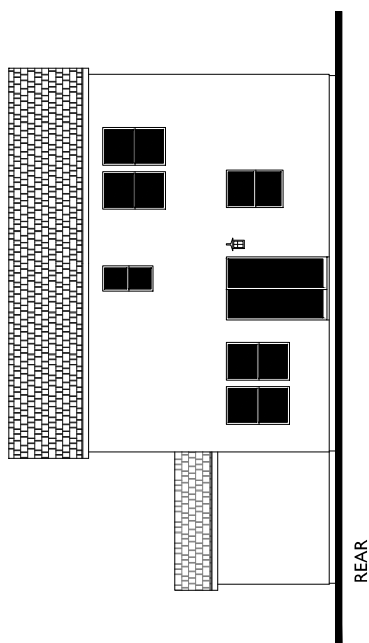
257.20138

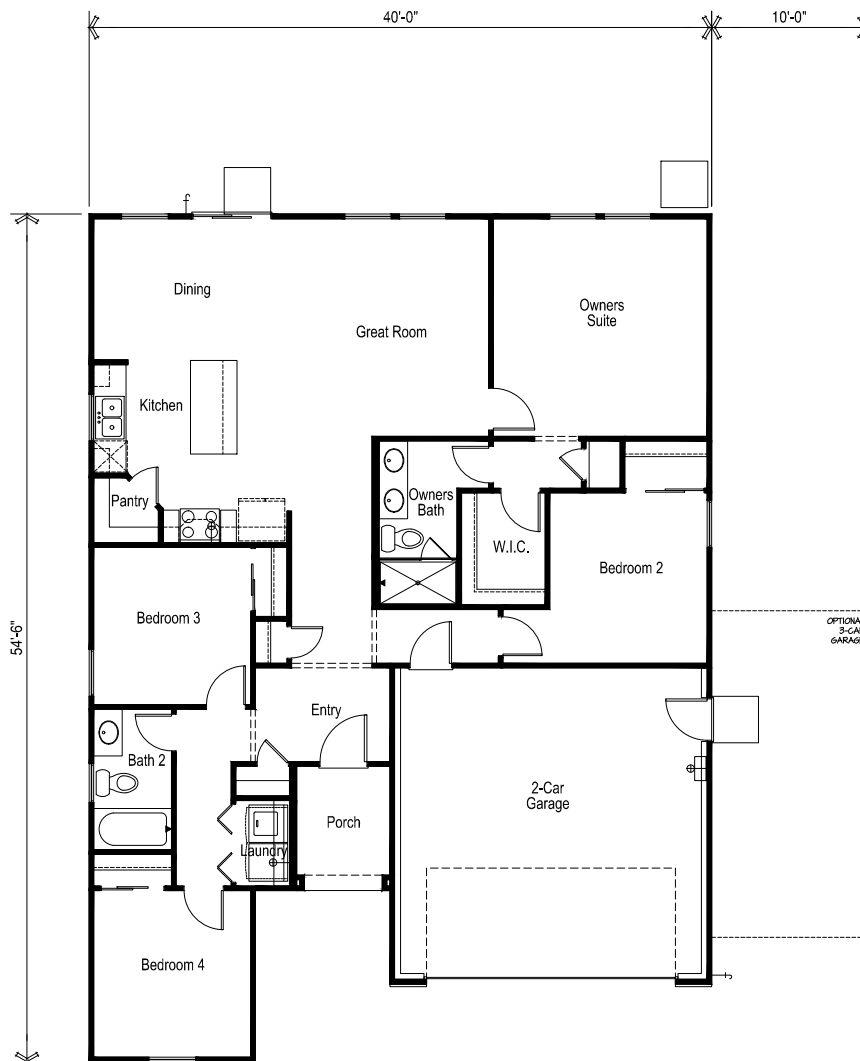
Passanian | Lagoni
 ARCHITECTURE + PLANNING + INTERIORS
 Copyright 2020, Rosemary Lagoni Architects
 200 University Ave. Suite 100
 Berkeley, CA 94704
 Tel: 415.863.0120
 Fax: 415.863.0120



PLAN N317
Mid - Century Elevation
LIBRARY PLANS
Central Valley, California

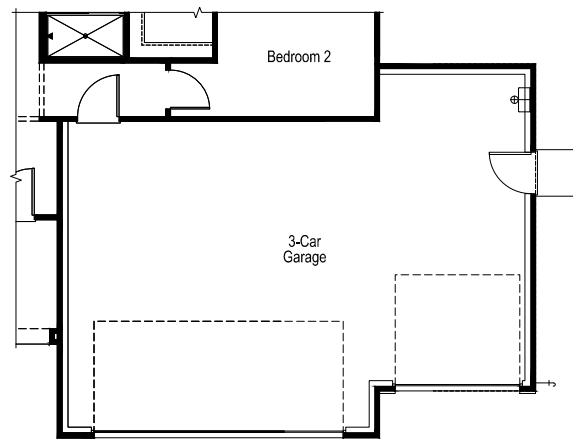
2020 Design by Lagoni
ARCHITECTURE + PLANNING + INTERIORS
Copyright 2020. All rights reserved.
257.20138





Main Floor Plan
SCALE: 1/4"=1'-0"

Adams - N415
 1515 SQ FT

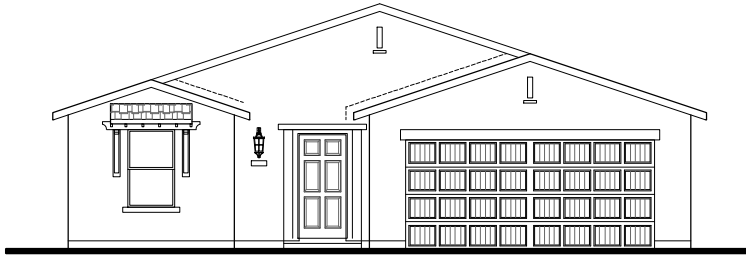


Opt. 3-Car Garage
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

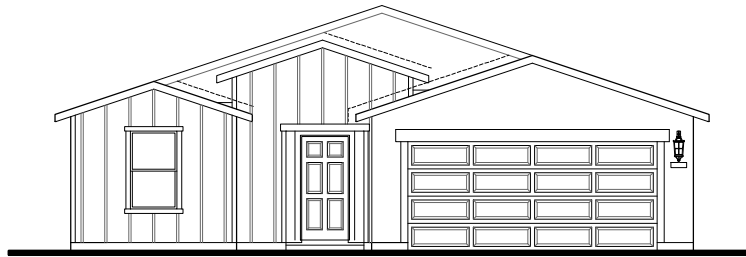
Adams - N415

1515 SQ FT



Elevation "A" - Americana

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "B" - Farmhouse

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

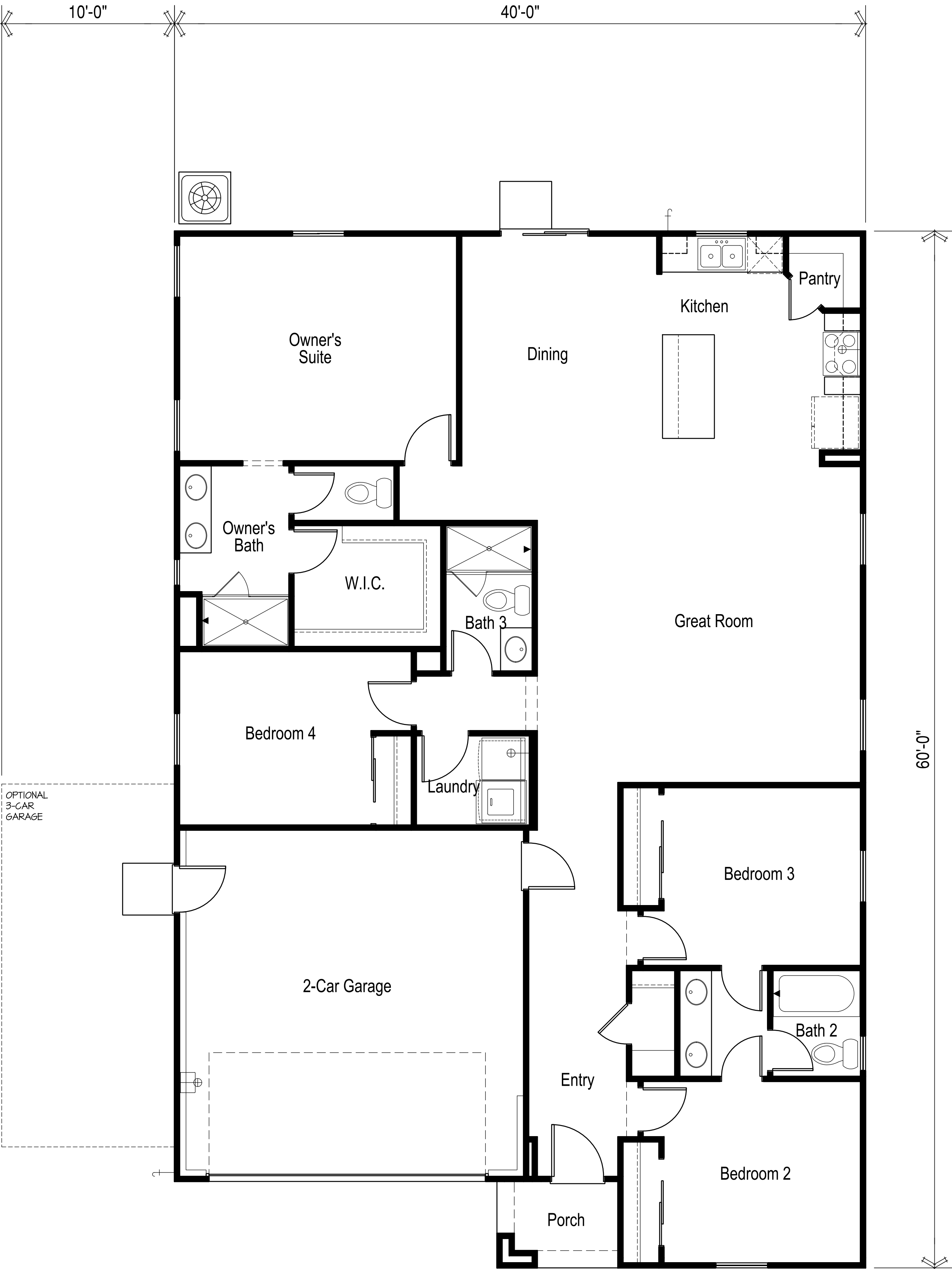


Elevation "C" - Craftsman

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Adams - N415

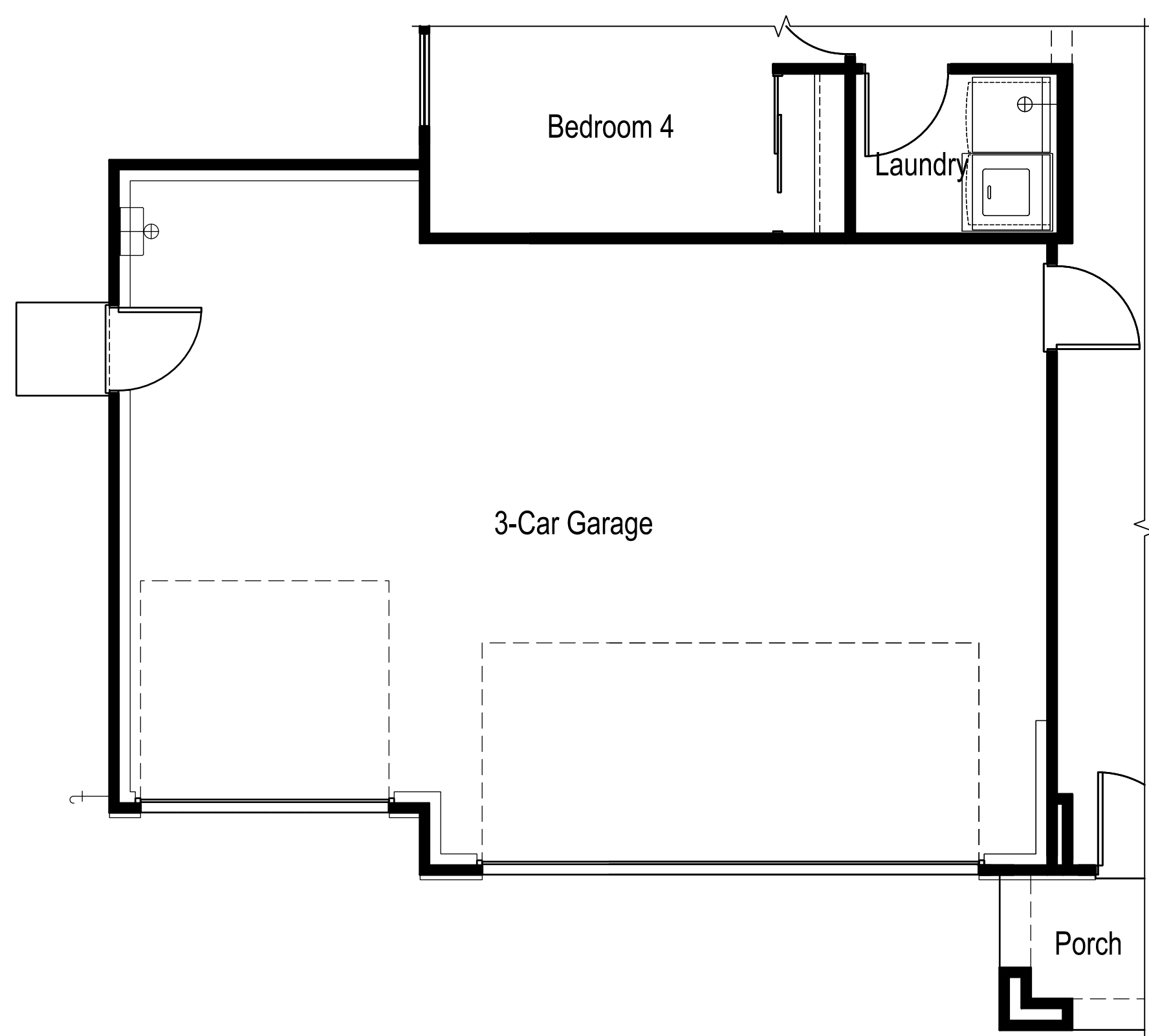
1515 SQ FT



Main Floor Plan

SCALE: 1/4"=1'-0"

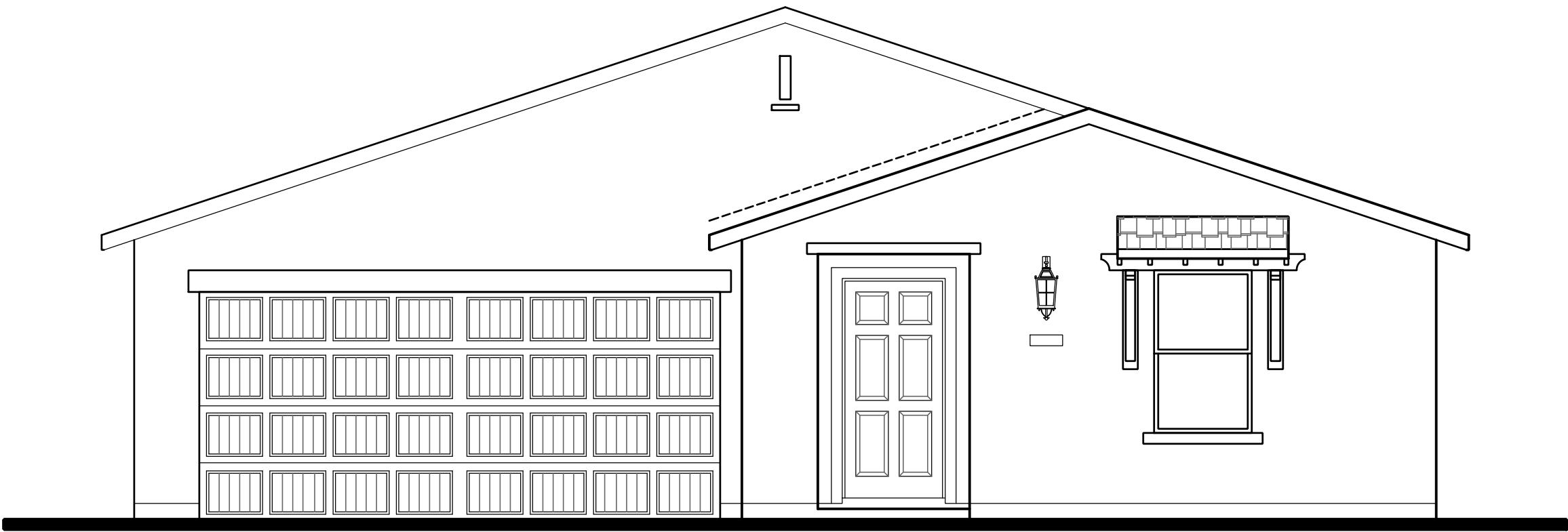
Coolige - N419
1862 SQ FT



Opt. 3-Car Garage
Partial Main Floor Plan

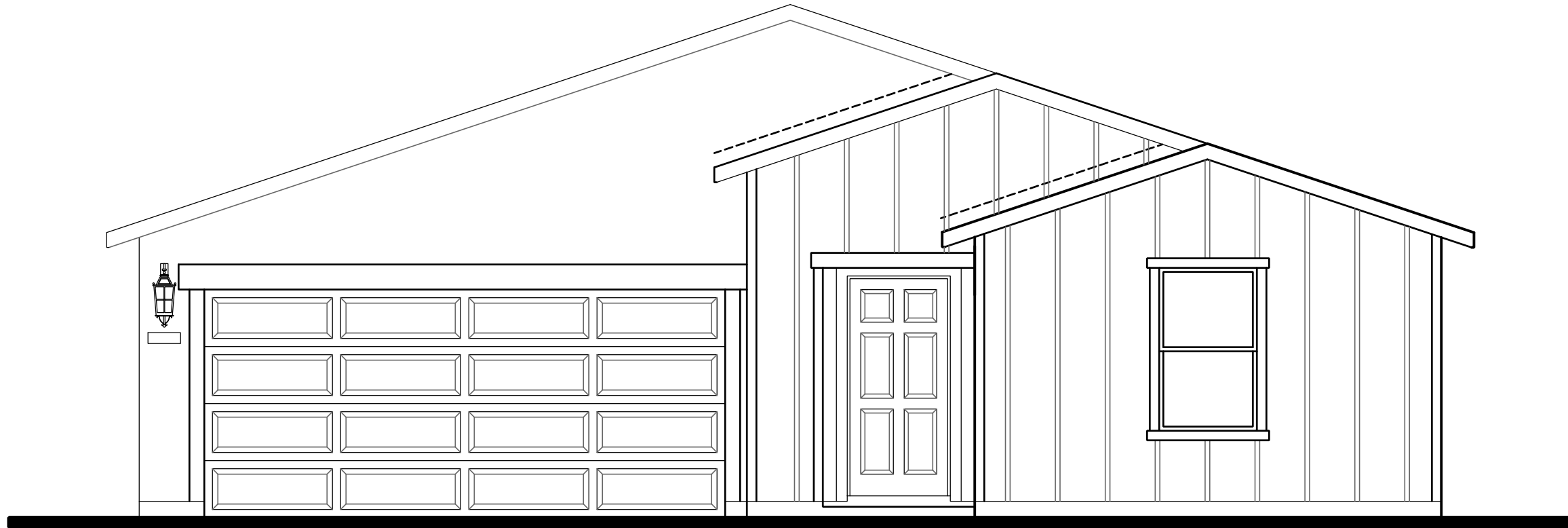
SCALE: 1/4"=1'-0"

Coolige - N419
1862 SQ FT



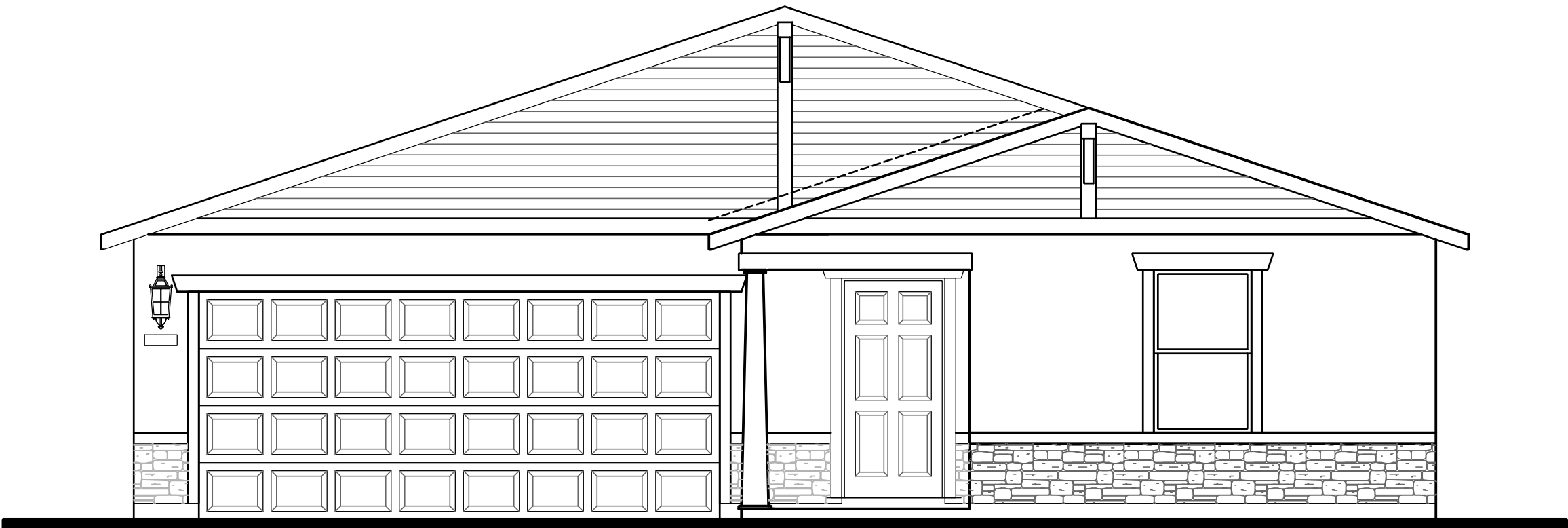
Elevation "A" - Americana

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "B" - Farmhouse

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

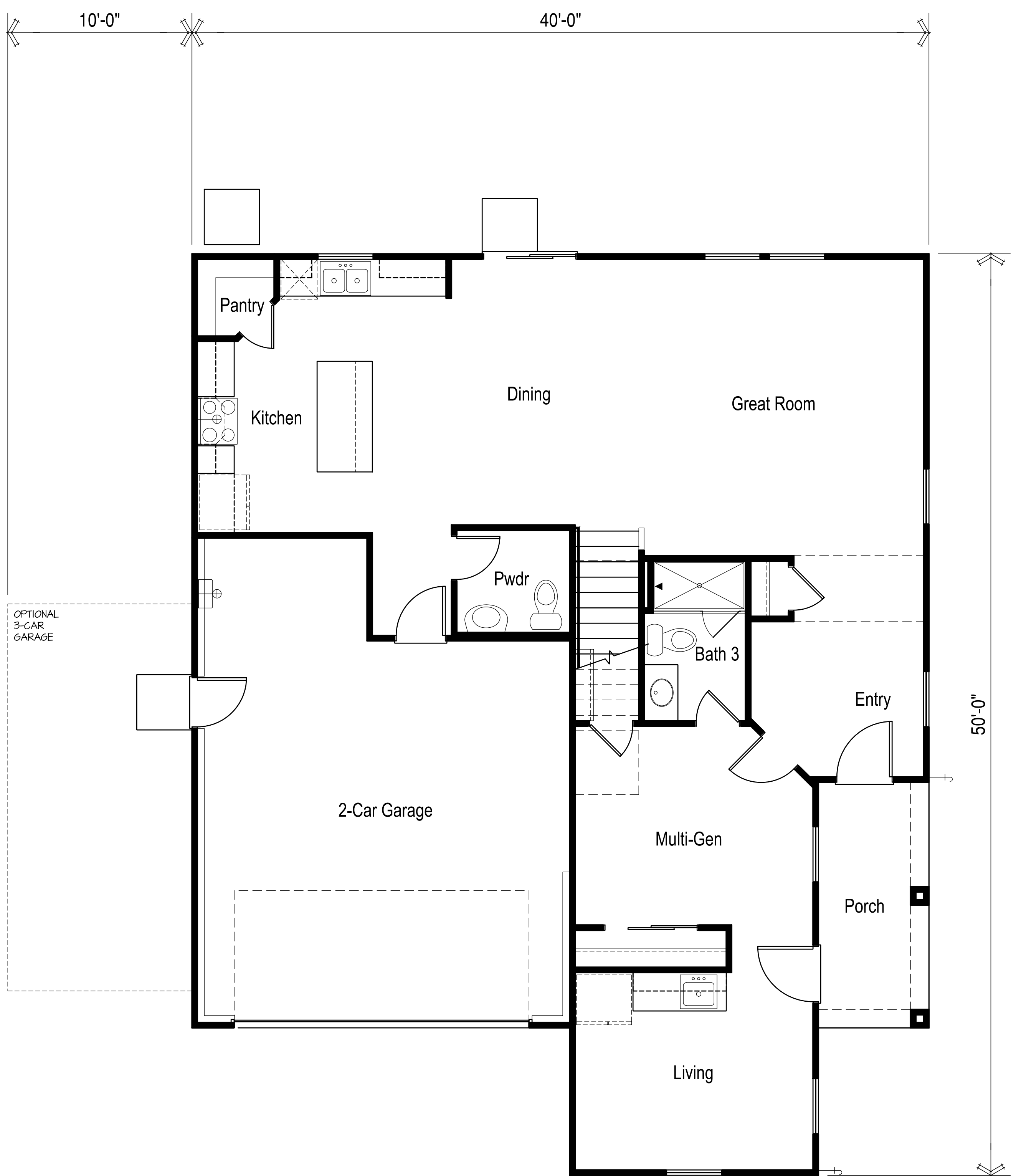


Elevation "C" - Craftsman

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Coolige - N419

1862 SQ FT



Main Floor Plan

SCALE: 1/4"=1'-0"

Lincoln - N424

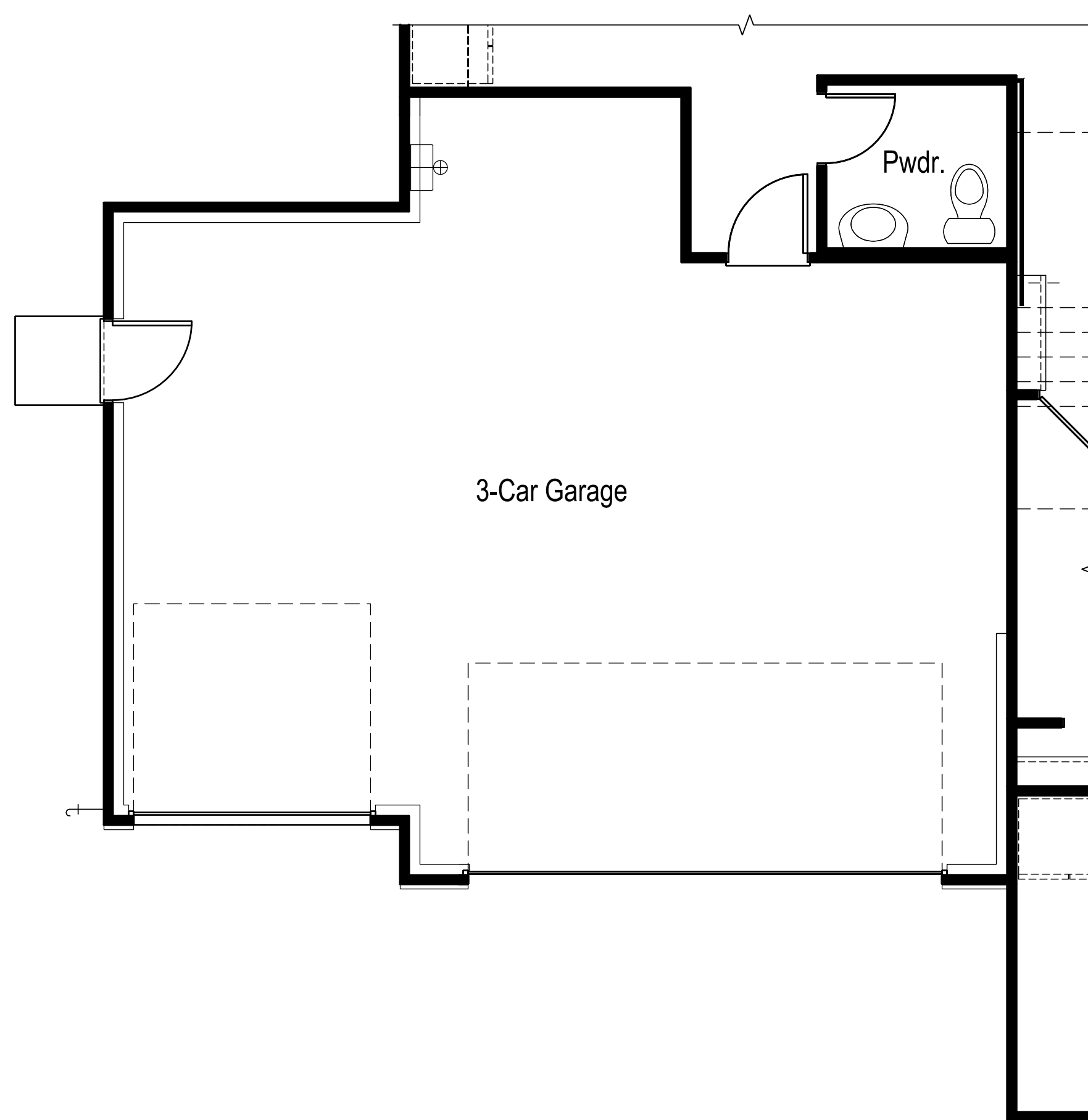
2554 SQ FT



Upper Floor Plan

SCALE: 1/4"=1'-0"

Lincoln - N424
2554 SQ FT



Opt. 3-Car Garage
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

Lincoln - N424
2554 SQ FT



Elevation "A" - Americana

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "B" - Farmhouse

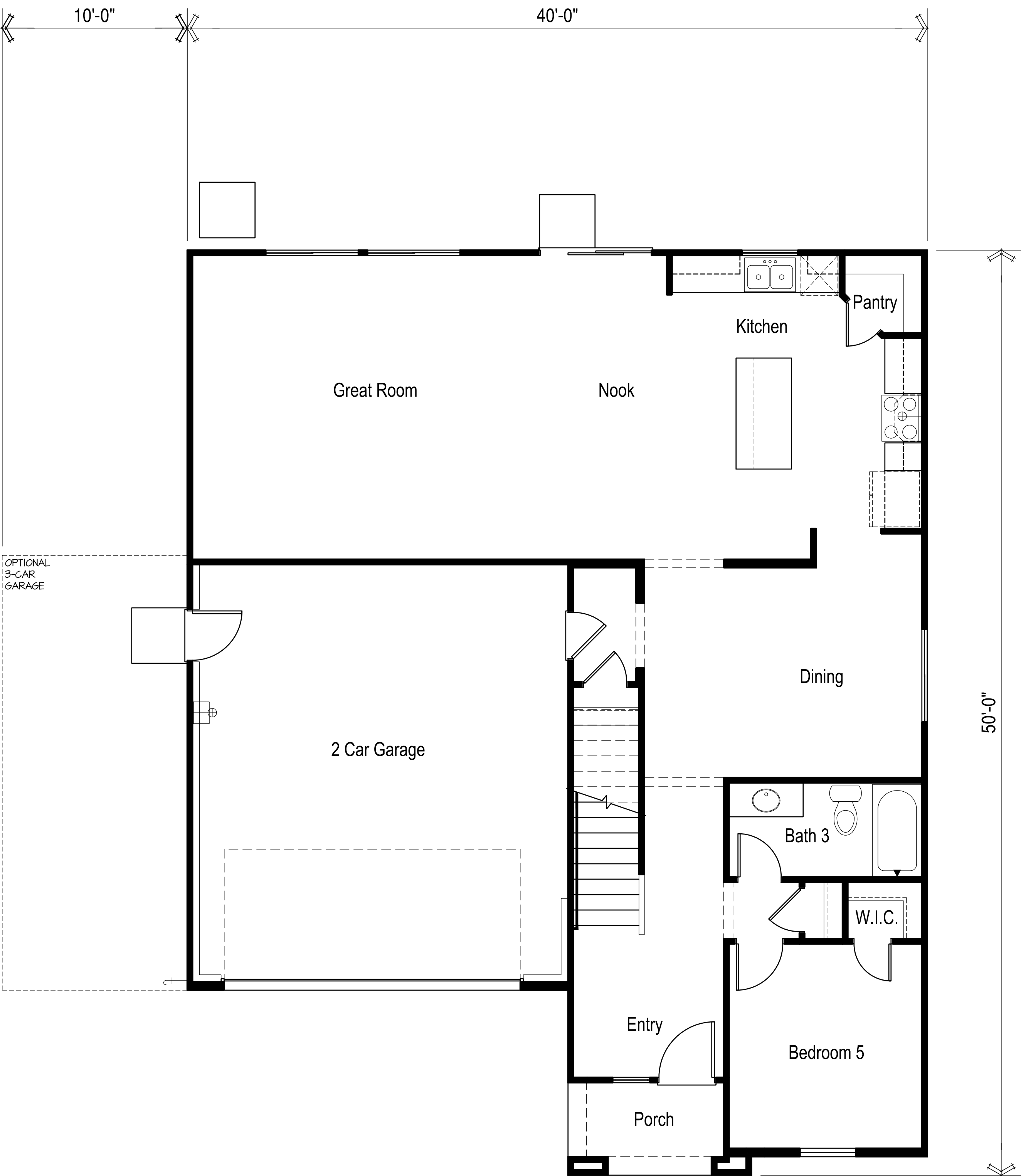
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "C" - Craftsman

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Lincoln - N424
2554 SQ FT



Main Floor Plan

SCALE: 1/4"=1'-0"

Monroe - N428

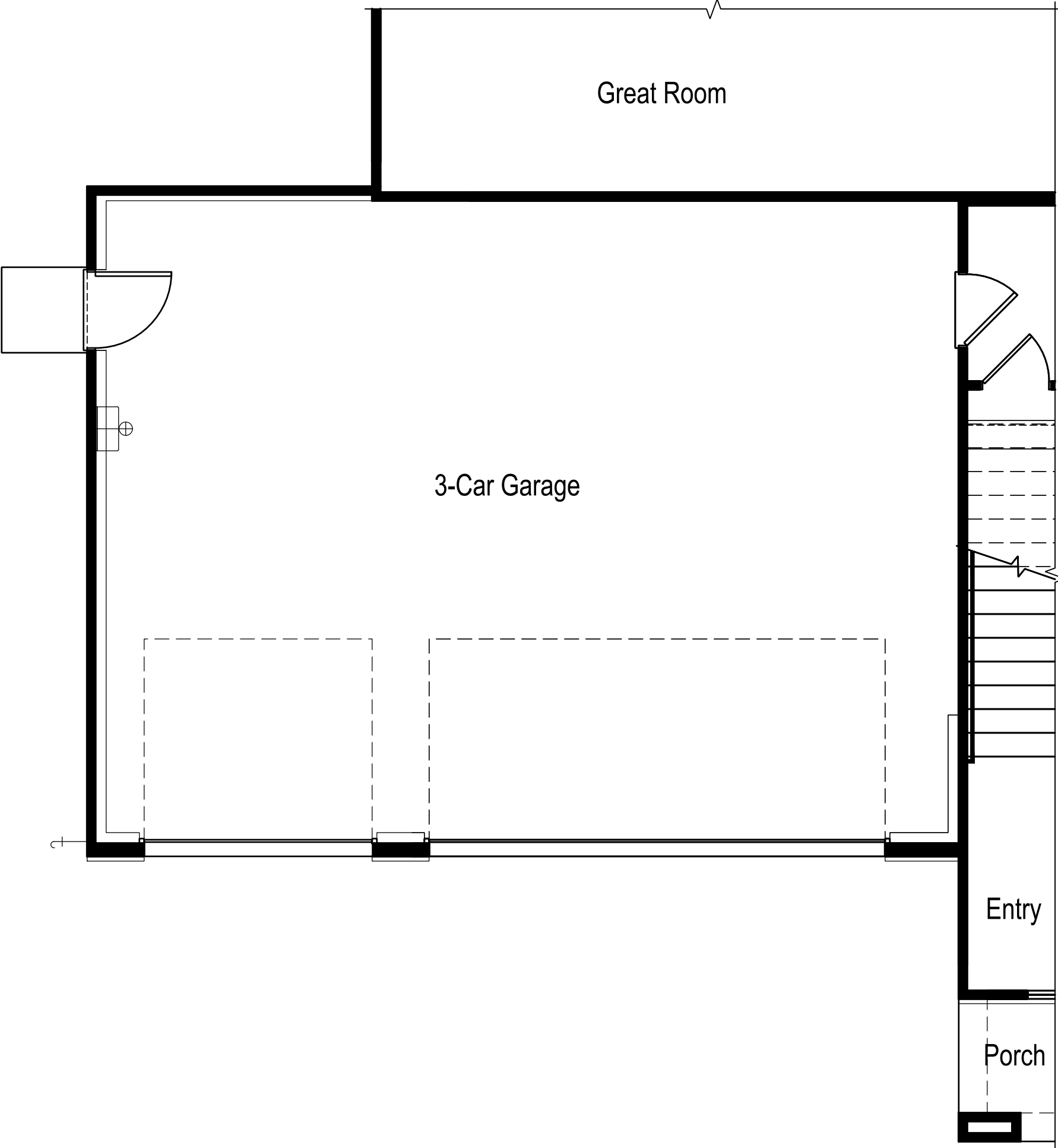
2814 SQ FT



Upper Floor Plan

SCALE: 1/4"=1'-0"

Monroe - N428
2814 SQ FT



Opt. 3-Car Garage
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

Monroe - N428
2814 SQ FT



Elevation "A" - Americana

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "B" - Farmhouse

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Elevation "C" - Craftsman

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Monroe - N428
2814 SQ FT

River Run Subdivision

Design Guidelines Manual

Riverbank, CA



October 19, 2017

620 12TH Street, Modesto, CA 95354
P: (209) 524-3525 F: (209) 524-3526
www.nseng.net

DESIGN GUIDELINES

For

RIVER RUN

OCTOBER 19, 2017

Client:

ROD LOWE
1700 STANDIFORD AVENUE #130
MODESTO, CA. 95350
(209) 523-4223

Project Address:

6272 CENTRAL AVE,
Riverbank CA 95367
APN# 062-021-008

Study Prepared by:



620 12TH STREET
MODESTO, CA 95354
ANTHONY P. DE MELO, PE #71387

Table of Contents

Table of Contents i

Section 1	Forward	1
1.1	PROJECT INTRODUCTION	1
1.2	PROJECT SETTING	1
1.3	BACKGROUND	1
Section 2	Proposed Development and Entitlements	3
2.1	PROPOSED DEVELOPMENT	3
2.2	ZONING, GENERAL PLAN AND DENSITY	3
2.3	FINDINGS	4
Section 3	Project Infrastructure	7
3.1	WATER SYSTEM	7
3.2	SANITARY SEWER	7
3.3	STORM DRAINAGE	7
3.4	STORMWATER TREATMENT AND MANAGEMENT	7
3.5	OAKDALE IRRIGATION DISTRICT RELOCATION IMPROVEMENTS	9
Section 4	Function of the Design Guidelines	11
4.1	PURPOSE	11
4.2	OBJECTIVES	11
4.3	INTENT	11
4.4	APPLICABILITY	12
4.5	DISCRETIONARY DECISION MAKING	12
4.6	ARCHITECTURAL REVIEW AND APPROVALS	12
4.8	ADMINISTRATIVE CHANGES	12
4.9	OTHER APPLICABLE REGULATIONS	12
Section 5	Design Guidelines	13
5.1	RELATIONSHIP TO EXISTING NEIGHBORHOODS	13
5.2	SETBACKS	13
5.3	PRIVATE OPEN SPACE	14
5.4	LOT AND BUILDING VARIATION	15
5.5	GENERAL BUILDING DESIGN	15
5.6	PORCHES, ENTRIES AND COURTS	17
5.7	GARAGE FRONTAGE AND PLACEMENT	18
5.8	PARKING	19
5.9	FENCES AND ENTRY FEATURES	19
5.10	LANDSCAPING	19
5.11	STREET DESIGN ELEMENTS AND ACCESS	20
5.13	LIGHTING	22
5.12	MAILBOXES	23
5.14	UTILITIES, INFRASTRUCTURE & EASEMENTS	23
5.15	Community facilities district (cfd) annexation and outlot parcels	23
Appendix A:	Proposed Tentative Subdivision Map	25
Appendix B:	Entitlement Reference Exhibits	26
Appendix C:	Storm Drainage Basin Design Calculations	27
Appendix D:	Utility System Map	28

Section 1 Forward

1.1 PROJECT INTRODUCTION

River Run Design Guidelines is the regulatory design document to provide the general framework for how the proposed project will develop. The Design Guidelines are a requirement of the project entitlements as requested by the City of Riverbank for the proposed Planned Development application. The information contained within this booklet will be utilized by City staff, Planning Commission, and City Council to evaluate River Run. Furthermore, these guidelines will be utilized by future developers to establish a minimum standard for the development of the project. The following pages have been organized to provide a vision of River Run to demonstrate how the project elements relate to the overall goals of the Development and the City of Riverbank.

As a guiding document, these guidelines are meant to provide direction to help achieve the vision of River Run and are thus not meant to be exclusively restricted. Flexibility has been written into the guidelines to encourage and support innovation, diverse housing options, and foster creativity.

1.2 PROJECT SETTING

The area that the project is located in has been annexed into the City of Riverbank for several years. River Run is comprised of two adjacent parcels “A” and “B” as shown on parcel map Book 24, page 87, APN 062-021-008 totaling 9.1 acres. The project site is located north of California Avenue and east of Central Avenue.

The current City of Riverbank General Plan has designated the property as Medium Density Residential (MDR - 8-16 units per acre). This designation was in part because of a previous application that was processed for the site requesting a higher density of development which was due to the current housing market conditions that were present at the time.

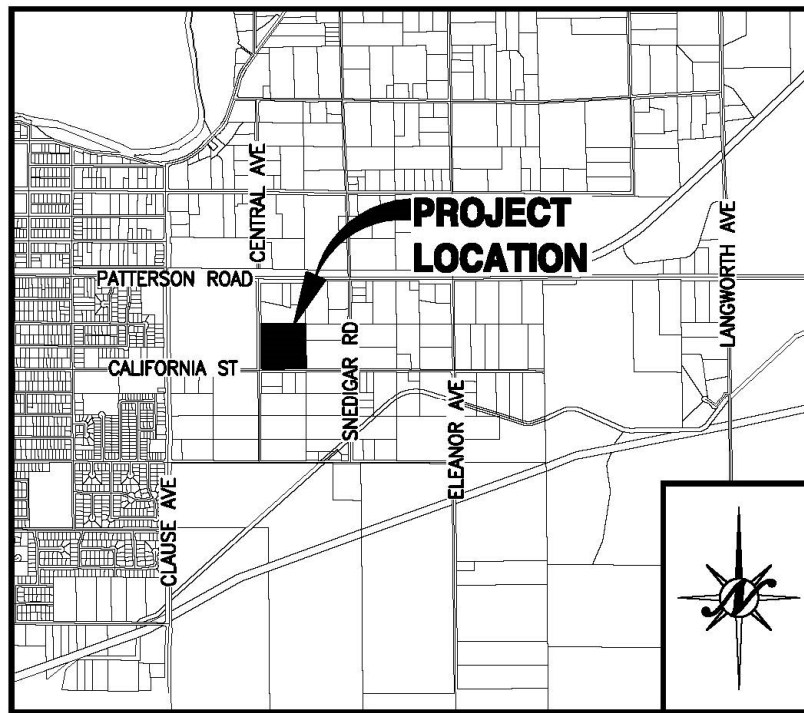
The property has primarily been used as grazing land. There is an existing and active Oakdale Irrigation District (OID) ditch that runs along the easterly and southerly portion of the site. This is to be relocated within the project and to connect downstream.

1.3 BACKGROUND

The proposed project will be a more traditional project similar to other Low Density Residential Project (LDR – 0-8 Units per acre). This change of development intensity is to provide a product that is more consistent with the current needs of the potential home buyer. They are looking for room to play with their kids and use the outdoors for their personal family use. Larger lots provide a space be able to grow and expand without disrupting their neighbors with a backyard for family entertainment. Buying a home is the single biggest investment most Americans will make in their lifetime, and they want a place that they can have friends and family over to enjoy the surroundings. We feel we have the perfect mix of room and affordability. The intent of the project layout is to provide flexibility for future developers to create a strong community for the City of Riverbank.

Enclosed in this package are exhibits and examples of how we propose to handle issues like storm water retention, and conforming to the new LID standards imposed by the state.

Figure 1.1 – Project Vicinity Map



VICINITY MAP
NOT TO SCALE

Figure 1.2 – Existing Parcel Aerial



Section 2 Proposed Development and Entitlements

2.1 PROPOSED DEVELOPMENT

The proposed project includes 51 Single Family lots that are a minimum of 5,000 square feet each. We are asking for a General Plan Amendment to change the land use from Median Density Residential (MDR) to Low Density Residential (LDR). Furthermore, we will be rezoning the property from Single Family Residential to PD Planned Development zoning. Included in this proposal is a request to provide a revised street cross section and provide some other attractive amenities such as park improvements, bar-b-que areas, picnic tables, park benches, custom mailboxes and decorative street lights. Examples of some of the proposed amenities are included with this package (please refer to Section 5). The project is not located within any Master Planned area, or future Specific Plan area. This project will annex into the City of Riverbanks Community Facilities District (CFD) for the maintenance of the public park, streetscapes and lighting.

Since we don't know if we'll be building these homes, we are asking that the architectural components that are usually required with a PD proposal be "postponed" until a builder is in place. At that time, we suggest that the required architectural floor plans and elevations be submitted to the City of Riverbank for approvals in the future (see Appendix A for proposed project Tentative Map).

2.2 ZONING, GENERAL PLAN AND DENSITY

The proposed density of the project is approximately 5.6 units to the acre. The purpose for the change of development intensity is to provide a product that is more consistent with the current needs of the potential home buyer. Furthermore the change in density was designed to provide a seamless transition from the existing land uses adjacent to the project to the surrounding rural community. Although the General Plan calls for a higher density at this location, we feel that those land uses can be achieved at other locations that are better suited. This can occur once future applications for annexation are processed. We feel this would be the time to address the overall density issues not only in this area, but city-wide (see Appendix B for project Entitlement Exhibits).

Figure 2.1 – General Plan Amendment Exhibit



2.3 FINDINGS

As a requirement of the Entitlement Submittal Package, the following findings are required to be address as part of the application:

Finding:

- In connection with their review of a tentative map, the City Council shall determine whether the discharge of waste from the proposed subdivision into the existing sewer system would result in violation of existing requirements prescribed.

Response:

- Based on current discussions with City Staff, there are no current sewer capacity issues at the Sewer Treatment plant. Furthermore, a new sewer trunk line is being constructed in California Avenue to serve the project.

Finding:

- The City Council shall consider the effect of its actions on the housing needs of the region in which the local jurisdiction is situated and balance those needs against the public service needs of the city's residents and available fiscal and environmental resources.

Response:

- As noted previously in this study, the request change in density for this project will address the needs for the potential future development and we do not anticipate any adverse effect on the public. Also, the reduction in density will reduce the amount of public services required to serve the project.

A tentative map shall not be approved or conditionally approved by the City Council if it makes any of the following findings:

Finding:

- The proposed map is not consistent with applicable general and specific plans.

Response:

- As part of the proposed application package, and General Plan Amendment will be included requesting to change density for the project.

Finding:

- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Response:

- Improvements designed within the subdivision, with the exception of the proposed street section, will be designed in accordance with the City of Riverbank Standards and Municipal Code requirements.

Finding:

- That the site is not physically suitable for the type of development.

Response:

- The existing site conditions are suitable for the proposed land use and are consistent with other projects being developed in the general vicinity of the project.

Finding:

- That the site is not physically suitable for the proposed density of the development.

Response:

- The project site soil conditions and historical uses are consistent with other developments that have been converted from Farmland / Open Space to Low Density Residential.

Finding:

- That the designs of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Response:

- Consisted with the previous applications that have been prepared for this project and in the general vicinity of the project, we do not anticipate any significant environmental damage to the local fish or wildlife habitats.

Finding:

- That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

Response:

- The proposed Low Density Residential land use is consistent with other developments in the area and we do not anticipate serious public health issues as a function for the development of the project.

Finding:

- That the design of the subdivision or; the type of improvements will 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 apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

Response:

- Existing Easements and Roadways will not be effect by the proposed development and, in fact will be improved by the development providing and overall benefit for the City of Riverbank.

Section 3 Project Infrastructure

3.1 WATER SYSTEM

Water is available in the vicinity of the project site. An existing 12" water line runs along the entire length of Central Avenue along the project frontage. This 12" water line also runs along California Avenue, west of the project. As per the 2007 City of Riverbank Water Master Plan, the project proposes to extend the 12" water line in California Avenue along the entire project frontage and provide a stub to the east. A looped system will connect to this 12" water main to serve the project site (see Appendix C for proposed Utility System exhibit).

3.2 SANITARY SEWER

Sewer will be available at the southwest corner of the project site at the intersection of California Avenue and Central Avenue with the construction of the City of Riverbank's current California Avenue Sewer Extension Project. Capacity will be available in the proposed sanitary sewer line and the size of the line is adequate to accommodate our proposal (see Appendix C for proposed Utility System exhibit). If the proposed Sanitary Sewer Extension has not been completed at the time of construction, the River Run project will construct the extension and coordinate reimbursement with the City of Riverbank.

3.3 STORM DRAINAGE

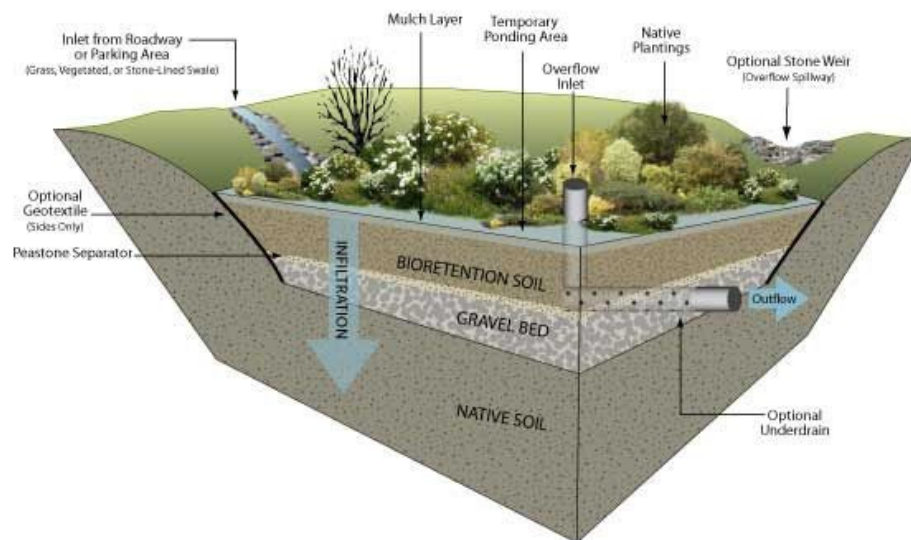
This project is part of the South Bruinville storm drain system which will have a regional storm drain basin, pump stations, and outfall improvements for the entire tributary area. These Master Plan improvements may not be in place for number of years. A temporary solution will be to retain and percolate the required storm drainage runoff for the project. This temporary solution may be required to function as a permanent solution, therefore the storage facility will be designed in accordance with City of Riverbank standards and specifications with all necessary factors of safety. Storm drainage will be collected in an on-site stormwater treatment, storage, and retention basin with a sub-surface horizontal (french) drain system. This basin has been sized to collect the storm drainage from project site including the proposed frontage improvements along California Avenue and Central Avenue with no further capacity for future projects in the surrounding area (see Appendix C for the storm drainage basin cross section and storage calculations). The storm drainage system will also include the construction of a dry outfall line which will be utilized for future discharge to City of Riverbank Master Plan facilities when they are available in the future.

3.4 STORMWATER TREATMENT AND MANAGEMENT

Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after utilizing natural features to manage and treat stormwater discharge at the source of potential pollutants. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and retain runoff on-site.

Stormwater Treatment techniques are based on the premise that stormwater management should not be seen as stormwater disposal. LID addresses stormwater through cost-effective landscape features located within each storm drainage tributary area. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. Almost all components of the urban environment have the potential to serve as an IMP's. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied to new projects.

Figure 3.1 – Example Bio-Retention System



Encourage:

- Bio-retention swales for on-lot storm water run-off
- Decrease amount of impervious surfaces, through efficient street section widths
- Use landscape facilities for pretreatment of storm water
- Sufficient Capacity of total storm system to retain water on-site
- Treat storm water at the source
- Groundwater recharge

Discourage:

- Fully piped storm drainage system
- Discharge of storm water to nearby river/creek/waterway

LID allows for greater development potential with less environmental impacts through the use of smarter designs and advanced technologies that achieve a better balance between conservation, growth, ecosystem protection, and public health I quality of life. Today, bio-retention is one of the LID techniques available to users. Other techniques, such as disconnected downspouts are all effective tools to help developers control pollutants, reduce runoff volume, manage runoff timing, and address a number of other ecological concerns.

A topographic survey and preliminary grading designs were performed for the proposed project. The natural drainage pattern for the site is from north to south. The proposed stormwater basin was located based on this design parameter. The streets within the project are proposed to be super-elevated to allow for direct discharge of a majority of the site runoff to the proposed storm drainage basin. The proposed basin will be sized to store the required stormwater event, and will be design to incorporate planting and sub-base media to allow for pretreatment of stormwater runoff in accordance with the City of Riverbank Standards.

3.5

OAKDALE IRRIGATION DISTRICT RELOCATION IMPROVEMENTS

The proposed project is located within the Oakdale Irrigation District. Typical of projects that were once utilized for farming, an existing irrigation easement traverses the project site along the east property line and along the entire length of California Avenue. The existing irrigation facility is the Riverbank Drain which is used primarily for stormwater conveyance. This drain discharges to the Snedigar Pipeline once it crosses Central Avenue.

The proposed Irrigation Relocation improvements will require the undergrounding the existing Riverbank Drain at the east property line and connecting downstream at the intersection of Central Avenue and California Avenue. Per discussions with City Staff, the historical drainage pattern for the area shows that a large tributary area potentially discharges to this location. The project will construct an additional irrigation line along California Avenue to the east and provide a drainage inlet to convey historical stormwater runoff (see Appendix C for proposed Utility System exhibit). Storm drainage for these proposed conveyance facilities will be design in accordance with OID and City of Riverbank Standards and will be confirmed as part of future storm drainage studies.

Figure 3.2 – Project Utility Plan



Section 4 Function of the Design Guidelines

4.1 PURPOSE

The purpose of the guidelines for the Bruinville Planned Development is to provide a clear set of design policies to developers, property owners, architects and designers (see Appendix B for project Development Plan exhibits).

Properly designed Planned Developments with well design street networks incorporating traffic calming measures reduces the need for community open spaces and maximizes the use of private open space in the front and rear yards of the proposed residential units. Utilizing Low Impact Development (LID) guidelines this will provide storm water bio-filtration and enhances the open space components of the project.

4.2 OBJECTIVES

The Guidelines are intended to address the following objectives:

- Promote higher quality development that maximizes personal open-spaces with larger front and rear yards.
- Create a residential neighborhood of interest which is visually pleasing.
- Provide a single-family project that features a variety of home sizes, housing types, designs and building materials.
- Provide for single-family developments that include interconnected, short blocks that diffuse traffic and provide easy, direct routes for pedestrians, bicyclists and drivers around the neighborhood.
- Provide for Low Impact Development (LID) by incorporating storm drainage designs features that pre-treatment storm water while providing ground water recharge by percolating the storm water back into the soil.
- Provide a Planned Development project that integrates seamlessly with previously approved projects and existing nearby neighborhoods.

4.3 INTENT

The following design guidelines are to be used to assist developers, project applicants and City staff produce a quality Planned Development. City staff and Planning Commissioners will use these Guidelines as a framework for evaluating development proposals and for commenting on the design aspects of proposed projects and future designs.

The Guidelines will be used to augment and reinforce the City of Riverbank 2005-2025 General Plan adopted April 22, 2009. The Planned Development guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers. The Guidelines are also intended to ensure that new development is compatible with existing neighborhoods.

4.4 APPLICABILITY

There is a minimum practical lot size that will accommodate one detached house and still meet the intent of these Guidelines for Planned Development. These guidelines allow the project designer maximum flexibility to develop a quality project that meets the intent of the Guidelines.

4.5 DISCRETIONARY DECISION MAKING

Every project is unique and requires a review on a case-by-case basis. This process depends upon the exercise of discretion. While some Guidelines include quantitative standards, some require qualitative interpretation. The City has the latitude to interpret the Guidelines so long as proposed projects meet the Guidelines' intent.

4.6 ARCHITECTURAL REVIEW AND APPROVALS

Architectural details, plans and elevations will be developed once a homebuilder has been selected for the projects. The City planning commission will review and approve these items through the normal site development process as provided by the Riverbank Municipal Code.

4.8 ADMINISTRATIVE CHANGES

The Development Services Director has authority to correct discrepancies and conflicts within the document so long as the changes meet the overall intent of the guidelines.

4.9 OTHER APPLICABLE REGULATIONS

The Guidelines for Planned Development single family developments primarily address architectural and site design elements. In designing projects, designers must also reference other codes, standards and policies in effect, such as the City of Riverbank Standard Specifications, Uniform Building/Fire Code, Riverbank General Plan, Riverbank Municipal and Zoning Codes, and other applicable policies.

Figure 4.1 – Project Development Plan



Section 5 Design Guidelines

5.1 RELATIONSHIP TO EXISTING NEIGHBORHOODS

New Planned Development residential projects should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by high, solid fencing and walls, or blank walls of buildings. Transitions between existing and proposed land uses should be gradual. The height and mass of new projects should not create abrupt changes from those of existing buildings.

The perimeter areas of new projects should be planned to avoid disturbing existing adjacent residential uses. The protection of privacy of adjacent residents and minimization of environmental intrusions should be a major consideration in the design of new projects.

5.2 SETBACKS

Front Setbacks:

- The front setback establishes a relationship between the house and the surrounding neighborhood. Variation of front building setbacks is encouraged to create rhythm and interest along the streetscape. If the house is too close, indoor privacy can be compromised. If the house is too far back, people inside the house cannot observe activity on the street and can become detached from their neighborhood.
- Deviation beyond the minimum setback requirements is encouraged to facilitate the creation of different size public and private open spaces on the lot.

Side Setbacks:

- The side setback is primarily utilitarian. However, living areas of the house usually have windows that open into the side yard. It is encouraged, for privacy purposes, to design windows that face onto side yards so that they do not align between neighboring homes.
- Normal activity in the side yard, although limited, shall be sufficient size so they are usable spaces for trash and recycling receptacles.

Rear Lots:

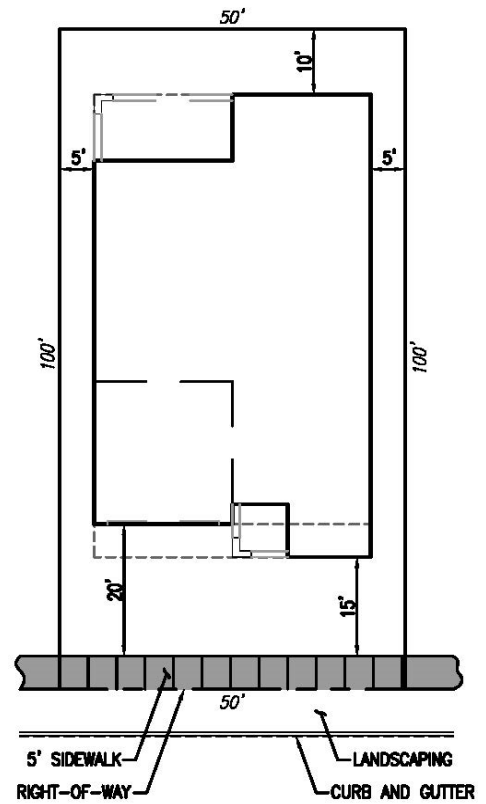
- The rear yard is where most outdoor activity occurs within the private opens space elements of each residence. The siting of the homes is encouraged to promote large back yards for family enjoyment

Corner Lots:

- Corner Lots shall have a larger side setback on the street facing side to allow for additional architectural styles and articulation.
- It is encouraged to provide enhanced wrap-around building elements such as porches on the corner lots to provide a transition to the between the two street frontages.

Table 5.1 Setbacks and Open Space

LOT SIZES	DESIGN GUIDELINES	CITY MUNICIPAL CODE
	5,000 sq. ft. min	6,000 sq. ft. min
Minimum Width (mid-block/corner) [a]	50' / 55'	60' / 65'
Minimum Frontage (knuckles)	35'	35'
FRONT SETBACKS [b]		
Garage [c]	20'	20'
Living Area (1st floor) [c]	15'	10'
Living Area (2nd floor) [c]	15'	10'
Porches [c]	10'	-
REAR SETBACKS		
Living Area	10'	5'
Patio Covers [d] [e]	5'	-
SIDE SETBACKS [b] [h]		
Living Area first floor (interior side) [e]	5'	5'
Living Area (corner side) [e]	10'	10'
LOT CONVERAGE		
Total Lot Coverage	50%	50%



- [a] Minimum frontage for lots fronting cul-de-sacs and knuckles to be 35' minimum along the right of way.
- [b] Dwelling unit & wall/fencing shall be located outside the "clear vision triangle" at street intersections.
- [c] Setback measured from the back of sidewalk and a minimum of 5' from side property line except on corner lots where 10' is required.
- [d] Patio covers should not exceed 30 percent of the size of the usable private open space. Setback is measured from support structures. Up to 24" overhang is permitted. No part of the structure shall be closer than 5' to property line not including building eaves.
- [e] Includes attached garages and patio covers.
- [f] Minor architectural projections, such as fireplaces and bay windows, may project into a setback or separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length, minimum 3' clearance, excluding A/C units.
- [g] Fragments less than 10' will not be counted toward the common open space area.
- [h] Detached garages may be attached to the main house by a breezeway so long as the breezeway is open, post supported and the garage and house meet 1 hour fire wall ratings as stipulated by the UBC.

5.3 PRIVATE OPEN SPACE

Private open space elements typically located in the rear yards, if designed well, provides a place for children to play and for entertaining friends. It must be large enough to allow these activities while maintaining some sense of privacy on both sides of the fence. Model homes in Planned Developments should display a variety of fencing and landscape design concepts including porches, patios, walkways, covered trellises, screens and garden walls. The rear yard is where people expect to have privacy outdoors. These activities are expected and can be noisy, but the noise can be considered intrusive by neighbors. Residents can feel as if their outdoor or indoor privacy is being invaded by rear yard

neighbors. Adequate space is necessary for residents to enjoy their yards while providing a sense of privacy.

5.4 LOT AND BUILDING VARIATION

Single-family lot patterns should be varied to avoid monotonous streetscapes. This could be accomplished by the following:

Encourage:

- Larger lots that emphasize alternating designs of front and rear landscaping
- Single-story buildings and larger lots on corners.
- Mix of single and two-story units.
- Varied building setbacks and plot placement to avoid monotonous streetscapes.
- Variation of setbacks or appearance thereof (substantially different elevations), to avoid monotonous streetscapes.

Discourage / Avoid:

- Blocks more than 600 feet long.

Figure 5.1 – Encouraged Street Scene



5.5 GENERAL BUILDING DESIGN

Variation in residences, structures and buildings is achieved through the use of quality materials, detail in design and distinct variation in floor plan and architecture, which lends visual interest, distinctive character and identity to a community. Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

Encourage:

- Design diversity by providing front elevation variation throughout the plan. A minimum of three model floor plans shall be made available with 3-4 choices of elevation treatments. To accomplish this, one design should be repeated no more frequently than each fourth house.
- Veneer treatment where applied should turn corners and avoid exposed edges.
- Provide 4-sided architecture within public views. In addition to the architectural design provided for the front elevation, design side and rear elevations to include architectural design treatment (e.g. window frames, shutters, planter boxes, window sills, etc.).
- At corner lots, side yard facades should maintain the same architectural design consistent with the front façade.
- Manipulation of building elements and massing to avoid visual monotony with particular emphasis on long streets.
- Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- Roof elements of a two story building that slope downward toward the side property lines providing greater light and air between buildings particularly when the separation between the floors of the two adjoining buildings would be less than 15 feet (Fig. 2).
- Single story homes distributed evenly throughout the neighborhood to provide for seniors, the disabled, and families who prefer or desire single story homes. Single story homes are also encouraged to improve the visual character of neighborhoods and minimize the perceived density of two story neighborhoods. Single story homes shall be constructed on a minimum of 25% of the development.

Figure 5.2 – Example Manipulation Building Elements



Discourage / Avoid:

- Excessive repetition of identical or near identical floor plans and elevations throughout a neighborhood or subdivision with little distinct differentiation.
- The use of low quality/grade materials that do not wear well and contribute to a sense of permanence.
- Roof-mounted heating and air conditioning units.
- Keyhole entries (primary entrance hidden from view on the side or within deep recess of the building) should be avoided.

5.6 PORCHES, ENTRIES AND COURTS

A clear sense of entry and design interest to a home is provided through the inclusion of porches, verandas and other architectural elements that contribute to a sense of place and activity.

Encourage:

- Fronts of houses and entries that face the street. Each house should have a clearly identified entry and have active use of windows (i.e. living room, kitchen) facing the street.
- Front porches, when included as part of the building architecture, shall be large enough to accommodate chairs, allow for protection from weather, and provide an opportunity for increased interaction among neighbors (minimum dimension of 6'x6' or 5'x7', plus circulation area).
- Entries that incorporate railings, short walls, trellises and roofs to add architectural detail and character and visual interest to the homes.

Figure 5.3 - Example Varied Roof Forms and Entry



Discourage:

- Small entries not seen from the street.
- Locating the porch or entryway in a location obstructed by the garage or side of the house.
- Locating entryways and windows that are small and oriented to the interior or side of the site.

5.7 GARAGE FRONTAGE AND PLACEMENT

Conventional suburban development typically places the garage in a prominent location on the lot closer to the street with the house back farther from the street. The effects of garage-forward placement are to obstruct the view of the street from inside the house, to make the garage the most important feature of the house, to encourage the driver to enter the house through the garage door and prevent interaction with neighbors, and to decrease the appeal of the street. Safety is decreased and the general appeal of the street also declines.

The following measures are suggested to minimize the visual impact of garages:

Encourage:

- For garages accessed from the street, the garage face should be recessed a minimum of five feet from the primary living area façade.
- Attached garages should be designed to de-emphasize the garage door by techniques such as recessing the garage door 12"-18", by providing pillars or substantial trellis accents and utilizing upgraded garage doors.

Figure 5.4 – Reduced Garage Frontage



Discourage / Avoid:

- For garages accessed from the street, garage frontage comprising 50 percent or more of building frontage.

Driveways can consume a substantial amount of lot area. A typical automobile is approximately seven feet wide and one to two feet of space is needed on either side to allow access to car doors. In order for the house to relate to the street and to allow observation of the street from inside the house, the width of the lot helps dictate the width of driveway access from the street (one- or two-car approach) or whether the garage should be accessed from an alley at the rear of the lot.

Encourage:

- Different paving treatment to driveways, including colored concrete, stamped concrete patterns, paver insets, etc.
- Single-car width driveways that widen to two-car aprons at recessed or detached garage.
- Placement of driveways and garages within the development, as well as narrower driveway aprons, to maximize on-street parking.

5.8 PARKING

Two enclosed off-street parking spaces will be required for each housing unit. In addition, one on-street parking space will be required for each dwelling. The placement of driveways and garages within the development, as well as narrower driveway aprons/ shall be utilized to maximize on-street parking.

5.9 FENCES AND ENTRY FEATURES

Residences on the perimeter of new development should be oriented to existing streets, where applicable, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical requirements. The design of fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties.

The proposed Lot "B" (Oakdale Irrigation District facilities lot) located on the eastern portion of the project will install a wrought iron fence with access gates on the east and west side of the lot. A standard good neighbor fence consistent with the rest of the development will be installed on the north and south side of the lot.

Encourage:

- Periodic entries to minimize walking distances and integrate bike paths along the major roads.
- Additional landscape setbacks, street trees and accent trees at entries to improve the appearance of sound-walls.
- Fences visible from streets should be architecturally integrated with adjacent buildings and are encouraged as a means of visually tying buildings together.
- Fences (3'-4' high) at front or side yard patios where desired in lieu of porch railings, provided the fence design is compatible with the architectural style of the house.
- Accent landscaping and trellises to set off development entries are desirable.

5.10 LANDSCAPING

New single-family Planned Developments design similar to Low Density Residential projects typically have generous amounts of landscaping due to the larger front and rear yards. Landscape design

guidelines are intended to improve the appearance of the streetscape with landscaping and street trees to diminish the impact of the development and provide a softer appearance.

A dual-use storm drainage park and basin facility is proposed for the project. The side slopes of the basin range from a 10:1 to 5:1 slope for ease of accessing the basin. An upland area is proposed within the park which is over one-quarter of an acre. All landscaping will be installed in strict accordance with City of Riverbank landscape and street tree standards. Furthermore, landscaping improvements will be installed in accordance with local and state water efficient landscape ordinances. Finally, the proposed park will include site specific amenities to enhance the community which will include possible park landscaping improvements, bar-b-que areas, picnic tables and park benches.

Encourage:

- Encourage landscaping within the project to harmonize with the established theme and existing agrarian surroundings.
- Street trees or yard trees, both deciduous and evergreen, shall be approximately 20' to 25' on center along each side of the street (minimum 1 per lot, 2 per corner lot one on each street frontage).
- Separated sidewalks with limited lawn areas (min. 7' wide) (i.e. "parkways").
- Due to drought conditions, keep water intensive landscape elements to high visibility and high use areas.
- Plant materials designated for the open space/park shall be drought tolerant ground cover where possible.
- A minimum of 15 gallon tree specimens for all street and yard trees (consult the Public Works Department, regarding tree selection).
- Tree species which attain a height in excess of 25 feet and develop a minimum canopy of 20 feet at maturity.
- A variety of planting palettes for proposed front yard landscaping should be implemented to soften the development, reinforce the home design, and add variety to the streetscape.
- Accent trees at special locations within the neighborhood.
- Front yard landscaping which reinforces other design elements of the home such as vines on trellises, hedges or low fences and walls.

Discourage / Reduced

- Due to its relatively high water demand, turf should be used only in selected landscape areas.

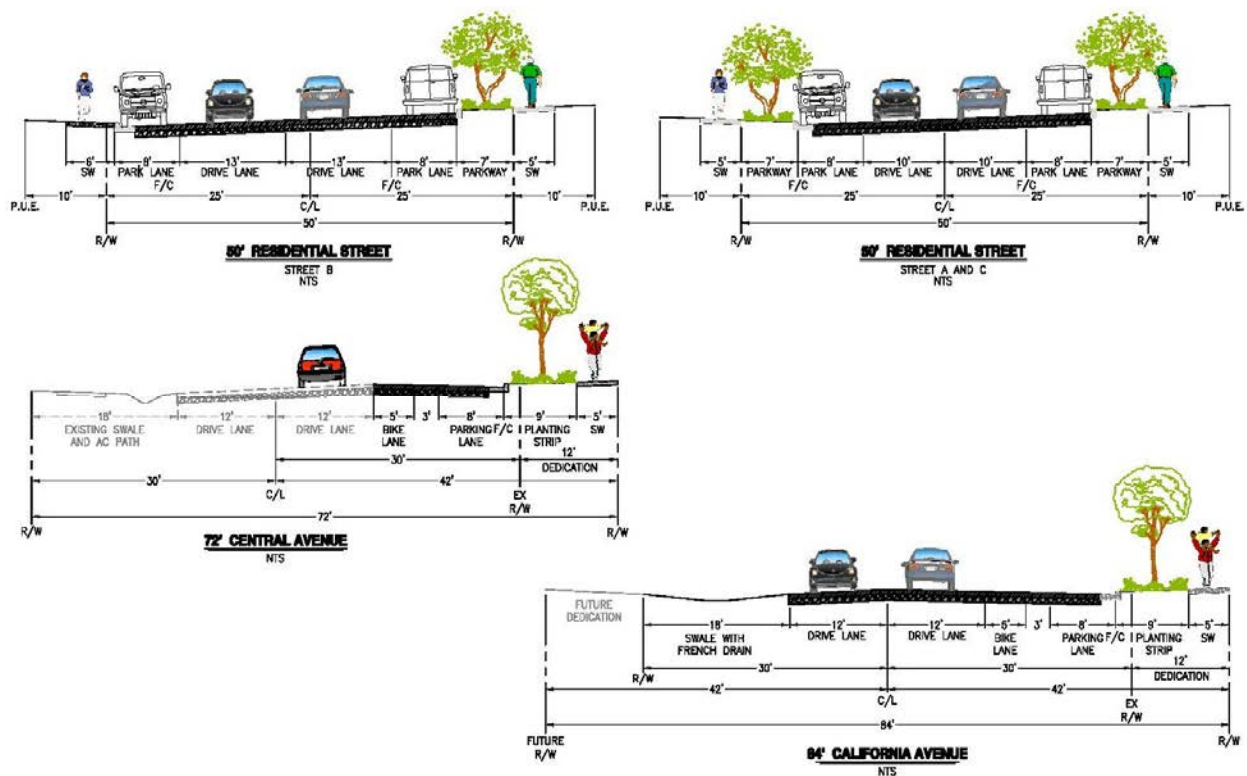
5.11 STREET DESIGN ELEMENTS AND ACCESS

The proposed streets serve as more than a place to drive or park a car. Besides its most basic function as a transportation conduit for bicyclists and pedestrians, as well as for cars, a street serves architectural and social functions. Houses relate to the street on which they are located; streets serve to formalize the street edge and demarcate public and private space. Streets are where neighbors meet informally and neighborhoods are created. Minimal street connections within a subdivision and to the external street network increase the need to drive, the number of miles driven, discourage walking, and bicycling, and reduce emergency access. The site shall be designed to provide accessibility for emergency vehicles.

Figure 5.5 – Typical Street Scene and Landscape



Figure 5.6 – Typical Street Sections



5.13 LIGHTING

Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian.

Encourage:

- Light standards less than 15 feet in height. Decorative Visco VI-X-1-0F standard or equivalent standard with the same bulb type as the Visco are encouraged.
- Proposed LED lighting to be at 3,000K or less.
- Bollard lighting is encouraged along walkways.
- Metal halide luminaries should be utilized.
- Shielded light fixtures that minimize light "throw" off-site.
- Residentially scaled street lights.

Discourage / Avoid:

- "Cobra head" street lights
- Sidewalks adjacent to street.
- Large-radius corner.
- Cul-de-sac and dead-end streets.

Figure 5.7 – Example Decorative Light and Mailbox Frame



5.12 MAILBOXES

Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

Encourage:

- Incorporate design features, such as a built frame, consistent with the development's architectural style.

Discourage:

- Pedestal-mounted cluster mailbox units.

5.14 UTILITIES, INFRASTRUCTURE & EASEMENTS

Any and all private infrastructure shall be constructed to City standards. Public Utility Easements shall be provided for all public utility connections, in compliance with City Standards. To the maximum extent feasible, utility boxes, transformers, etc. shall be located in a manner to reduce their visual impact on the streetscape, which may include undergrounding or appropriate screening as determined by the City.

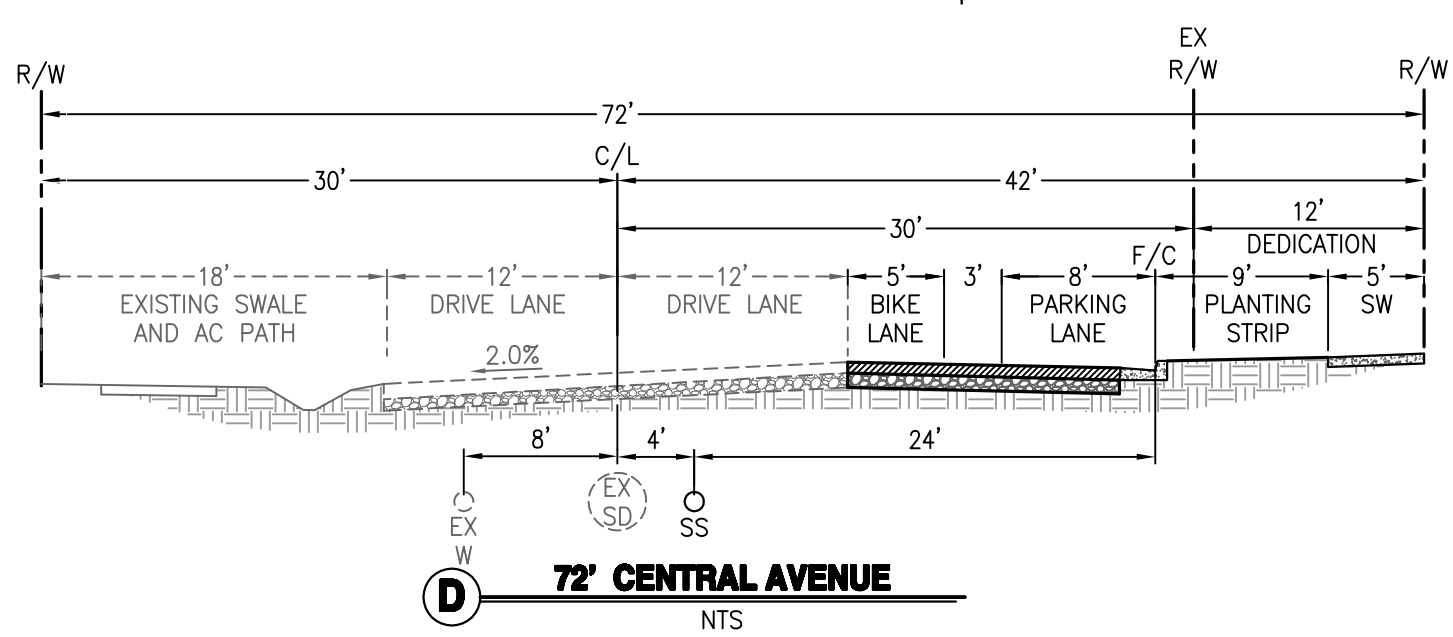
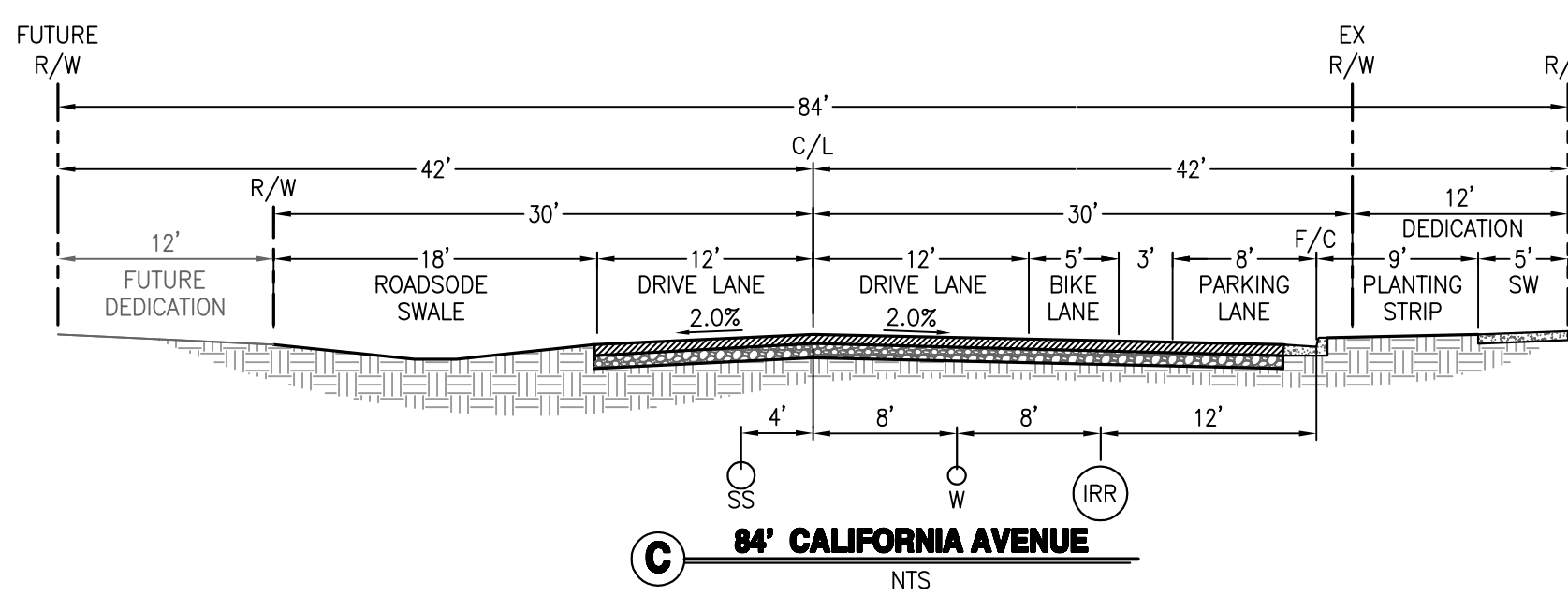
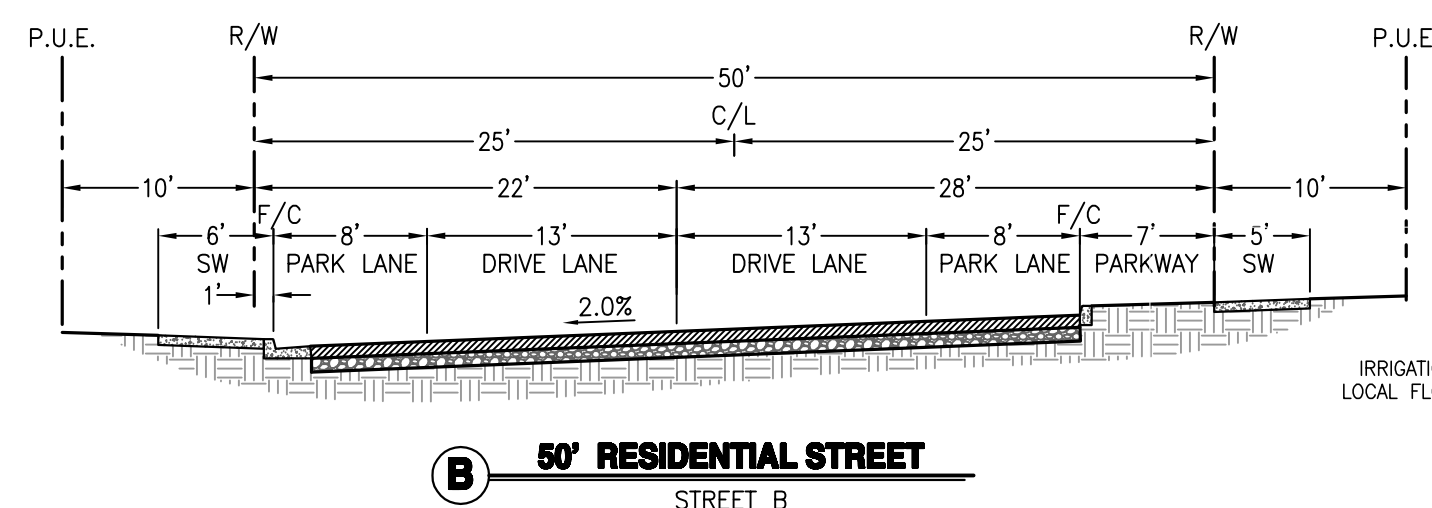
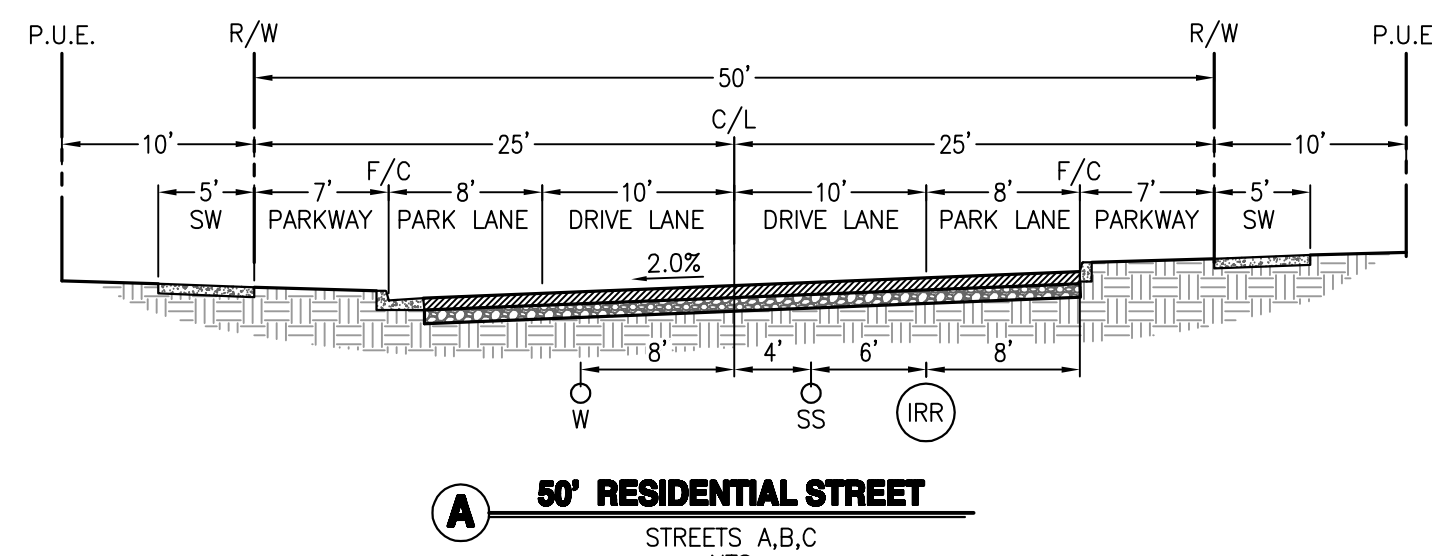
5.15 COMMUNITY FACILITIES DISTRICT (CFD) ANNEXATION AND OUTLOT PARCELS

The proposed project will be required to annex into the existing City of Riverbank's Community Facilities Department (CFD) for the general maintenance of public facilities which includes, but is not limited to, streets, landscaping, lighting and open space lots. There are three non-residential open space lots within the development. Lot A serves as a neighborhood park, and retention basin. Lot A will be owned and maintained by the City of Riverbank, and included in the City's existing citywide CFD. Lot B will be owned by the Oakdale Irrigation District, but will be maintained by the City of Riverbank, and included in the citywide CFD. This lot will be overlaid with low maintenance base rock/gravel cover to minimize the required maintenance. There will be drought resistant landscaping between the wrought iron fence and street that will be maintained by the CFD. Lot C serves as a LID bioswale used to infiltrate and treat a portion of the stormwater runoff. The stormwater from this swale will be conveyed to the retention basin by means of underground piping. Lot C will be owned and maintained by the City of Riverbank, and included in the City's existing citywide CFD.

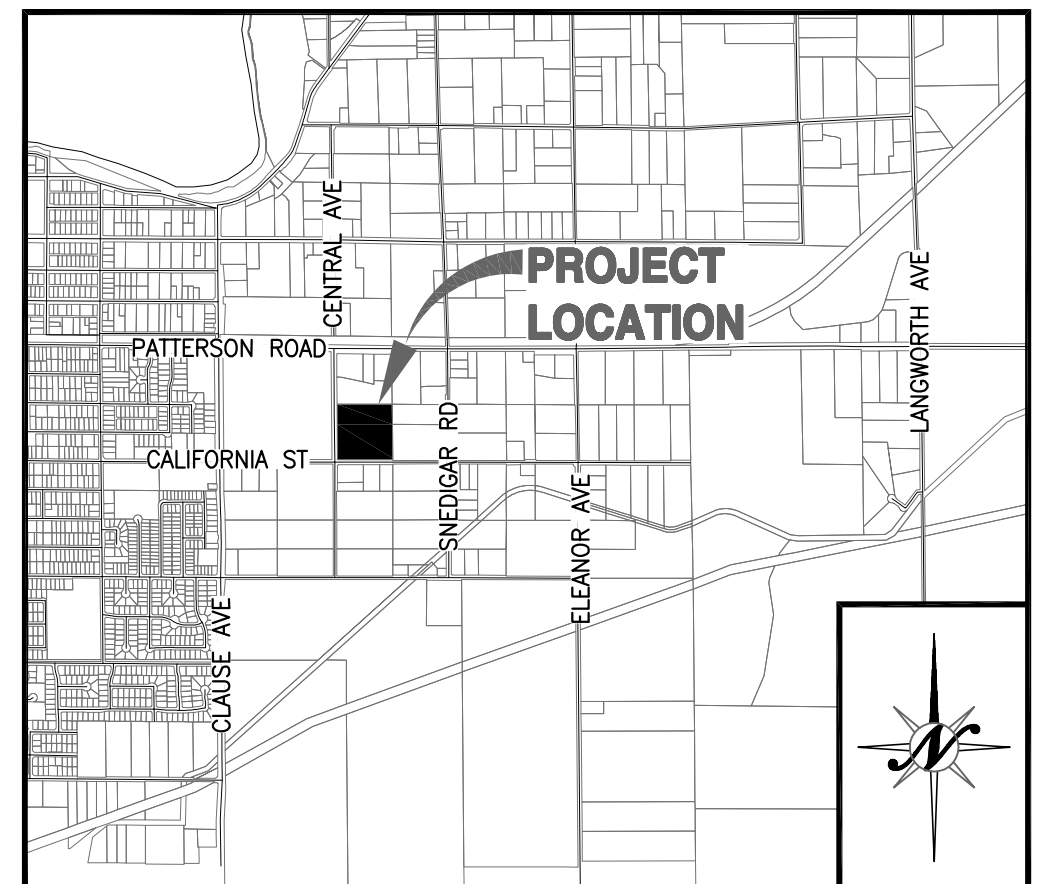
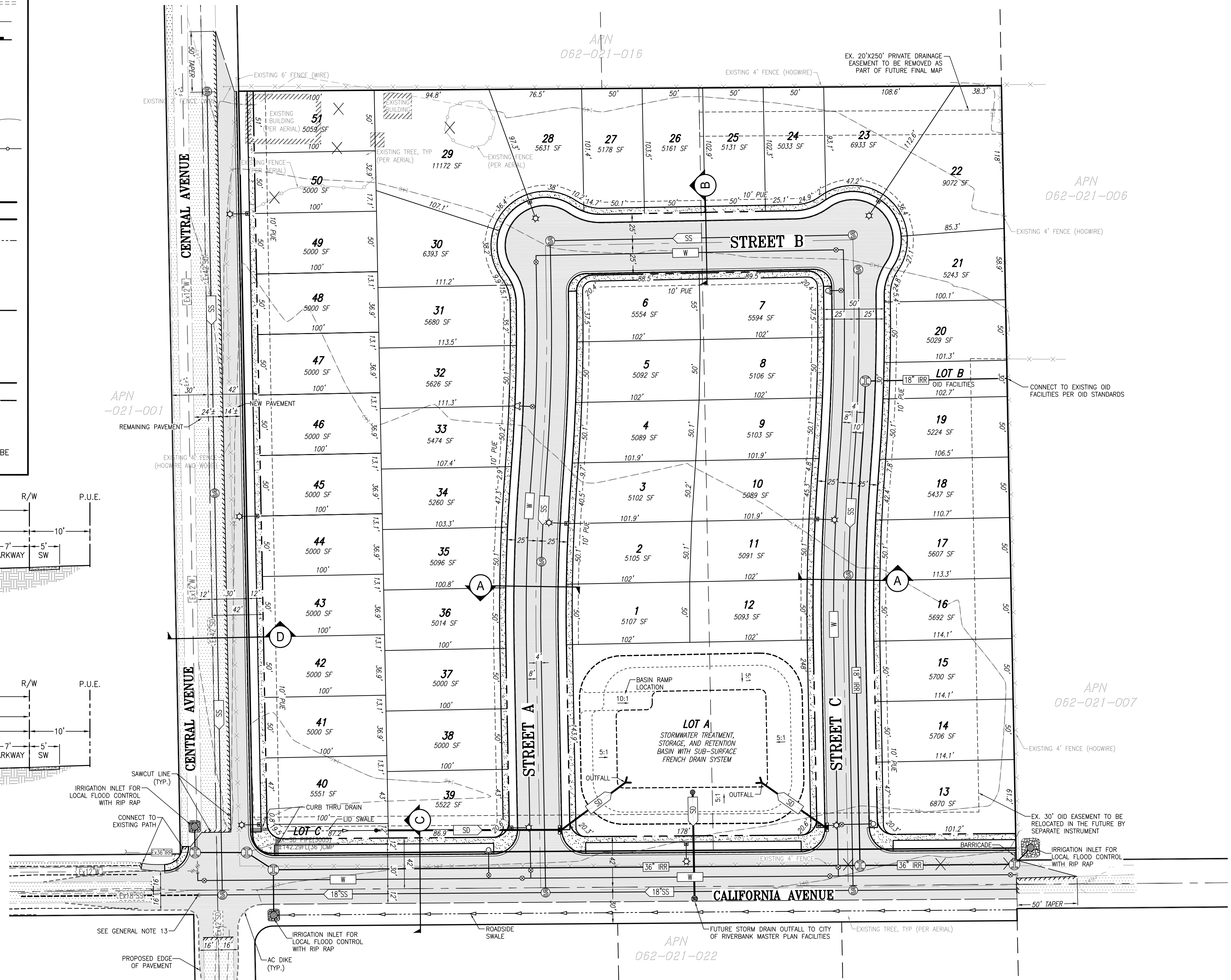
Appendix A: Proposed Tentative Subdivision Map

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
CURB, GUTTER AND SIDEWALK	---	---
AC DIKE	N/A	---
EDGE OF PAVEMENT	---	---
MASONRY WALL	N/A	---
OVER HEAD ELECTRICAL	---	N/A
ELECTROLIER (PUBLIC)	---	---
GAS LINE	---	N/A
DIRECTION OF FLOW	---	---
CONTOURS	---	---
FENCE (CHAINLINK OR VINYL)	---	---
SIGN	---	---
SERVICE POLE	---	N/A
STORM DRAIN (MAIN)	---	---
FORCE MAIN	---	---
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	---	---
CURB INLET	---	---
STORM DRAINAGE FILTER	N/A	---
WATER (MAIN)	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER (MAIN)	---	---
IRRIGATION LINE	---	---
IRRIGATION VALVE	---	N/A
IRRIGATION STRUCTURE	---	---
TREE	---	---



RIVER RUN TENTATIVE MAP RIVERBANK, CALIFORNIA



PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF RIVERBANK 6617 THIRD STREET RIVERBANK, CA 95367 T: (209) 869-7128 CONTACT: PLANNING DEPARTMENT
B. APPLICANT:	R & K ROD LOWE 1997 REVOCABLE TRUST 3112 BUCKINGHAM COURT MODESTO, CA 95350 T: (209) 523-4223 CONTACT: ROD LOWE
C. OWNER :	WHITE POPERY MANAGEMENT, LLC 3501 ATCHISON STREET RIVERBANK, CA 95367 CONTACT: DAVE WHITE
D. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12TH STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
E. EXISTING LAND USE:	AGRICULTURE
F. EXISTING GP LAND USE:	MEDIUM DENSITY RESIDENTIAL
G. PROPOSED GP LAND USE:	LOW DENSITY RESIDENTIAL
H. EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL (LDR)
I. PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
J. TOTAL PROJECT SIZE:	9.1± ACRES
K. TOTAL NUMBER OF LOTS:	51
L. GROSS DENSITY:	5.6 UPA
M. CONTOURS:	1.0-FOOT INTERVALS
N. RETURNS:	PER CITY OF RIVERBANK STANDARDS
O. UTILITIES:	WATER SYSTEM - CITY OF RIVERBANK SANITARY SEWER - CITY OF RIVERBANK STORM DRAINAGE - CITY OF RIVERBANK GAS - PG&E ELECTRIC - PG&E TELEPHONE - SBC SCHOOL DISTRICT - RIVERBANK ELEMENTARY

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF RIVERBANK STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO AN ON-SITE STORM DRAINAGE RETENTION BASIN WHICH WILL UTILIZED FOR STORMWATER TREATMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS AND THE STORM DRAINAGE MASTER PLAN.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF RIVERBANK STANDARDS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
- THE SUBOWNER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66458.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTS.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF RIVERBANK REQUIREMENTS. BUILDING DEMOLITION, WELL ABANDONMENT, AND SEPTIC ABANDONMENT ALL REQUIRE PERMITS THROUGH THE CITY.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S INSTALLED ON PRIVATE PROPERTY.
- ALL LOT SETBACK REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE PROJECT DESIGN GUIDELINES PACKAGE.
- THE PROPOSED PROJECT IS TO CONNECT TO THE EXISTING 18" SANITARY SEWER EXTENSION IN CALIFORNIA AVENUE. IF THE 18" SANITARY SEWER EXTENSION HAS NOT BEEN COMPLETED AT THE TIME OF CONSTRUCTION, THE RIVER RUN PROJECT WILL CONSTRUCT THE EXTENSION AND COORDINATE FEE CREDITS AND/OR REIMBURSEMENT WITH THE CITY OF RIVERBANK.
- ALL EXISTING TREES ARE TO BE REMOVED PER CITY OF RIVERBANK STANDARDS AND SPECIFICATIONS. IF ANY OF THE TREES ARE OAK, AN ASSESSMENT BY A LICENSED ARBORIST SHALL BE SUBMITTED, LISTING AND DISCUSSING EACH TREE TO ENSURE CONFORMANCE WITH RMC 156.12 (D)(1) OAK AND LANDMARK TREE CONSERVATION, MAJOR TREE CONSERVATION PERMIT.
- DRIVEWAY ACCESS TO CALIFORNIA AVENUE IS RESTRICTED TO LOTS 13, 39, AND 40.
- LOT B TO BE CONVEYED TO OLD. THERE WILL BE BROUGHT RESISTANT LANDSCAPING BETWEEN THE FENCE AND STREET. LOTS A AND C TO BE DEDICATED TO THE CITY OF RIVERBANK. ALL LOTS A-C TO BE MAINTAINED BY CFD.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERBANK COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCELS A AND B AS SHOWN ON PARCEL MAP FILED FOR RECORD MARCH 30, 1977 IN BOOK 24 OF PARCEL MAPS, AT PAGE 87, STANISLAUS COUNTY RECORDS.
APN: 062-021-008

COPYRIGHT © 2016 NORTHSTAR ENGINEERING GROUP, INC



REVISIONS	DATE	APPROVED	DESCRIPTIONS
NO.			

TENTATIVE MAP
RIVER RUN
RIVERBANK, CALIFORNIA



JOB #: 160719
DATE: 10/19/2017
SCALE: AS SHOWN
DRAWN: CRV
DESIGN: APD
CHK'D: APD
SHEET NUMBER
TM1.1

Appendix B: Entitlement Reference Exhibits

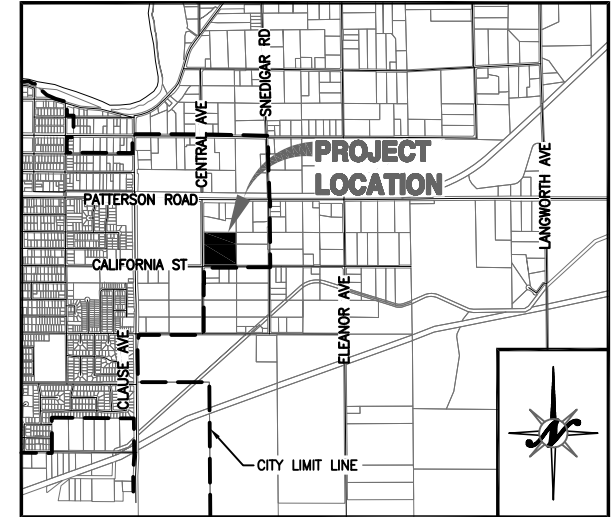
RIVER RUN SUBDIVISION EXISTING GENERAL PLAN EXHIBIT

CENTRAL AVENUE

MDR
(MEDIUM DENSITY RESIDENTIAL)

CALIFORNIA AVENUE

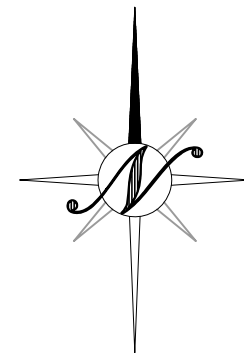
EX. CITY LIMIT LINE



VICINITY MAP

NOT TO SCALE

 MDR (MEDIUM DENSITY RESIDENTIAL)



150 75 0 150
1" = 150'

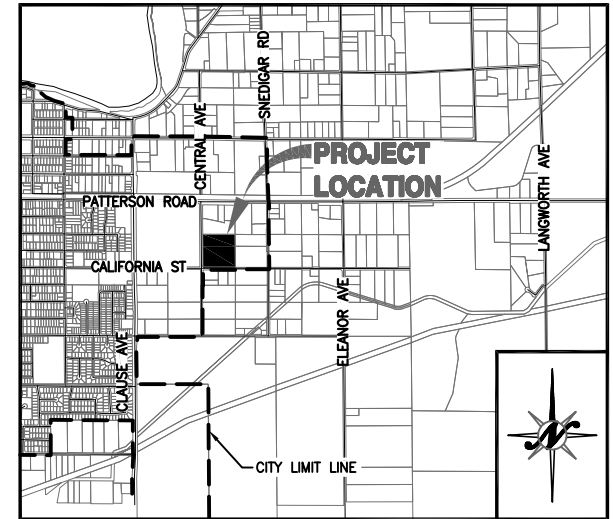
RIVER RUN SUBDIVISION PROPOSED GENERAL PLAN EXHIBIT

CENTRAL AVENUE

LDR
(LOW DENSITY RESIDENTIAL)

CALIFORNIA AVENUE

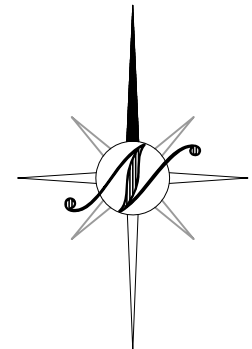
EX. CITY LIMIT LINE



VICINITY MAP

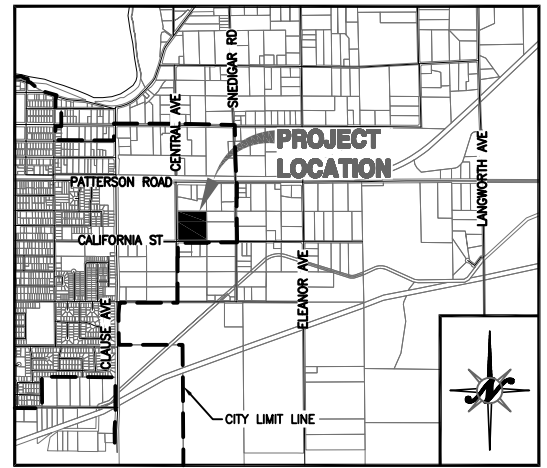
NOT TO SCALE

 LDR (LOW DENSITY RESIDENTIAL)



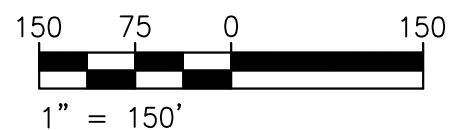
150 75 0 150
1" = 150'

RIVER RUN SUBDIVISION AERIAL EXHIBIT



VICINITY MAP

NOT TO SCALE

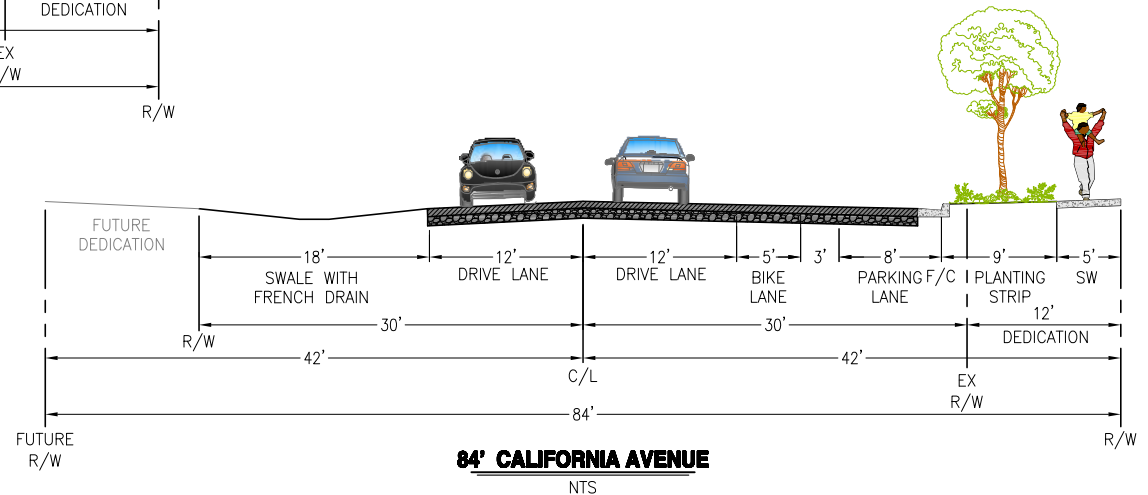
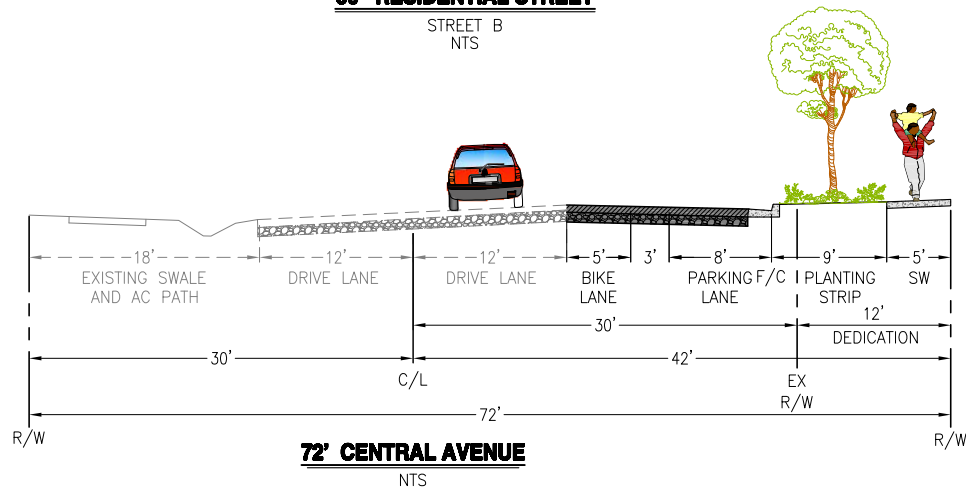
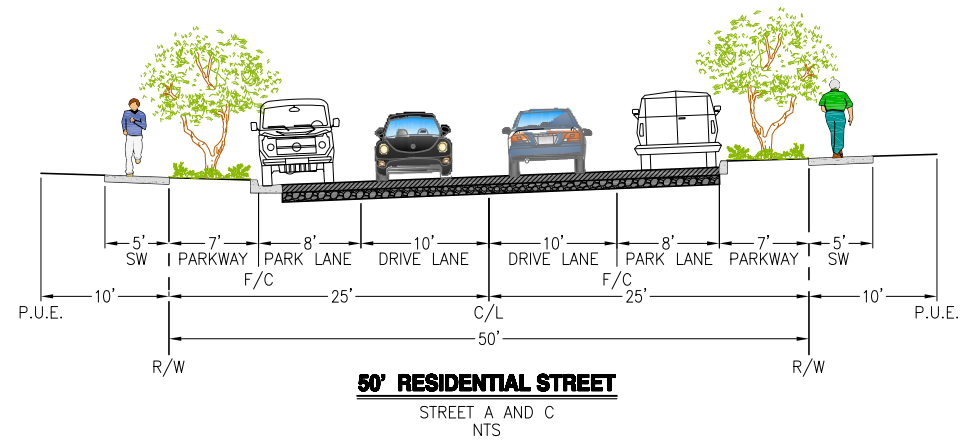
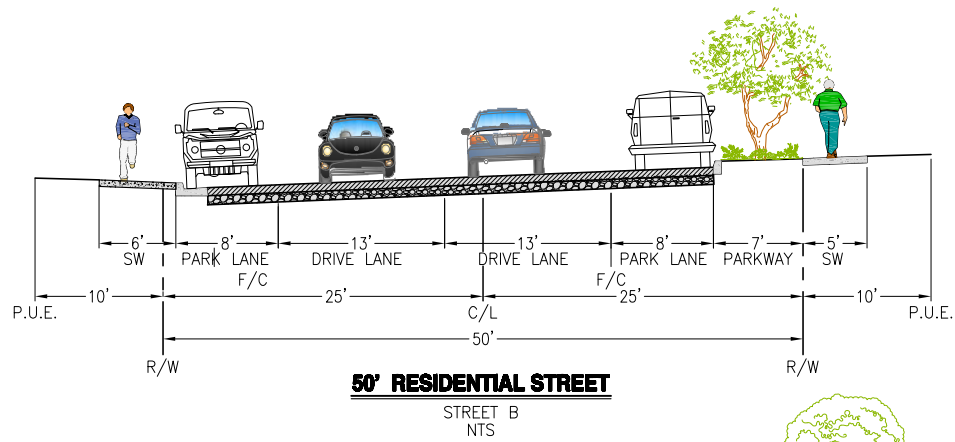


RIVER RUN SUBDIVISION PROJECT DEVELOPMENT PLAN

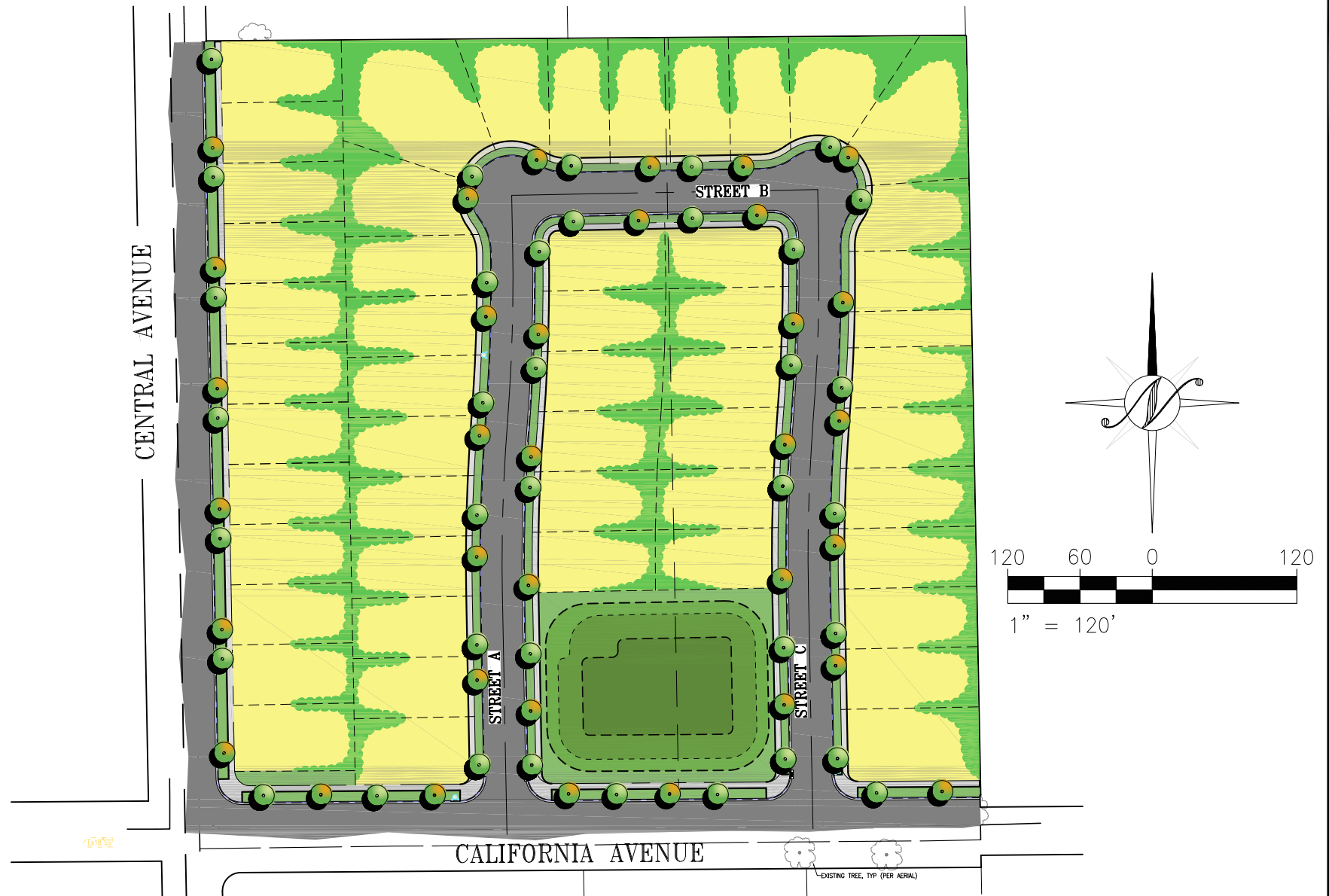


RIVER RUN SUBDIVISION

STREET CROSS SECTIONS

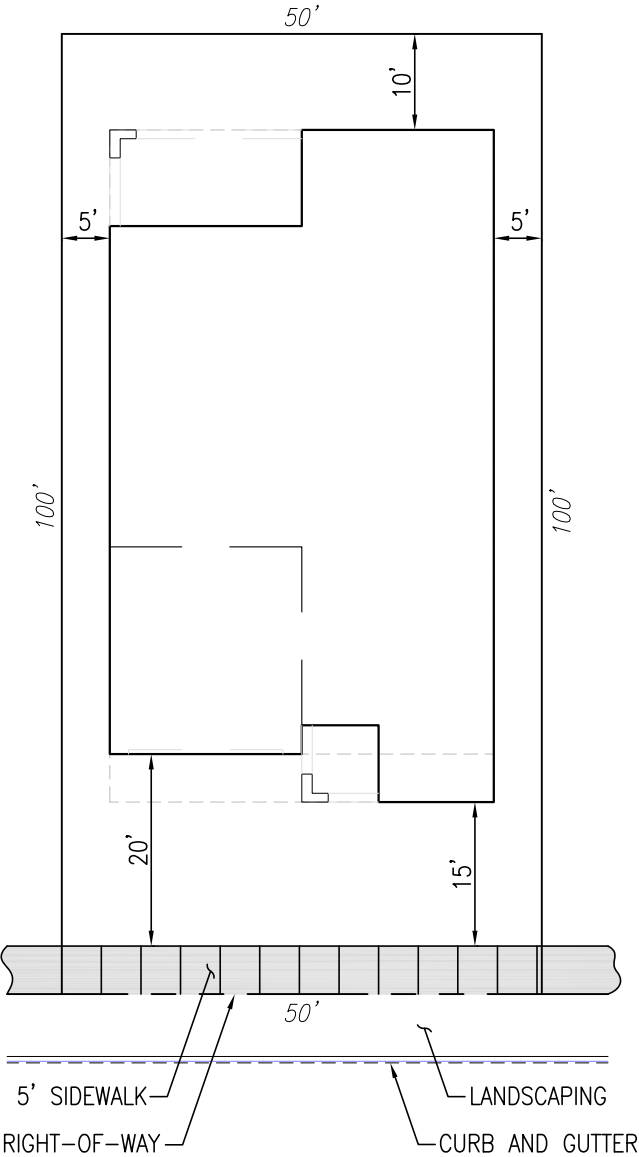


RIVER RUN SUBDIVISION LANDSCAPE PLAN



RIVER RUN SUBDIVISION

LOT SETBACK EXHIBIT



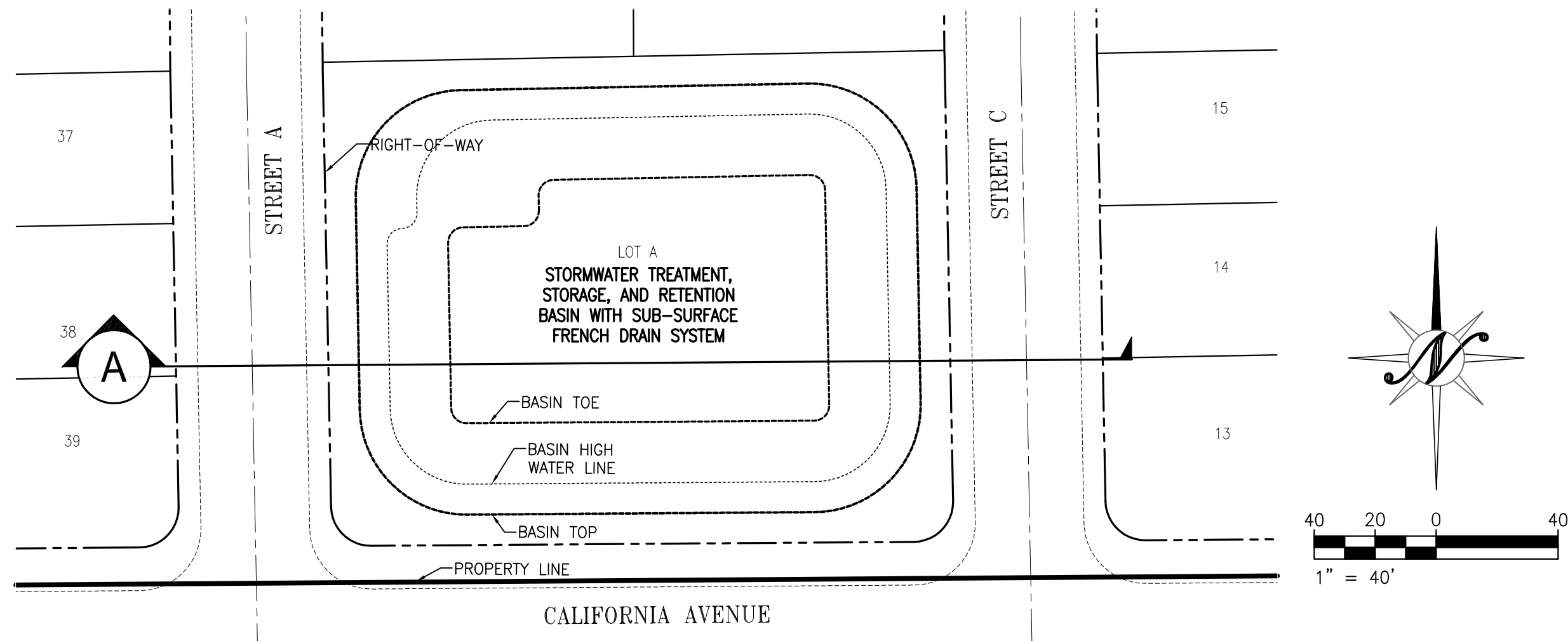
LOT SIZES	DESIGN GUIDELINES	CITY MUNICIPAL CODE
	5,000 sq. ft. min	5,000 sq. ft. min
Minimum Width (mid-block/corner) [a]	50' / 55'	50' / 55'
Minimum Frontage (knuckles)	35'	35'
FRONT SETBACKS [b]		
Garage [c]	20'	20'
Living Area (1st floor) [c]	15'	10'
Living Area (2nd floor) [c]	15'	10'
Porches [c]	10'	-
REAR SETBACKS		
Living Area	10'	5'
Patio Covers [d] [e]	5'	-
SIDE SETBACKS [b] [h]		
Living Area first floor (interior side) [e]	5'	5'
Living Area (corner side) [e]	10'	10'
LOT COVERAGE		
Total Lot Coverage	50%	50%

- [a] Minimum frontage for lots fronting cul-de-sacs and knuckles to be 35' minimum along the right of way.
- [b] Dwelling unit & wall/fencing shall be located outside the "clear vision triangle" at street intersections.
- [c] Setback measured from the back of sidewalk and a minimum of 5' from side property line except on corner lots where 10' is required.
- [d] Patio covers should not exceed 30 percent of the size of the usable private open space. Setback is measured from support structures. Up to 24" overhang is permitted. No part of the structure shall be closer than 5' to property line not including building eaves.
- [e] Includes attached garages and patio covers.
- [f] Minor architectural projections, such as fireplaces and bay windows, may project into a setback or separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length, minimum 3' clearance, excluding A/C units.
- [g] Fragments less than 10' will not be counted toward the common open space area.
- [h] Detached garages may be attached to the main house by a breezeway so long as the breezeway is open, post supported and the garage and house meet 1 hour fire wall ratings as stipulated by the UBC.

Appendix C: Storm Drainage Basin Design Calculations

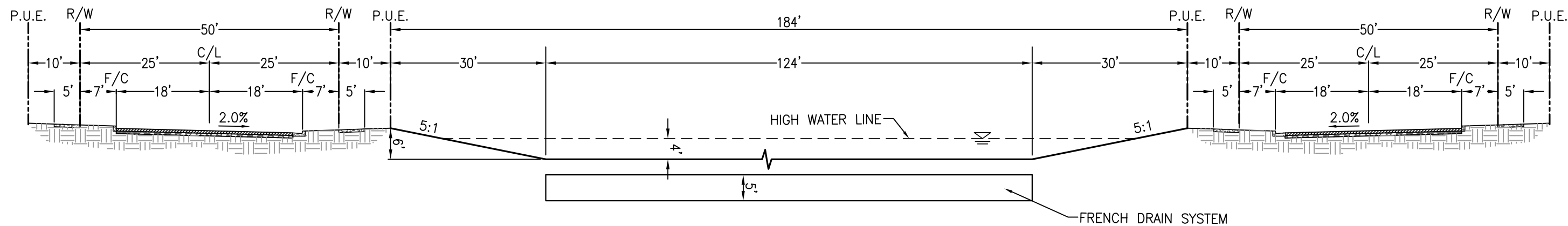
RIVER RUN SUBDIVISION

PRELIMINARY BASIN CROSS-SECTION



STORMWATER DRAINAGE BASIN PLAN VIEW

NTS



A STORMWATER DRAINAGE BASIN CROSS-SECTION

NTS



River Run Stormwater Storage Design

Composite "C" Calculations

Date: 11/16/2016

Designer: APD

Sht: 1 of 3

Composite "C" Calculations

Per City of Riverbank Design Standards

DESCRIPTION	ID	DESCRIPTION	"C" PER / UNIT AC
Low Density Residential	LDR	5 DU/AC	0.55
Basin Area (below High Water Elevation)	BASIN	-	1.00
Park Area (above High Water Elevation)	PARK	-	0.20

Total Project Site Area					
DESCRIPTION		SUB AREA DESC.	AREA (ac)	"C"	C*A
Low Density Residential	LDR	1A	9.26	0.55	5.09
Basin Area (below High Water Elevation)	BASIN	1B	0.43	1.00	0.43
Park Area (above High Water Elevation)	PARK	1C	0.32	0.20	0.06
			10.01		5.59

Weighted Basin "C" Value ==> 0.56



River Run Stormwater Storage Design

Basin Design Calculations

Date: 11/16/2016

Designer: APD

Sht: 2 of 3

BASIN - Design Calculations

Per City of Riverbank Design Standards

Volume Requirements:

Design Frequency = 100 Year 24 Hr
 Runoff, R = 3.4 inches 0.28 ft. Urbanized Areas

	C	R (ft.)	A (ac)	V (ac-ft.)
Total Project Site Runoff	0.56	0.28	10.01	1.58
	Total		10.01	1.58

Required Volume of Storage (100%) = 2,554 cy 1.58 ac-ft. 68,955 cf.

Effect to site 0.16 ft.

Volume Calculations: STORM

Lowest T.C. = 146.0 Assumed
 Basin H.W.L. = 144.0 Water Surface Area = 18,786 sf
 Basin Toe Elev. = 140.0 Bottom Surface Area = 9,443 sf
 Basin Low Point = 140.0 Low Point Surface Area = 0 sf
 Water Depth = 4.0 ft. Average Area = 14,115 sf

Basin Volume = 2,091 cy 1.30 ac-ft. 56,458 cf.

General Requirements:

Max Water Surface Elev: 6" below lowest inlet
 Freeboard: 2 feet
 Dual Use Basin Requirements 5 to 1 Side Slopes
 Landscaping
 2% Basin bottom to outlet
 Depth of Basin: Maximum depth of 6 ft.
 Depth of Water: Maximum depth of 4 ft.
 Time: Empty within 48 hrs



River Run Stormwater Storage Design

Sub-Drain Design Calculation

Date: 11/16/2016

Designer: APD

Sht: 3 of 3

SUB-DRAIN - Design Calculations

Per City of Riverbank Design Standards

Total Basin Stormwater Storage Required: cy ac-ft. cf.

Total Above Ground Storage Available: cy ac-ft. cf.

Total Sub-Drainage Storage Required: cy ac-ft. cf.

Total Storage In Pipe:

Length	380.00	ft.
Pipe Size	5.00	ft.
Pipe Area	19.63	sf

Volume in Pipe cy ac-ft. cf.

Total Storage in Rock:

Depth Rock	8.00	ft.
Height Rock	8.00	ft.
Trench Area	64.00	sf.
Trench Area Less Pipe	44.37	sf.
Rock Voids	0.30	

Volume in Rock cy ac-ft. cf.

Total Volume in Sub-Drain System: cy ac-ft. cf.
OK OK OK

Appendix D: Utility System Map

RIVER RUN

PRELIMINARY UTILITY LAYOUT



LEGEND

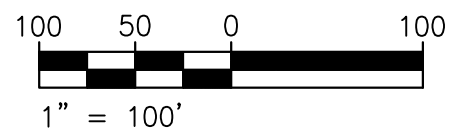
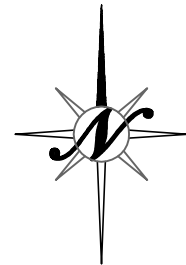
STORM DRAIN CURB INLET
 STORM LINE AND MANHOLE
 SANITARY SEWER LINE AND MANHOLE
 WATER VALVE
 FIRE HYDRANT
 WATER LINE
 IRRIGATION LINE AND MANHOLE

EXISTING

N/A
 N/A
 N/A
 ⊗
 ⚙

PROPOSED

—
 —
 —
 —
 —
 —



**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No. 3.3

March 16, 2021

APPLICATION: **Development Agreement Amendment 06-2020 and Conditional Use Permit 03-2020 (File #20-0027) – Terminal Infusion – 5729 Terminal Avenue, Suite 2 (APN: 075-020-016).** The Project consists of a Development Agreement amendment by and between the City of Riverbank and E&J Distributors, LLC., a California limited liability company doing business as Terminal Infusion, and a Conditional Use Permit.

LOCATION: 5729 Terminal Avenue, Suite 2, Riverbank
APN 075-020-016.

GENERAL PLAN: Industrial/Business Park (I/BP)

ZONING: Light Industrial (M-1)

ENVIRONMENTAL DETERMINATION: The proposed project qualifies for a categorical exemption pursuant to Section 15301 of Title 14 of the California Code of Regulations applicable to existing facilities involving no expansion of the facility that will not have a significant effect on the environment.

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

RECOMMENDATION: Adopt Planning Commission Resolution No. 2021-006 recommending that the City Council adopt an Ordinance approving a development agreement amendment by and between the City of Riverbank and E & J Distributors, LLC., and adopt Planning Commission Resolution No. 2021-007 approving a Conditional Use Permit for Terminal Infusion.

I. EXECUTIVE SUMMARY:

Prior to commencing a cannabis infusion business, Terminal Infusion must obtain a Development Agreement pursuant to Riverbank Municipal Code section 120.12. The City proposes an amendment to the existing E&J Distributors (“E&J”) Development Agreement since Terminal Infusion is owned by E&J and intends to conduct business within the same building as Canna+Rise, their current cannabis distribution business (wholesale to wholesale). Proposed Resolution 2021-006 (Attachment 1) recommends the City Council adopt an Ordinance approving a development agreement amendment for Terminal Infusion. In addition, Section 2.5 of the E&J Development Agreement states that Terminal Infusion must obtain a Conditional Use Permit prior to development as well. By approving Resolution

2021-007 (Attachment 2), the Planning Commission would approve a Conditional Use Permit for Suite 2, Terminal Infusion.

II. BACKGROUND:

On October 9, 2015, Governor Brown signed 3 bills into law (AB 266, AB 243, and SB 643), collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA established the state's first licensing system for commercial medicinal cannabis activity by qualified patients and their primary care givers. MCRSA also preserved local control of these businesses by requiring that a medicinal cannabis business obtain a local permit in order to operate.

In November of 2016, the voters of California approved Proposition 64 entitled the "Control, Regulate and Tax Adult Use of Marijuana" ("AUMA"). AUMA legalized the adult-use and possession of cannabis by persons 21 years of age and older and the personal cultivation of up to six cannabis plants within a private residence.

On June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which combined MCRSA and AUMA to create a single regulatory scheme for both medicinal and adult-use cannabis businesses. MAUCRSA retains the provisions in AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in their jurisdiction.

Over several months the City Council participated in workshops concerning new cannabis regulations applicable to commercial and personal cultivation, warehousing, manufacturing, retail sales, and testing cannabis. Upon the conclusion of the workshops, the City Council adopted Ordinance No. 2017-007 on August 22, 2017, permitting certain types of cannabis businesses in the City and providing zoning restrictions for each type of cannabis use. Ordinance 2017-007 requires each cannabis business applicant execute a development agreement with the City prior to conducting commercial cannabis activity.

The City accepted applications from interested parties to conduct commercial cannabis cultivation and cannabis dispensary businesses. The City accepted applications for several license types, including dispensary (and associated delivery services), distribution, commercial indoor cultivation, and extraction. The development agreement amendment described below is the result of an approved application and subsequent negotiations between City staff and the business operator.

The General Plan designation for 5729 Terminal Avenue (Suites 1 and 2) is Industrial/Business Park (I/BP) and the zoning for the site is Light Industrial (M-1). The proposed location has been reviewed and approved for General Plan and zoning compliance and is over 600 feet from a school campus, commercial day care facility, or teen center.

III. ANALYSIS:

Development Agreement Amendment-

E&J seeks an amendment (Exhibit A to Attachment 1) to their development agreement with the City for the purpose of operating a cannabis infusion facility with a Type-N License in proposed Suite 2. A Type-N License through the State of California is for “manufacturers that produce edible products or topical products using infusion processes, or other types of cannabis products other than extracts or concentrates, but that do not conduct extractions. A Type-N licensee may also package and label cannabis products on the licensed premises.”

Terminal Infusion proposes to operate the cannabis infusion facility at that certain real property located at 5729 Terminal Avenue, proposed Suite 2 in the City of Riverbank, Assessor’s Parcel Number 075-020-016. E&J has an agreement to lease the property and the property owner is aware of and agrees to the project operating on the site. To accommodate the addition of Terminal Infusion, the applicant would like to extend the expiration date of the existing Development Agreement for three (3) years to 2024.

The applicant currently processes bulk cannabis and distributes packaged cannabis products from their Canna+Rise business in Suite 1 at the site. There are no storefront sales permitted at this location. The Terminal Infusion materials will arrive and products will leave at the rear (railroad tracks side) of the facility in secure sprinter vans as is the current practice with Canna+Rise. The public driving by will only see employee vehicles in the parking lot of an existing industrial building that is without business signage. Approval of this project will create three (3) new jobs. The applicant is currently in negotiations with the landlord to increase parking on-site. If negotiations are not successful, additional parking can be provided for employees within the security fence and behind the building.

The amendment to the existing development agreement is summarized below:

- The term of the agreement is three (3) years and applies to both Canna+Rise (Suite 1) and Terminal Infusion (Suite 2).
- Terminal Infusion proposes the operation of a cannabis infusion facility (no extraction on site) for soft drinks and edibles.
- The project would provide Terminal Infusion with substantial private benefits that will place burdens upon City infrastructure, services, and neighborhoods. Terminal Infusion seeks to offset these impacts through a monthly payment classified as a “Public Benefit” amount. The Public Benefit is designed and intended to offset or mitigate any potential impacts of the project on the community.
- Terminal Infusion will pay to the City a Public Benefit of:
 - Distribution of Third-Party Products - \$_____ or _____ percent (___%) of gross receipts (per month to be paid quarterly from operations every quarter), whichever is greater, due within 30 days from the end of the quarter;
 - Distribution of Terminal Infusion Products – No Public Benefit Fee; and
 - Manufacturing (infusion) - \$_____ or _____ percent (___%) of gross receipts from operations, whichever is higher, (per month to be paid quarterly from operations every quarter), whichever is greater, due within 30 days from the end of the quarter.
 - Negotiations were not yet complete on the Public Benefit amounts above when the agenda required publication. Numbers for the amounts above will be supplied to the Planning Commission as soon as negotiations are complete.

- As shown above, there is no payment required for the distribution of products manufactured by Terminal Infusion. To do so would, in effect, cause the business to pay twice on the same product.

In accordance with Government Code section 65864 *et seq*, the City Council must find that the Development Agreement amendment:

- Is consistent with the objectives, policies, general land uses, and programs specified in the Riverbank General Plan and any applicable specific plan. *The Project has been found to be consistent with the General Plan policies listed below:*
 - *Policy LAND-4.2: The City will encourage the revitalization of existing commercial areas through flexible development standards, public investment, property assemblage, incentives, streamlined entitlement processes, catalyst projects, public-private partnerships, and other means.*
 - *Policy ED-7.3: The City will pursue locally-oriented commercial uses that are currently underserved in Riverbank, and expand upon the existing base of local-serving retail and service establishments as population increases create additional market demand.*
- Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole. *A security plan is in place for Canna+Rise, which will ensure that Terminal Infusion's activities will not be detrimental to the health, safety, and general welfare of residents within the neighborhood and within the City. Security is provided 24 hours per day and seven days per week. Similar to "Ring", security personnel are able to keep the site locked and use their cameras and speakers to address any people outside the building after hours. Additionally, all transfers of products to and from the sprinter vans will occur within secured areas inside the building and under the supervision of guards.*
- Will not adversely affect the orderly development of property or the preservation of property values. *Since Terminal Infusion is creating a suite within existing building space in an existing neighborhood of industrial structures, the project is not anticipated to adversely affect the orderly development of the property or the preservation of property values.*
- Is consistent with the provisions of Government Code sections 65864 through 65869.5. *The project is consistent with the provisions of Government Code sections 65864 through 65869.5 in that a Development Agreement will provide assurance to the applicant that upon approval of the project, the applicant may proceed with the project under existing codes and policies and that the project is not located in an area with a local coastal program.*

- Contains a legal description of the property. *The Canna+Rise Development Agreement contains Exhibit A, a legal description of the property.*

Conditional Use Permit -

A Conditional Use Permit must be obtained pursuant to the Development Agreement. Resolution No. 2021-007 contains conditions with which the Terminal Infusion site (Exhibit A to Attachment 2) must comply. Besides compliance with all regulations and code requirements of both the City and the State, conditions include the hours of construction for proposed Suite 2, exterior lighting conditions, and a hold harmless section. No advertising signage is requested by the applicants or expected by the City.

IV. STRATEGIC GOALS:

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three (3) years. The completion of development agreements for cannabis activities is a specific objective. It is consistent with the established General Plan goal to Achieve and Maintain Financial Stability and Sustainability as part of the City's Vision "To be recognized as a premier community where individuals, families and businesses thrive in a safe and beautiful environment."

V. ENVIRONMENTAL DETERMINATION:

Terminal Infusion's project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301, applicable to existing facilities involving no expansion of the facility.

VI. PUBLIC NOTICING

The Planning Commission public hearing notice was published in the Riverbank News on March 3, 2021 and posted at City Hall North, South, Post Office, library and website on March 4, 2021. In addition, the Applicant posted a Notice of Development Permit Application at 5729 Terminal Avenue on March 6, 2021 and notices were distributed to all residents and business within 300-feet of the Project site in accordance with City standard practices on March 3, 2021. At the time of writing this Staff Report (March 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.

VI. RECOMMENDATION:

Adopt Resolution No. 2021-006 recommending the City Council adopt an Ordinance approving a development agreement amendment by and between the City of Riverbank ("City") and E&J Distributors, LLC., a California limited liability company doing business as Terminal Infusion and adopt Resolution No. 2021-007 approving a Conditional Use Permit.

VII. ATTACHMENTS:

1. Resolution No. 2021-006 Development Agreement
Exhibit A - Ordinance No. 2021-XXX
2. Resolution No. 2021-007 Conditional Use Permit

Exhibit A – Site and Floor Plans

Respectfully Submitted By:

Donna M. Kenney_____

Donna M. Kenney
Planning and Building Manager

ATTACHMENT 1

CITY OF RIVERBANK RESOLUTION NO. 2021-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BY AND BETWEEN THE CITY OF RIVERBANK AND E & J DISTRIBUTORS LLC., A CALIFORNIA LIMITED LIABILITY CORPORATION DOING BUSINESS AS TERMINAL INFUSION

WHEREAS, on October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643), which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA established the first statewide regulatory system for medical cannabis businesses; and

WHEREAS, in 2016, the voters of California approved Proposition 64 entitled the "Control, Regulate and Tax Adult Use of Marijuana" ("AUMA"). AUMA legalized the adult-use and possession of cannabis by persons 21 years of age and older and the personal cultivation of up to six cannabis plants within a private residence; and

WHEREAS, on June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medical and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction; and

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 *et seq.*, which authorizes the City and an individual with an interest in real property to enter into a development agreement that establishes certain development rights in real property that is subject to a development agreement application; and

WHEREAS, the City adopted Resolution No. 99-39 authorizing the use of and establishing the procedures and requirements for the consideration of development agreements within the City; and

WHEREAS, Resolution No. 99-39 requires a written application with specified data to be submitted to the City for consideration of any development agreement; and

WHEREAS, E & J Distributors LLC., a California limited liability company doing business as Terminal Infusion (collectively "Terminal Infusion") submitted an application to the City for consideration of a development agreement amendment to operate a cannabis infusion facility, Type N License (the "Project"); and

WHEREAS, Terminal Infusion proposes to improve, develop, and use real property for the Project, in strict accordance with applicable state and local law, including, but not limited to, the Riverbank Municipal Code; and

WHEREAS, Terminal Infusion has a lease agreement to occupy that certain real property located at 5729 Terminal Avenue Suite 2 in the City of Riverbank, Assessor's Parcel Number 075-020-016 on which Terminal Infusion intends to develop the Project; and

WHEREAS, City and Terminal Infusion seek a development agreement amendment for the Project (the "Development Agreement") pursuant to Government Code section 65864 *et seq.* and all applicable local and state laws; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 16, 2021, to consider the Development Agreement amendment and make recommendations to the City Council; and

WHEREAS, environmental impacts for the Project have been reviewed and assessed by the City pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 *et seq.*; California Code of Regulations Title 14, section 15000 *et seq.*), and the City determined the Project site is categorically exempt from CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations applicable to existing facilities involving no expansion of the facility; and

WHEREAS, the Planning Commission finds that an ordinance approving the Development Agreement amendment will allow the City to adequately regulate and address all impacts of the Project in the City in accordance with state law; and

WHEREAS, the Planning Commission finds that the ordinance is in the best interest of the health, welfare, and safety of the public.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2021-XXX, APPROVING THE DEVELOPMENT AGREEMENT AMENDMENT BETWEEN THE CITY OF RIVERBANK AND E&J DISTRIBUTORS, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY DOING BUSINESS AS TERMINAL INFUSION, ATTACHED HERETO AS EXHIBIT "A" 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 March, 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 to the Planning Commission

Joan Stewart
Planning Commission Chair

Exhibit A – Ordinance No. 2021-XXX

EXHIBIT A TO ATTACHMENT 1

CITY OF RIVERBANK ORDINANCE NO. 2021-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BY AND BETWEEN THE CITY OF RIVERBANK AND E & J DISTRIBUTORS LLC., A CALIFORNIA LIMITED LIABILITY CORPORATION DOING BUSINESS AS TERMINAL INFUSION

WHEREAS, on October 9, 2015, Governor Jerry Brown signed three bills into law (Assembly Bill 266, Assembly Bill 243, and Senate Bill 643), which are collectively referred to as the Medical Cannabis Regulation and Safety Act ("MCRSA"). MCRSA established the first statewide regulatory system for medical cannabis businesses; and

WHEREAS, in 2016, the voters of California approved Proposition 64 entitled the "Control, Regulate and Tax Adult Use of Marijuana" ("AUMA"). AUMA legalized the adult-use and possession of cannabis by persons 21 years of age and older and the personal cultivation of up to six cannabis plants within a private residence; and

WHEREAS, on June 27, 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), which created a single regulatory scheme for both medical and adult-use cannabis businesses. MAUCRSA retains the provisions in MCRSA and AUMA that granted local jurisdictions control over whether businesses engaged in commercial cannabis activity may operate in a particular jurisdiction; and

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 *et seq.*, which authorizes the City of Riverbank ("City") and an individual with an interest in real property to enter a development agreement that establishes certain development rights in real property that is subject to a development agreement application; and

WHEREAS, the City adopted Resolution No. 99-39 authorizing the use of and establishing the procedures and requirements for the consideration of development agreements within the City; and

WHEREAS, Resolution No. 99-39 requires a written application with specified data to be submitted to the City for consideration of any development agreement; and

WHEREAS, E & J Distributors LLC., a California limited liability corporation doing business as Terminal Infusion ("Terminal Infusion") submitted an application to the City for consideration of a development agreement amendment to operate a cannabis infusion facility (the "Project"); and

WHEREAS, Terminal Infusion proposes to improve, develop, and use real property for the Project, in strict accordance with applicable state and local law, including, but not limited to, the Riverbank Municipal Code; and

WHEREAS, Terminal Infusion has a lease agreement to occupy that certain real property located at 5729 Terminal Avenue proposed Suite 2 in the City of Riverbank, Assessor's Parcel Number 075-020-016 on which Terminal Infusion intends to develop the Project; and

WHEREAS, City and Terminal Infusion seek to enter a development agreement for the Project (the "Development Agreement") pursuant to Government Code section 65864 *et seq.* and all applicable local and state laws; and

WHEREAS, environmental impacts for the Project have been reviewed and assessed by the City pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 *et seq.*; California Code of Regulations Title 14, section 15000 *et seq.*), and the City determined the Project site is categorically exempt from CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations applicable to existing facilities involving no expansion of the facility; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 16, 2021, to consider the Development Agreement amendment and make recommendations to the City Council; and

WHEREAS, on _____, and _____, the City Council held duly noticed public hearings to consider the Development Agreement amendment; and

WHEREAS, the amendment to the existing development agreement is summarized below:

- The term of the agreement is three (3) years and applies to both Canna+Rise (Suite 1) and Terminal Infusion (Suite 2).
- Terminal Infusion proposes the operation of a cannabis infusion facility (no extraction on site) for soft drinks and edibles.
- Terminal Infusion will pay to the City a Public Benefit of:
 - Distribution of Third-Party Products - \$_____ or _____ percent (___%) of gross receipts (per month to be paid quarterly from operations every quarter), whichever is greater, due within 30 days from the end of the quarter;
 - Distribution of Terminal Infusion Products – No Public Benefit Fee; and
 - Manufacturing (infusion) - \$_____ or _____ percent (___%) of gross receipts from operations, whichever is higher, (per month to be paid quarterly from operations every quarter), whichever is greater, due within 30 days from the end of the quarter.

WHEREAS, the City Council of the City, based on its independent review and analysis of staff's recommendations, oral and written testimony, and the record as a

whole, finds, after due study, deliberation, and public hearing, and based on its independent judgment, that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City of Riverbank General Plan and all other applicable standards and ordinances of the City of Riverbank.
2. In accordance with Government Code section 65864 *et seq*, the City Council finds that the Development Agreement:
 - a. Is consistent with the objectives, policies, general land uses, and programs specified in the Riverbank General Plan and any applicable specific plan; and
 - b. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor detrimental to the general welfare of the residents of the City as a whole; and
 - c. Will not adversely affect the orderly development of property or the preservation of property values; and
 - d. Is consistent with the provisions of Government Code sections 65864 through 65869.5; and
 - e. Contains a legal description of the property.

NOW, THEREFORE, THE CITY OF RIVERBANK CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Riverbank approves a Development Agreement amendment by and between E & J Distributors LLC., a California limited liability corporation doing business as Terminal Infusion, and the City of Riverbank for the development of the Project, and instructs the City Manager to execute the Development Agreement subject to final, technical revisions as required and approved by the City Attorney.

SECTION 2. The City shall review the Development Agreement for compliance with its terms and conditions not less than once every twelve (12) months from the effective date of the Development Agreement; or as otherwise required pursuant to the terms of the Development Agreement.

SECTION 3. Notice of the public hearing on the proposed Development Agreement amendment was published in the Riverbank News, a newspaper of general circulation; and notices of the public hearing on the proposed Development Agreement amendment were mailed to all interested parties and property owners within 300 feet of the property, according to the most recent assessor's roll.

SECTION 4. Environmental impacts for the Project have been reviewed and assessed by the City pursuant to CEQA (Public Resources Code section 21000 *et seq.*; California Code of Regulations Title 14, section 15000 *et seq.*). The Project site is categorically exempt from CEQA pursuant to Section 15301 of Title 14 of the California Code of Regulations applicable to existing facilities involving no expansion of the facility.

SECTION 5. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Riverbank hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

SECTION 6. This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, and publication of the Ordinance shall occur in a newspaper of general circulation at least fifteen (15) days prior to its effective date, or a summary of the Ordinance published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the _____; motioned by Councilmember _____, seconded by Council Member _____, and upon roll call was carried by the following vote ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

ATTACHMENT 2

City of Riverbank
Planning Commission
Resolution No. 2021-007

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK
APPROVING THE REQUEST OF E & J DISTRIBUTORS LLC., FOR A
CONDITIONAL USE PERMIT TO OPERATE A CANNABIS INFUSION FACILITY
WITHIN THE LIGHT INDUSTRIAL (M-1) ZONING DISTRICT LOCATED AT
5729 TERMINAL AVENUE, SUITE 2, APN: 075-020-016**

WHEREAS, the Community Development Department of the City of Riverbank has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Riverbank Municipal Code, Section 153.360-153.374; and

WHEREAS, the project proponent is E & J Distributors, LLC.; and

WHEREAS, the applicant is requesting to operate a cannabis infusion facility (Type N License) within the Light Industrial (M-1) zoning district; and

WHEREAS, the property has a general plan designation of Industrial / Business Park (I/BP); and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, the proposed Use Permit is consistent with all applicable general and specific plans; and

WHEREAS, the proposed Use Permit with conditions of approval is in conformity with both the intent and provisions of the Zoning Ordinance, RMC 153.216 of the City of Riverbank Code of Ordinances; and

WHEREAS, the project was found to be categorically exempt according to the California Environmental Quality Act, Section 15301 of Title 14 of the California Code of Regulations applicable to existing facilities involving no expansion of the facility that will not have a significant effect on the environment; and

WHEREAS, the request of E & J Distributors LLC. for the Conditional Use Permit is hereby granted and approved, subject to the following conditions:

- 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 by staff prior to implementation.

- 2) The applicant shall secure and comply with all applicable state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- 3) 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, State of California, 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.
- 4) This use permit is for the infusion of cannabis products (drinks and edibles) only. Retail sales (storefront) are expressly prohibited.
- 5) 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 construction plans kept on the project site. It is the responsibility of the building developer to ensure that 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, building design, building colors or materials, etc.
- 6) Site plan shall be in substantial conformance to the existing site plan as submitted. Any proposed changes to the exterior of the building or site shall be reviewed by the Community Development Director, who will determine if Architecture and Site Plan Review is required. If required, plans 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 site and/or building plans.
- 7) Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, if the site receives numerous Health and/or Safety violations, 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.
- 8) 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 signed resolution and an approved building permit.

- 9) The hours of construction, including equipment warm-up, shall be limited to 7:00 a.m. to 6:30 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on weekends and legal holidays.
- 10) All new construction, including tenant improvements, requires building permits in accordance with all applicable building and fire codes.
- 11) The applicant shall defend, indemnify and hold harmless the City of Riverbank, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner.
- 12) This approval may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the approval or add/modify conditions approval.
- 13) All new exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Standards and shall compliment the site and building architecture.
- 14) The Project and Project applicant shall strictly comply with all administrative guidelines promulgated by the City for the operation of a cannabis infusion facility, specifically including any administrative guidelines later adopted by the City, or as may be changed from time to time.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that the requested Conditional Use Permit is approved subject to those conditions established by Resolution No. 2021-007 and attached Exhibit A - Site Plan.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 16th of March, 2021, motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote _ - _:

Riverbank Planning Commission
Resolution No. 2021-007
Meeting of March 16, 2021
Page 3 of 4

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

**Donna M. Kenney, Secretary
Planning and Building Manager**

**Joan Stewart, Chairperson
Planning Commission**

Exhibit A – Site Plan

19001-01 FARHOUD-5729 TERMINAL_v1 - MFG

PROPOSED DISTRIBUTION CENTER FOR:

E&J DISTRIBUTORS, LLC.

5729 TERMINAL AVE., RIVERBANK, CA. 95367



VICINITY MAP



GOOGLE EARTH AERIAL
N.T.S.



PLOT PLAN

1" = 100'

PROJECT CODE DATA:

SCOPE OF WORK: INSTALL 2 SHIPPING CONTAINERS UNDER AN EXISTING ROOF ONLY METAL BUILDING STRUCTURE. NO CHANGE IN FLOOR AREA.

- ASSESSOR'S PARCEL NUMBER: N/A
- PROJECT ADDRESS: 5729 TERMINAL AVE., RIVERBANK, CA 95367
- UNITS/SUITE #: N/A
- PROJECT JURISDICTION: CITY OF RIVERBANK
- TYPE OF CONSTRUCTION: I/A
- OCCUPANCY: F-1 (20__ CBC SECTION 306.2)
- FIRE SPRINKLERS: NO, EXISTING TO BE MODIFIED
- CONTAINER MODULE: 40'x8', 20'x8'
- NUMBER OF CONTAINERS: 2
- FOUNDATION: REINFORCED CONCRETE PIERS @ ALL 4 CORNERS
- BUILDING AREA: 480 SF
- OCCUPANT LOAD: __ OCCUPANTS (20__ CBC TABLE 1006.2.1)
- EXITS REQUIRED / PROVIDED: __ (20__ CBC TABLE 1006.3.1)

LANDLORD NOTES:

- ALL EXISTING ITEMS TO REMAIN ARE SUBJECT TO LANDLORD'S APPROVAL. ITEMS TO REMAIN ARE TO BE IN LIKE NEW CONDITION. LANDLORD MAY REQUIRE REPAIR OR REPLACEMENT AT TENANT'S EXPENSE.
- FIELD VERIFICATION IS REQUIRED BY TENANT PRIOR TO CONSTRUCTION. IT IS THE TENANT'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SPACE.
- TENANT'S CONTRACTOR MUST REPAIR ANY/ALL LANDLORD PROPERTY DAMAGE DURING TI WORK AND COMPLETE LANDLORDS PUNCHLIST AS DIRECTED BY LANDLORDS REPRESENTATIVE.
- PATCH / REPAIR AND RE-PAINT BOTH NEUTRAL PIERS AND BULKHEAD AT CLOSE OF CONSTRUCTION TO LIKE NEW CONDITION. COORDINATE PAINT SPEC WITH MALL MANAGER.
- SEPARATE SIGN DRAWINGS TO BE SUBMITTED.

PROJECT TEAM:

BUILDING OWNER:

--

BUILDING TENANT:

E & J DISTRIBUTORS, LLC.
5729 TERMINAL AVE. PH. (209) 226-0251

ARCHITECT/ENGINEER:

DESIGN / BUILDER:

CELADON DEVELOPMENT & CONSTRUCTION SERVICES (918654), DON DeGRAFF
1570 E F ST., A300, OAKDALE, CA 95361, PH. (209) 840-3150

PRE-FABRICATED STRUCTURE:

FALCON STRUCTURES,
7117 GILBERT ROAD, MANOR, TX 78653, PH. (877) 704-0177

FIRE PREVENTION NOTES:

- PROVIDE APPROVED STREET ADDRESS/SUITE NUMBERS TO BE POSITIONED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE A MIN. OF 6" HIGH WITH A 3/4" STROKE AND SHALL CONTRAST WITH THEIR BACKGROUND.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED SO THAT THE MAXIMUM TRAVEL DISTANCE TO ONE DOES NOT EXCEED 75 FEET (PER GFC 106). INTERIOR FIRE EXTINGUISHERS ARE TO BE PLACED INSIDE REGRESSED FIRE EXTINGUISHER CABINETS AND MULTI-DIRECTIONAL SIGNS ARE TO BE POSTED AT A HEIGHT OF 7'-0" ABOVE THEIR LOCATION.
- FOR ALL PROJECTS REQUIRING A PERMIT FROM FIRE PREVENTION, A MINIMUM OF (3) SETS OF SHOP DRAWINGS AND MATERIAL DATA SHEETS SHALL BE SUBMITTED TO THE FIRE PREVENTION DEPARTMENT FOR APPROVAL.
- AT THE TIME OF FINAL INSPECTION THE PROPERTY OWNER/OPERATOR SHALL PROVIDE THE FIRE DEPARTMENT WITH ACCESS KEYS FOR INSTALLATION INTO THE BUILDINGS' KNOX BOX (PER GFC 906) IF THE BUILDING IS NOT EQUIPPED WITH A KNOX BOX, PLEASE CONTACT THE FIRE DEPARTMENT.
- COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT OF WORK (PER GFC 1404.2).
- CONTACT THE FIRE AUTHORITY AT LEAST 72 HOURS PRIOR TO DESIRED INSPECTION TO SCHEDULE AN APPOINTMENT. TO AVOID A RE-INSPECTION FEE, PROVIDE 24 HOURS NOTICE IF THE SCHEDULED INSPECTION NEEDS TO BE CANCELED.

FIRE SPRINKLER NOTES (WHEN REQUIRED):

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IS TO BE INSTALLED ON THIS PROJECT. THE SYSTEM SHALL COMPLY WITH NFPA PAMPHLET #13 AND UBC CHAPTER 4:

- FIRE SPRINKLER SYSTEM PLANS AND SPECIFICATIONS WILL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO STARTING WORK ON THE PROJECT. SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA PAMPHLET #13 AND FIRE PREVENTION DEPARTMENT REQUIREMENTS.
- THE CONTRACTOR SHALL COORDINATE THE POINT OF CONNECTION WITH THE CIVIL DRAWINGS.
- ALL VALVES CONTROLLING SPRINKLER SYSTEM WATER SUPPLY AND FLOW SHALL BE ELECTRICALLY MONITORED AND THE SIGNAL SHALL BE AUTOMATICALLY TRANSMITTED TO A U.L. LISTED STATION WHEN NUMBER OF SPRINKLER HEADS EXCEEDS 20. MFC 1003.3.1.
- PROVIDE AN INTERIOR BELL ACTIVATED BY FIRE SPRINKLER WATER FLOW AND A MANUAL PULL STATION IN A NORMALLY OCCUPIED AREA.
- A KNOX BRAND KEY BOX SHALL BE INSTALLED ON THE PREMISES TO FACILITATE EMERGENCY ACCESS TO THE BUILDING.
- HYAC SMOKE DETECTORS (WHEN REQUIRED) SHALL BE TESTED IN THE PRESENCE OF THE FIRE DEPARTMENT.
- ALL METAL SURFACES SHALL BE PAINTED TO MATCH ADJACENT WALLS.
- CHROME ESCUTCHEONS SHALL BE PROVIDED AT INTERIOR.
- NO SPRINKLER HEADS SHALL APPEAR IN INTERIOR SOFFITS.
- LOCATIONS OF FIRE EXTINGUISHER(S) (PER FIRE PREVENTION NOTES) TO BE APPROVED BY THE FIRE PROTECTION DEPARTMENT.
- WHERE REQUIRED, A U.L. FIRE ALARM CERTIFICATE SHALL BE OBTAINED AND SHALL BE
- MAINTAINED THROUGHOUT THE LIFE OF THE ALARM SYSTEM.

DEFERRED APPROVALS (WHEN REQUIRED):

THE FOLLOWING ITEM SHALL BE CLASSIFIED AS A DEFERRED SUBMITTAL:

- FIRE SPRINKLER SYSTEM MODIFICATIONS
- (E) ELEVATOR COMPLIANCE & CERTIFICATION(S) (BY LANDLORD)

DEFERRED SUBMITTAL NOTES:

- DEFERRED ITEMS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING WITHOUT ANY CORRECTIONS.
- THE DEFERRED SUBMITTAL ITEM SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS.

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE AND LOCAL CODES:

- 2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1 TITLE 24 C.C.R.
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
- 2019 CALIFORNIA GREEN BUILDING CODE, (CAL GREEN), PART 11, TITLE 24 C.C.R.
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R., TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND THE CURRENT DEPARTMENT OF JUSTICE REGULATIONS

- CONTRACTOR SHALL VERIFY EXACT CONDITIONS AND DIMENSIONS IN THE FIELD.
- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- ALL FRAMING DIMENSIONS ON PLAN, UNLESS NOTED OTHERWISE, ARE TO THE FACE OF STUD FRAMING AND TO THE FACE OF THE EXTERIOR EDGE OF THE BUILDING SLAB.
- ADEQUATELY PROTECT ALL PERSONNEL AND THE PUBLIC FROM HARM AND ACCIDENTS DURING WORK OF THIS PROJECT, BY THE ERECTION OF PROPER BARRICADES, SIGNS AND LIGHTING AS MAY BE NECESSARY.
- ADEQUATELY PROTECT FROM DAMAGE TO EXISTING BUILDINGS AND SURFACES ADJACENT TO WORK OF THIS PROJECT.
- NO ENCLOSURE, SHIELD, OR PROTECTIVE COVERING SHALL INTERFERE WITH USE OF FIRE LANES OR PUBLIC EGRESS AT ANY TIME.
- ALL RUBBISH AND DEBRIS SHALL BE HAULED AWAY FROM THE SITE PROMPTLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- EXCESSIVELY NOISY OR DISRUPTIVE FUNCTIONS SHALL BE PERFORMED AT TIME OF MINIMUM INTERRUPTION TO NORMAL BUSINESS OPERATION.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, OR THE EMPLOYEES OR WORK OF THE SUBCONTRACTOR AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL DEBRIS FROM AND ABOUT THE PROJECT AREA AND SHALL LEAVE THE AREA IN A "BROOM CLEAN" MANNER.
- NO MATERIAL OR EQUIPMENT SHALL BE LEFT ON THE PROJECT SITE OVERNIGHT UNSECURED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING CONCRETE WALKS, LANDSCAPING, IRRIGATION SYSTEMS, ETC., WHICH MAY BE DAMAGED BY WORK OF THIS PROJECT.
- CHANGES IN THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE BY CHANGE ORDER SIGNED BY THE OWNER AND ARCHITECT.
- TESTS OF MATERIALS SHALL BE CONDUCTED BY A TESTING LAB SELECTED BY THE OWNER WITH THE APPROVAL OF THE ARCHITECT. THE OWNER SHALL PAY THE COSTS OF ALL TESTS
- VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
- COORDINATE ROUGH-INS AND STUD WALL FRAMING LOCATIONS TO PROVIDE CLEARANCE FROM THE CENTERLINE OF EACH WATER CLOSET BOWLS TO THE ADJACENT SIDE WALL FINISH SURFACE AND A MINIMUM OF FROM THE CENTERLINE OF WALL-MOUNTED SINKS TO THE ADJACENT SIDE WALL FINISH SURFACES, UNLESS NOTED OTHERWISE.
- INSTALL BLOCKING BEHIND, BUT NOT LIMITED TO, CUBICLE CURTAIN TRACKS, T.V. BRACKETS, HANDRAILS, CORNER GUARDS, TOILET ACCESSORIES, GRAB BARS, OVERHEAD CABINETRY, WRITING COUNTERS, MILLWORK KNEE BRACES, SHELVING, AND ALL MISCELLANEOUS INTERIOR WALL-HUNG EQUIPMENT BLOCKING FOR HANDRAILS, GRAB BARS AND VANITIES SHALL BE ADEQUATE TO SUPPORT A MINIMUM OF 250LBS OF BOTH VERTICAL AND / OR HORIZONTAL LOADING FOR A MINIMUM OF 15 MINUTES.
- ERRORS AND / OR OMISSIONS IN ROOM FINISH SCHEDULE AND DOOR SCHEDULE DO NOT RELIEVE THE CONTRACTOR FROM WORK SHOWN ON DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
- STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION AND INSTALLED PER ADOPTED FIRE PROTECTION DEPARTMENT STANDARDS.
- DISABLED ACCESSIBLE PARKING SIGNAGE SHALL BE PROVIDED AT ALL ENTRANCES TO THE PARKING LOT, AT ALL ACCESSIBLE PARKING STALLS, AT ALL PRIMARY ENTRANCES TO THE BUILDING/SITE, AT ACCESSIBLE FITTING ROOMS, AND AT ACCESSIBLE RESTROOMS.
- THE PATH OF TRAVEL FROM THE ACCESSIBLE PARKING TO THE ENTRANCE AND TO THE RESTROOMS SHALL CONFORM TO A.D.A. AND TITLE 24 ACCESS STANDARDS, INCLUDING DOOR HARDWARE, THRESHOLDS, KICK PLATES, AND SIGNAGE.
- THIS PERMIT DOES NOT APPROVE ANY EXTERIOR SIGNAGE. A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNS.

SHEET INDEX:

- | | |
|-----|--------------------------------------|
| G-1 | GENERAL INFO |
| C-1 | SITE PLAN |
| A-1 | FLOOR PLAN, PRE-FAB CONTAINERS |
| A-2 | EXTERIOR ELEVATIONS |
| A-3 | ROOF PLAN |
| A-4 | FLOOR PLAN - (OPT) MODULAR CONTAINER |



RELATIONSHIPS INTEGRITY EXCELLENCE

1570 E F Street, A300, Oakdale, CA. 95361
Direct: 209-840-3150

Email: dd.celadon@gmail.com

PROJECT:

E&J DISTRIBUTORS, LLC.

5729 TERMINAL AVE., RIVERBANK, CA. 95367

MANUFACTURING (TYPE N)

CONSULTANT(S):

The Don DeGraff expressly reserves its common law copyright and others applicable property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of the Designer. In the event of unauthorized reuse of these plans by a third party, the third party shall hold the Designer harmless, and shall bear the cost of the Designer's legal fees, associated with defending and enforcing these rights.

PROJECT DEVELOPMENT

DATE	ISSUED FOR
02-03-21	CONCEPT REVIEW #2

REVISIONS

NO.	DATE	DESCRIPTION
1	.	.

SHEET DESCRIPTION

GENERAL INFO

DESIGNER:	SHEET NO.
DON DEGRAFF	G-1
PROJECT NO:	
PRINT DATE:	
2/3/2021	
SCALE:	SEE DRAWING

PROJECT:

E&J DISTRIBUTORS, LLC.

5729 TERMINAL AVE., RIVERBANK, CA. 95367

MANUFACTURING (TYPE N)

CONSULTANT(s):

The Don DeGraff expressly reserves its common law copyright and others applicable property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of the Designer. In the event of unauthorized reuse of these plans by a third party, the third party shall hold the Designer harmless, and shall bear the cost of the Designer's legal fees, associated with defending and enforcing these rights.

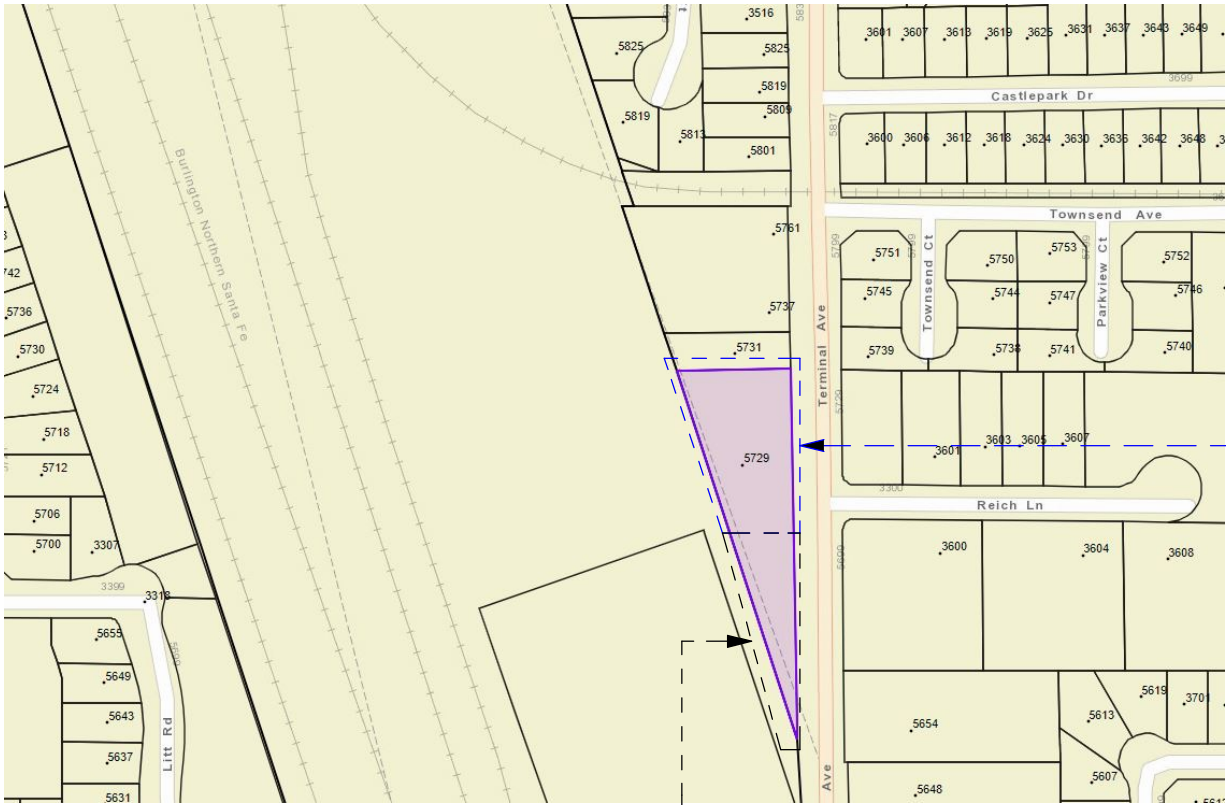
PROJECT DEVELOPMENT	
DATE	ISSUED FOR
02-03-21	CONCEPT REVIEW #2

REVISIONS		
NO.	DATE	DESCRIPTION
1	.	.

SHEET DESCRIPTION

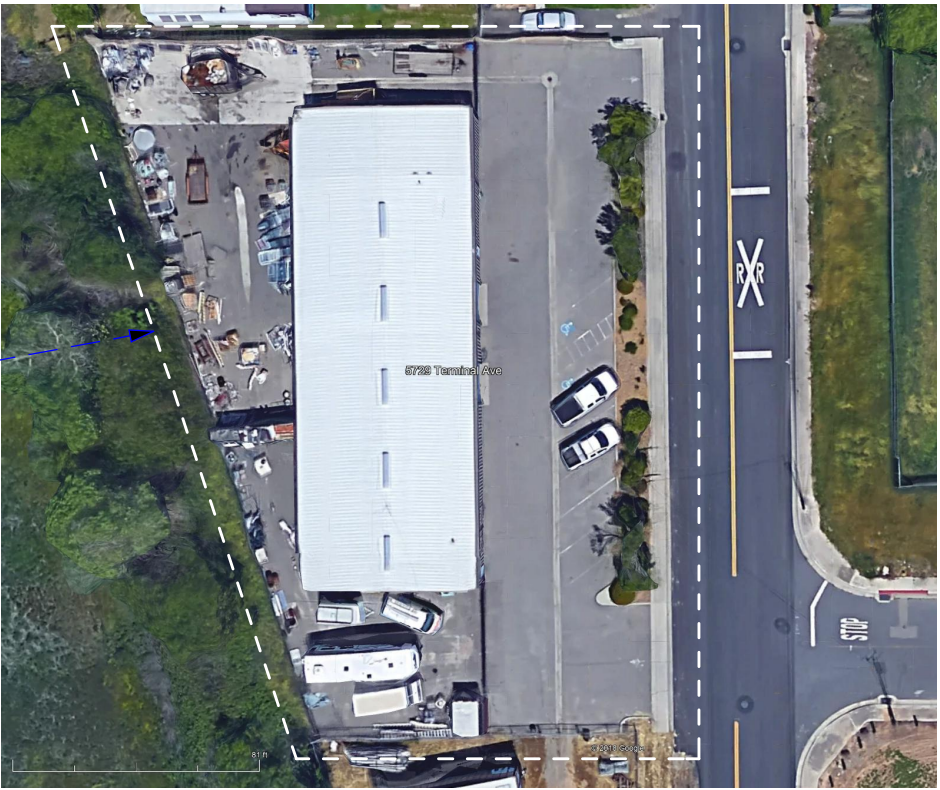
Site Plan

DESIGNER:	SHEET NO. C-1
DON DEGRAFF	
PROJECT NO:	
PRINT DATE:	
2/3/2021	
SCALE:	
SEE DRAWING	

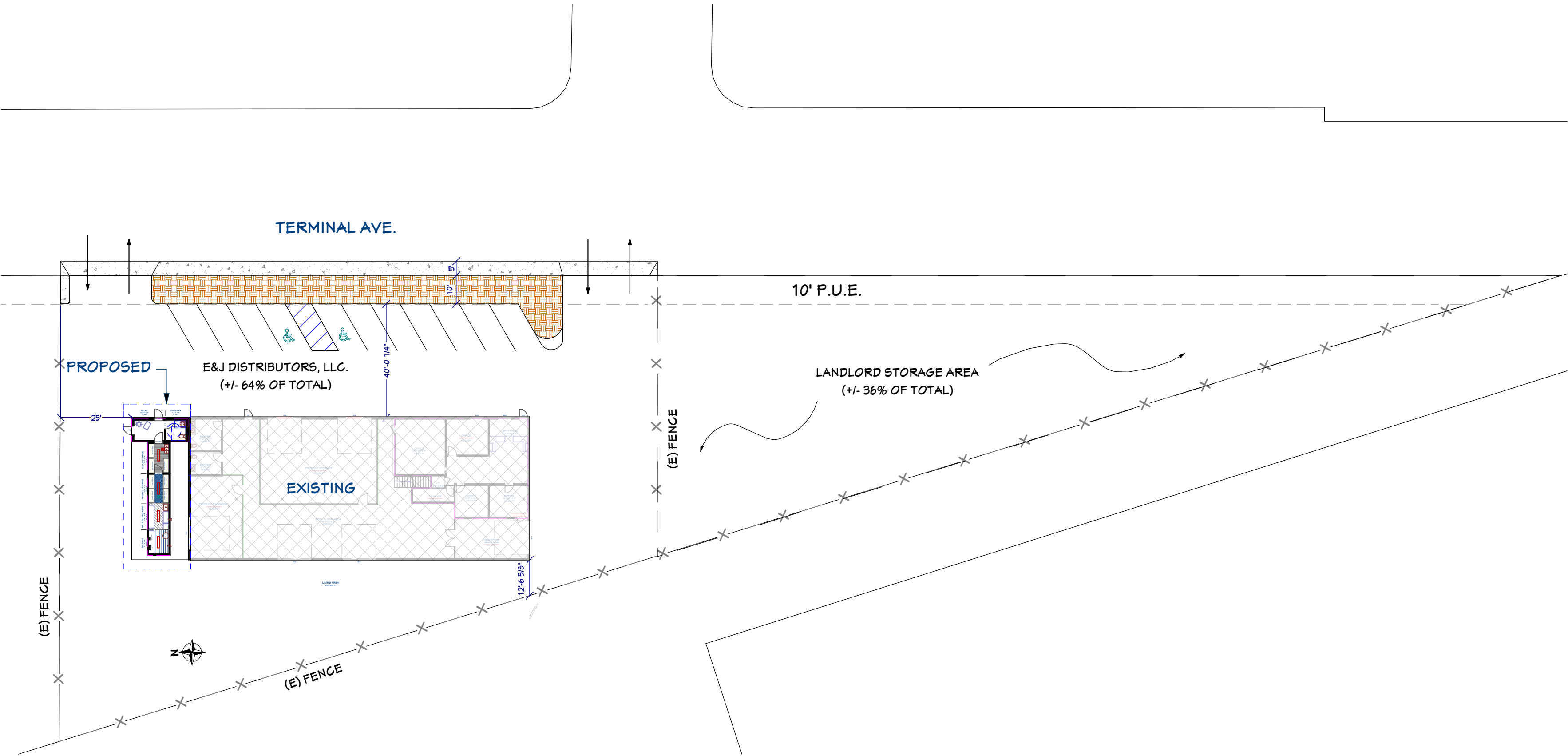


VICINITY MAP
N.T.S.

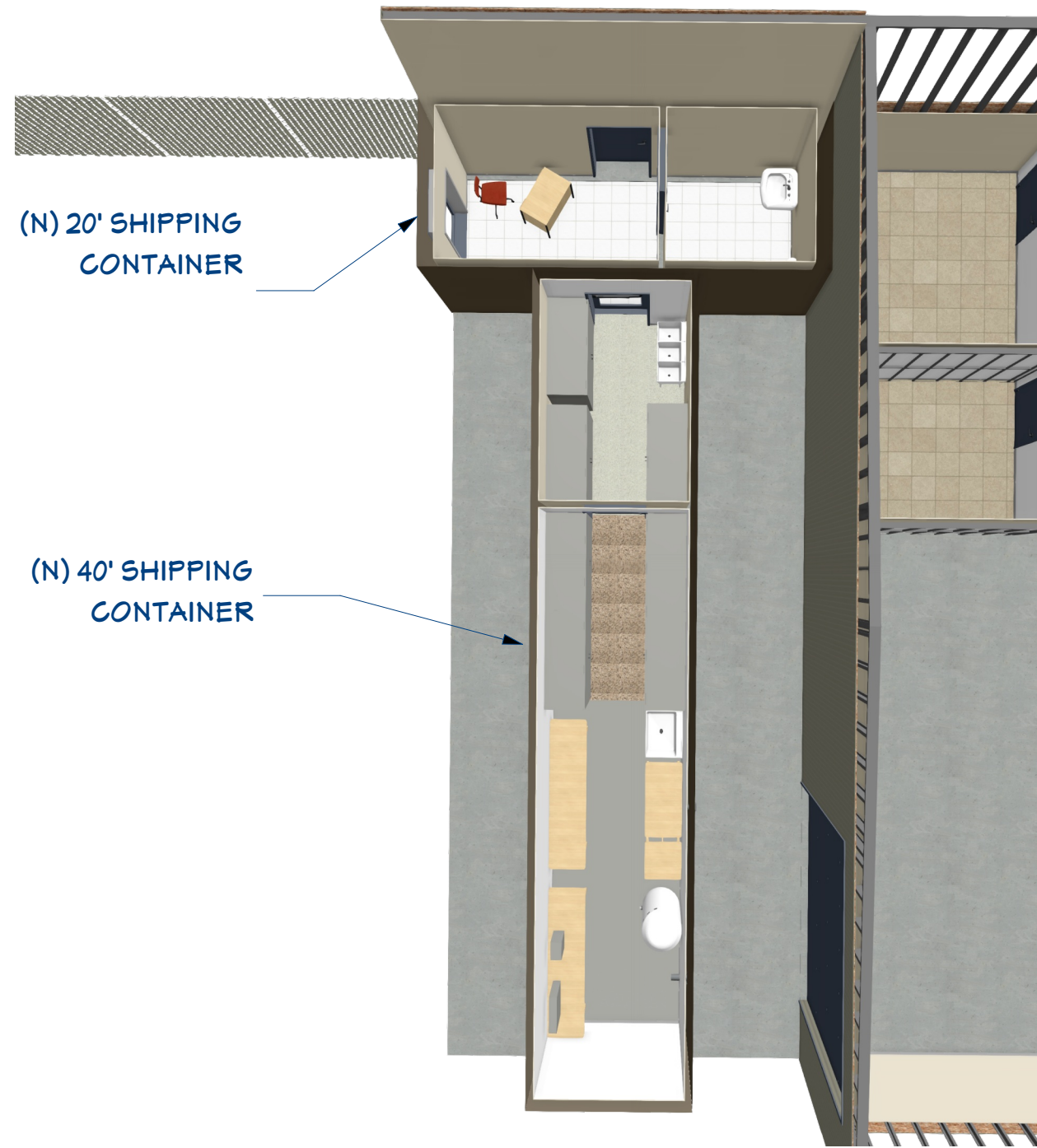
LANDLORD STORAGE AREA
(NOT IN SCOPE OF WORK)



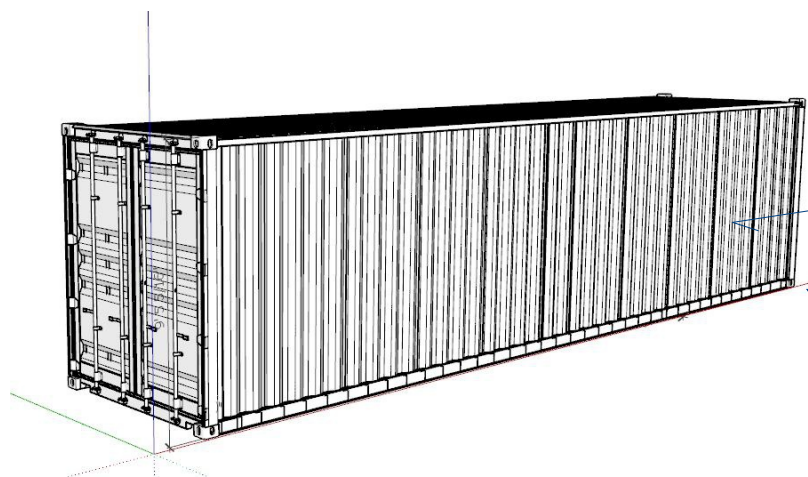
PORTION OF LOT USED BY
E&J DISTRIBUTORS
LOT USAGE: +/- 64% OF TOTAL



Site Plan
1 in = 30 ft



PERSPECTIVE- TOP

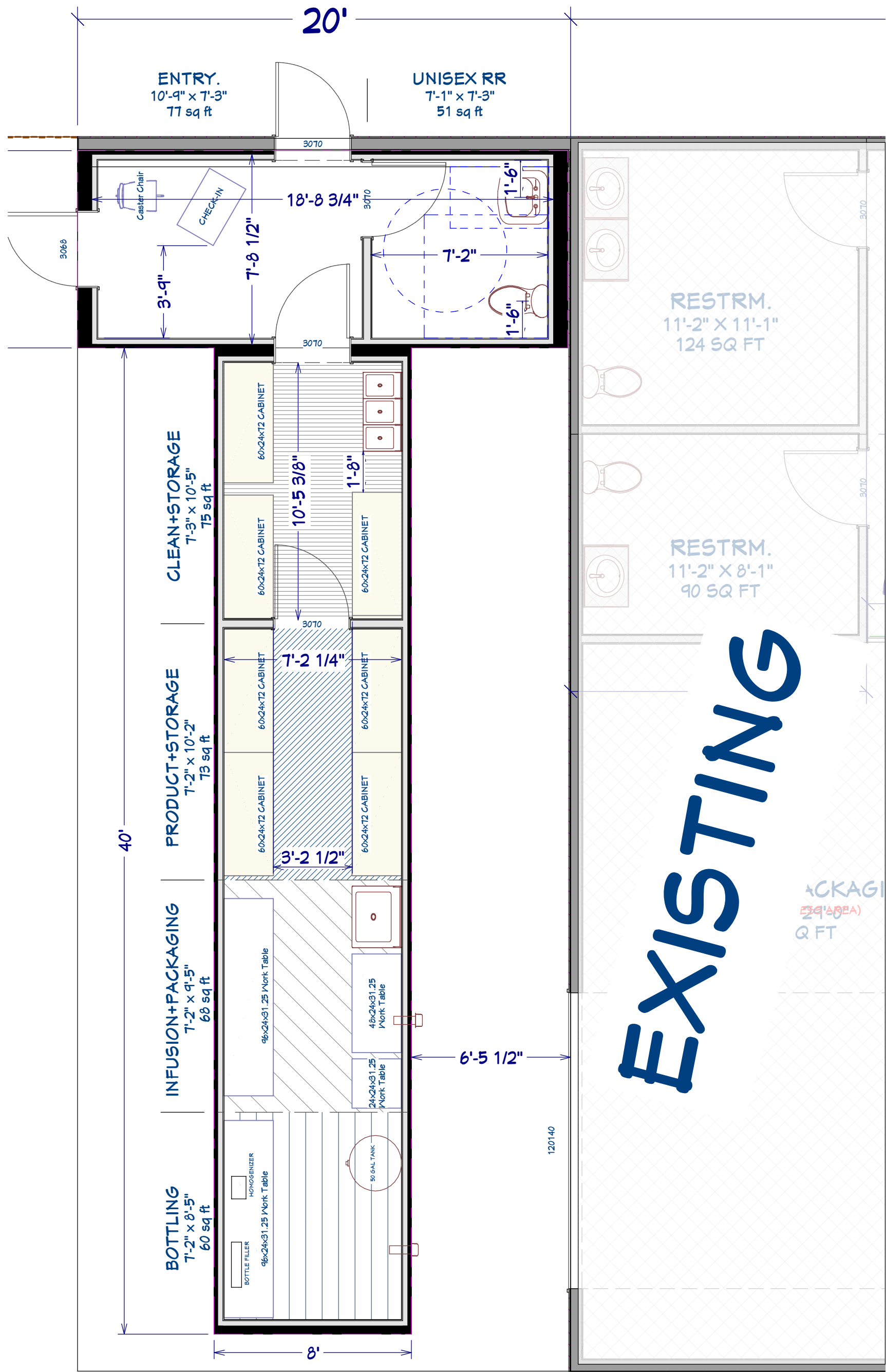
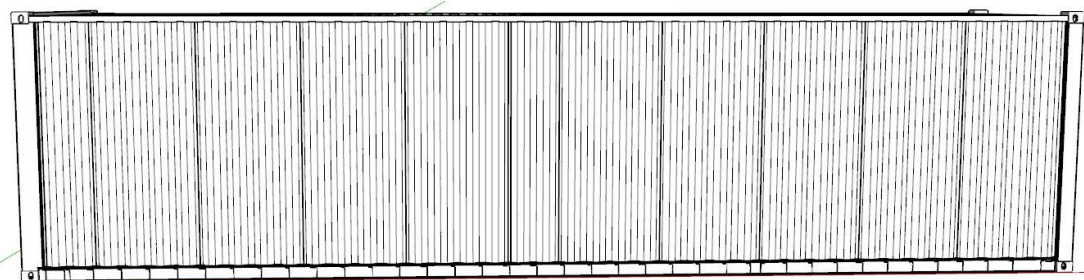


PRE-FABRICATED SHIPPING CONTAINER
(BY FALCON STRUCTURES)

BEARING ON 4 CORNERS

STD. DIMENSIONS

- (1) 20'L x 8'W x 8'-6"T
- (1) 40'L x 8'W x 8'-6"T
- (OPTIONAL: HIGH CUBE HT. 9'-6"T)



FLOOR PLAN
1/4 in = 1 ft

PROJECT:
E&J DISTRIBUTORS, LLC.
5729 TERMINAL AVE., RIVERBANK, CA. 95367
MANUFACTURING (TYPE N)

CONSULTANT(s):

The Don DeGraff expressly reserves its common law copyright and others applicable property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of the Designer. In the event of unauthorized reuse of these plans by a third party, the third party shall hold the Designer harmless, and shall bear the cost of the Designer's legal fees, associated with defending and enforcing these rights.

PROJECT DEVELOPMENT	
DATE	ISSUED FOR
02-03-21	CONCEPT REVIEW #2

REVISIONS		
NO.	DATE	DESCRIPTION
1	.	.

SHEET DESCRIPTION
Floor Plan- Pre-Fab Containers

DESIGNER: DON DEGRAFF	SHEET NO. A-1
PROJECT NO:	
PRINT DATE: 2/3/2021	
SCALE: SEE DRAWING	



5729 TERMINAL AVE., RIVERBANK, CA. 95367

CONSULTANT(s):

The Don DeGraff expressly reserves its common law copyright and others applicable property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of the Designer. In the event of unauthorized reuse of these plans by a third party, the third party shall hold the Designer harmless, and shall bear the cost of the Designer's legal fees, associated with defending and enforcing these rights.

PROJECT DEVELOPMENT

DATE	ISSUED FOR
.	.

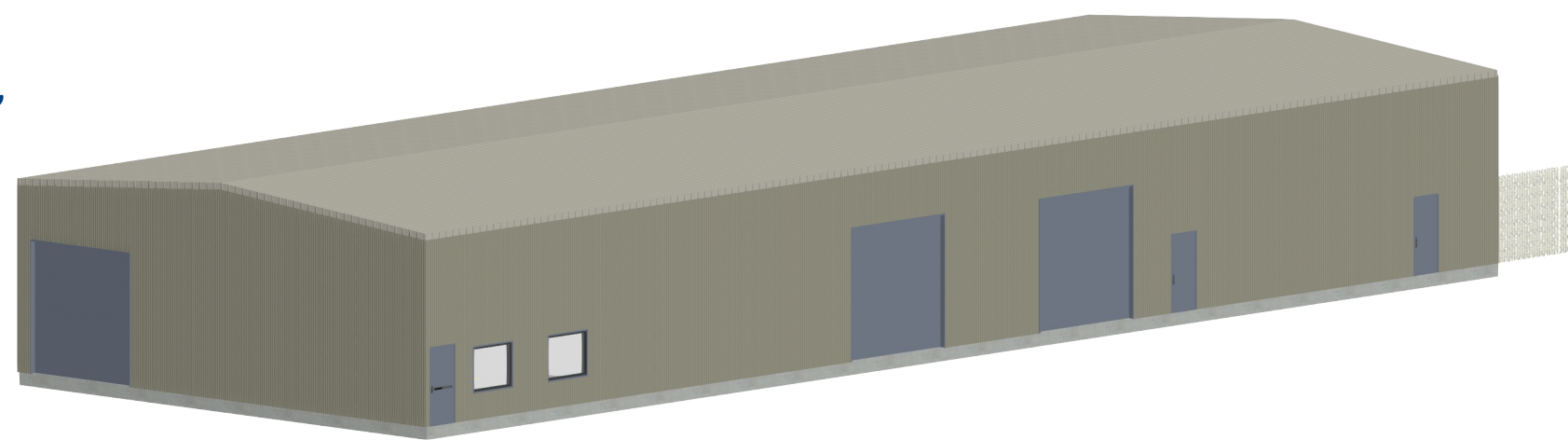
REVISIONS

[illegible]

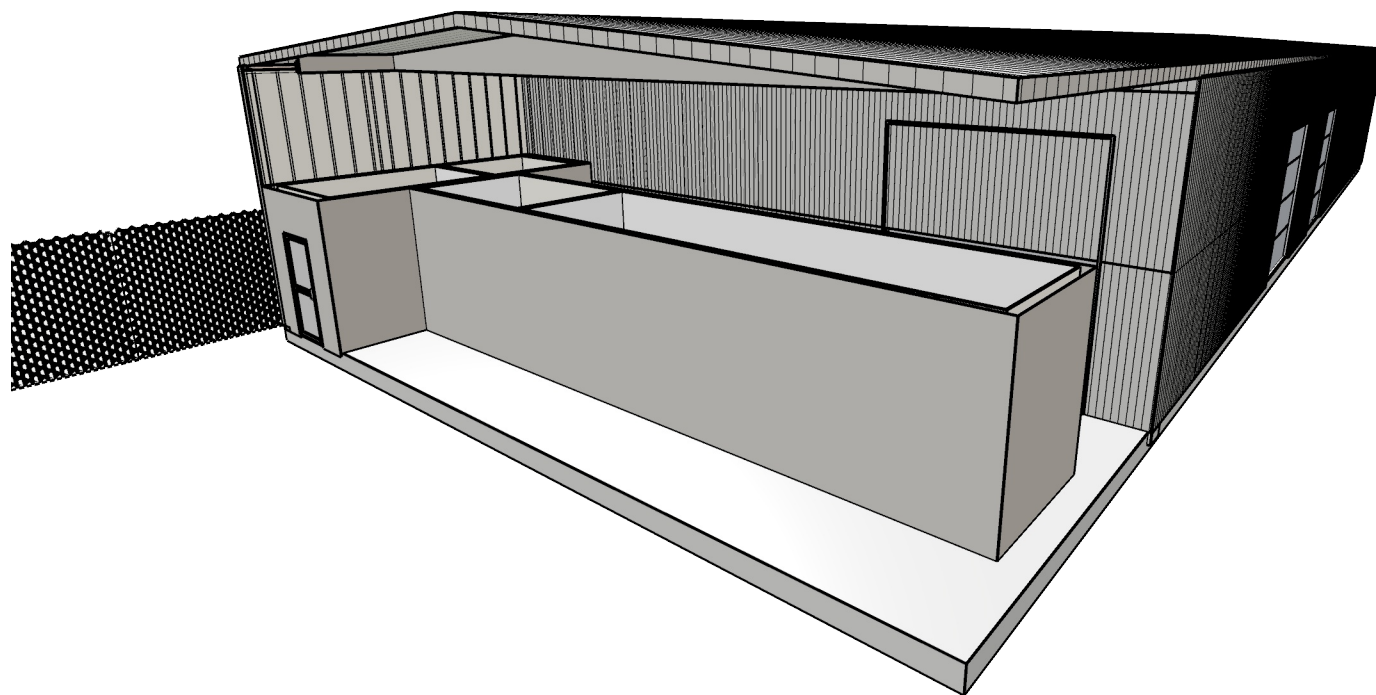
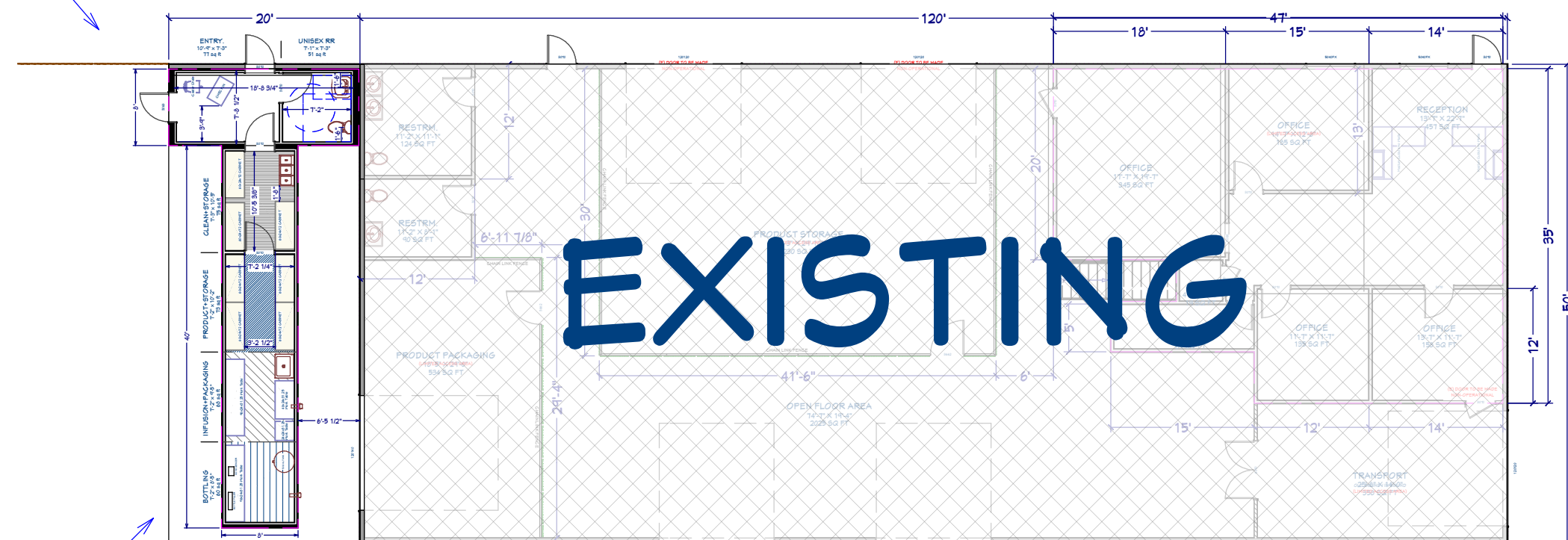
SHEET DESCRIPTION

Exterior Elevations

DESIGNER: DON DEGRAFF	SHEET NO. A-2
PROJECT NO:	
PRINT DATE: 2/3/2021	
SCALE: SEE DRAWING	



PERSPECTIVE 2



PERSPECTIVE 3