



CITY OF RIVERBANK
PLANNING COMMISSION MEETING
SPECIAL NOTICING OF MEETING PROCEDURES FOR
Tuesday, August 17, 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, AUGUST 17, 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 (Excused)
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.

Item 2.1: Posting of the Agenda. The Agenda for the August 17, 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 August 4, 2021.

Item 2.2: Approval of the August 17, 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 _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1, 3.2, and 3.3 were published on August 4, 2021 in the Riverbank News.

Item 3.1: **Architecture and Site Plan Review 03-2021 (Department File #21-0013) – Lourenco Shop.** The Project consists of the Architecture and Site Plan Review of a new shop/garage for a residential property. The project is located at 6413 4th Street (APN 132-017-019). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

Recommendation: Continue the item until the next regular Planning Commission Meeting.

1st _____ 2nd _____

Item 3.2: **Vesting Tentative Map 03-2020/ Rezone to Planned Development 01-2020/Architecture and Site Plan Review 05-2021 (Dept. File #20-0024) – Countryside III.** The Project consists of a Tentative Map, a rezone to Planned Development, and the Architecture and Site Plan Review of 22 detached single-family residential units and three lots for an interim storm drain basin. The project is located at 4131 Kentucky Avenue, the northwest corner of Kentucky Avenue and Central Avenue (APN 062-022-020). Pursuant to the California Environmental Quality Act, the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Recommendation: Approval of Resolution #2021-012 to recommend approval of the Rezone to the City Council. Approval of Resolution #2021-013 to recommend approval of the Vesting Tentative Map to the City Council. Approval of Resolution #2021-014 to approve the Architecture and Site Plan Review.

1st _____ 2nd _____

Item 3.3: **Tentative Map 01-2021/Rezone to Planned Development 01-2021/Architecture and Site Plan Review 02-2021/ 2021 (Dept. File #21-0005) – The Heritage Collection at Sierra Street – 6448 Claus Road (APNs 062-020-001).** Request for a Tentative Map to subdivide a 12.27 acre parcel into 47 single-family lots with a remainder parcel of approximately 5.9 acres, rezone to Planned Development, and the Architecture and Site Plan Review of the housing product. The subject site is 6448 Claus Road.

Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Recommendation: Approval of Resolution #2021-015 to recommend approval of the Rezone to the City Council. Approval of Resolution #2021-016 to recommend approval of the Tentative Map to the City Council. Approval of Resolution #2021-017 to approve the Architecture and Site Plan Review.

1st _____ 2nd _____

5. PLANNING COMMISSION COMMENTS

None.

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

None.

7. STAFF COMMENTS (Information Only – No Action)

Item 7.1: Project updates

**8. ADJOURNMENT
Regular Planning Commission meeting – September 21, 2021 @ 6:00 pm**

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 13th of August, 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 open to the public Monday through Thursday, 7:30 am – 5:30 pm.

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

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:
- Join by accessing website: <https://zoom.us/join86143662978>
Webinar ID: 861-4366-2978
- Join by telephone: 1-669-900-9128 or 1-346-248-7799
Webinar ID: 861-4366-2978
- *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 5 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-08-21 in regards to public meeting requirements, the "reopening" orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date), the Planning Commission of the City of Riverbank will hold a public hearing on Tuesday, August 17, 2021, at 6:00 p.m. or soon thereafter via teleconference to consider the following matters:

Tentative Map 03-2020/Architecture and Site Plan Review 05-2021/Planned Development (Rezone) 01-2020 (Dept. File #21-0024) – Countryside III. The Project consists of a Tentative Map, a rezone to Planned Development, and the Architecture and Site Plan Review of 22 detached single-family residential units and three lots for an interim storm drain basin. The project is located at 4131 Kentucky Avenue, the northwest corner of Kentucky Avenue and Central Avenue (APN 062-022-020). Pursuant to the California Environmental Quality Act, the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Tentative Map 01-2021/Architecture and Site Plan Review 02-2021/Planned Development (Rezone) 01-2021 (Dept. File #21-0005) – The Heritage Collection at Sierra Street – 6448 Claus Road (APNs 062-020-001). Request for a Tentative Map to subdivide a 12.27acre parcel into 47 single-family lots with a remainder parcel of approximately 5.9 acres, rezone to Planned Development, and the Architecture and Site Plan Review of the housing product. The subject site is 6448 Claus Road. Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Architecture and Site Plan Review 03-2021 (Department File #21-0013) – Lourenco Shop. The Project consists of the Architecture and Site Plan Review of a new shop/room for a residential property. The project is located at 6413 4th Street (APN 132-017-019). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

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 (August 17th). 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 4th day of August 2021.
/s/ Gabriel R. Salazar, Associate Planner,
City of Riverbank

August 4, 2021
RN #21-051



City of Riverbank

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

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

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-08-21 in regards to public meeting requirements, the "reopening" orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date), the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, August 17, 2021, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matters:

Tentative Map 03-2020/Architecture and Site Plan Review 05-2021/Planned Development (Rezone) 01-2020 (Dept. File #20-0024) – Countryside III. The Project consists of a Tentative Map, a rezone to Planned Development, and the Architecture and Site Plan Review of 22 detached single-family residential units and three lots for an interim storm drain basin. The project is located at 4131 Kentucky Avenue, the northwest corner of Kentucky Avenue and Central Avenue (APN 062-022-020). Pursuant to the California Environmental Quality Act, the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Tentative Map 01-2021/Architecture and Site Plan Review 02-2021/Planned Development (Rezone) 01-2021 (Dept. File #21-0005) – The Heritage Collection at Sierra Street – 6448 Claus Road (APNs 062-020-001). Request for a Tentative Map to subdivide a 12.27acre parcel into 47 single-family lots with a remainder parcel of approximately 5.9 acres, rezone to Planned Development, and the Architecture and Site Plan Review of the housing product. The subject site is 6448 Claus Road. Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Architecture and Site Plan Review 03-2021 (Department File #21-0013) – Lourenco Shop. The Project consists of the Architecture and Site Plan Review of a new shop/room for a residential property. The project is located at 6413 4th Street (APN 132-017-019). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

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 (August 17th). 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 5th day of August 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 5 th of August 2021. /s/Gabriel R. Salazar, Associate Planner, Riverbank, CA		
<i>For official use only:</i>		
Posted: 8/5/2021	Publish: Click here to enter a date.	Remove: 8/18/2021

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **August 17, 2021**

APPLICATION: **Architecture and Site Plan Review 03-2021/ (Master Case No. 21-0013) – Lourenco Shop – 6413 4th Street (APN: 132-017-019).**
The applicant is requesting approval of a new shop/garage for a residential property. The project is located at 6413 4th Street. The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

OWNER: Joe Lourenco
646 Bob Way
Ripon, CA 95366

APPLICANT: Daniel Warren
621 H Street
Modesto, CA 95354

LOCATION/APN: The proposed project is located on west side of 4th Street and South of Sierra Street The address is 6413 4th Street. APN: 132-016-001

GENERAL PLAN: High Density Residential (HDR)

ZONING: Downtown Specific Plan Mixed-Use Neighborhood (MU)

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, the proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Continue the item to the next regular Planning Commission meeting.

ACRONYMS: CEQA – California Environmental Quality Act
DU – Dwelling Units
HDR – High Density Residential
RMC – Riverbank Municipal Code

SUMMARY

The proposed project is a new shop/garage of approximately 2,160 square feet which requires Architectural and Site Plan Review approval from the Planning Commission. The item was noticed in the Riverbank News on August 4, 2021.

In order for the project to be considered for public hearing, there must be a mail notification of residents and property owners within 300 feet of the property's perimeter. Staff has not received the public noticing materials from the applicant which includes an Assessor's Property Owners List, labels, and a map. These are required to notify neighboring properties of the upcoming public hearing in case they are interested in submitting comments.

Staff requests that the item be continued to the next regularly scheduled Planning Commission meeting on September 21, 2021 so that staff may work with the applicant to complete the public noticing.

Respectfully Submitted By:

Gabriel R. Salazar

Gabriel R. Salazar
Associate Planner

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.2 **August 17, 2021**

APPLICATION: **Vesting Tentative Map No. 03-2020 / Rezone to Planned Development 01-2020 / and Architecture and Site Plan Review 05-2021 (Master Case No. 20-0024) – Countryside III – 4131 Kentucky Avenue (APN: 062-022-020).** The request is an application to subdivide an approximately 4.6-acre parcel into twenty-two (22) lots, three (3) remainder lots and associated street improvements. In addition, a Rezone to Planned Development is requested with Architecture and Site Plan Review for the proposed housing products.

**OWNER/
APPLICANT** Mark Wilbur (McRoy-Wilbur Communities, Inc.)
2909 Coffee Road, Suite 12 A
Modesto, CA 95355

ENGINEER: Rick Mummert
915 17th Street
Modesto, CA 95354

LOCATION/APN: The proposed project is located at the northwest corner of Kentucky Avenue and Central Avenue. The site address is 4131 Kentucky Avenue APN: 062-022-020.

GENERAL PLAN: Low Density Residential (LDR)

ZONING: Current: Single Family Residential (R-1)
Proposed: Planned Development (PD)

**ENVIRONMENTAL
DETERMINATION:** Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approval of Resolution No. 2021-012 recommending to the City Council the approval of a Rezone to Planned Development; approval of Resolution No. 2021-013 recommending to the City Council the approval of Vesting Tentative Map No. 03-2020; and

approval of Resolution No. 2021-014 to approve Architecture and Site Plan Review 05-2021 based on the analysis and findings presented for Countryside III.

ACRONYMS:

ASPR – Architecture and Site Plan Review
CEQA – California Environmental Quality Act
DU – Dwelling Units
LDR – Low Density Residential
LID – Low Impact Development
PD – Planned Development
RMC – Riverbank Municipal Code
VTM – Vesting Tentative Map

EXECUTIVE SUMMARY

The proposed project consists of Vesting Tentative Map 3-2020, Architecture and Site Plan Review 05-2021, and Rezone 01-2020 (to Planned Development) to subdivide a parcel of approximately 4.6 acres into twenty-two (22) single-family residential lots and three (3) remainder lots for a storm drain basin, and associated street improvements. The project site currently has a General Plan Land Use designation of Low Density Residential (LDR) and is currently zoned Single Family Residential (R-1). The applicant is applying for a rezone to Planned Development since the proposed lots are smaller than the minimum lot size standard for the R-1 Single-Family zoning district. The application is also for the Architecture and Site Plan Review of the houses.

BACKGROUND

The total area of the subdivision is +/- 4.56 acres (5.48 units/net acre). The project site is situated on the east side of Riverbank and is bounded by Countryside II, a 40-lot residential subdivision under construction to the north; County pastures and ranchettes across Central Avenue to the east; undeveloped pasture lands, railroad tracks, and the Riverbank Industrial Complex across Kentucky Avenue to the south; and future Riverbank Enclave, an approved 18-lot residential subdivision to the west. The project site is vacant after an older farmhouse at 4131 Kentucky Avenue was demolished.

PROJECT ANALYSIS

A. Rezone to PD

The developer is requesting relief from Single Family Residential (R-1) standards through rezoning the property as Planned Development (PD) (Attachment 1). The Table below compares the standards of the existing and proposed districts, four (4) of which propose smaller minimums than the R-1 zone does (*):

Type of Standard	LDR Zoning Standards	Proposed PD Standards
Lot Size	6,000 square feet minimum	4,992 square feet minimum *
Lot Width	60/65 feet minimum	50/55 feet minimum *
Lot Depth	100 feet minimum	88.5 feet minimum *
Density	8 units per net acre	5.48 units per net acre
Height	35 feet maximum	To Be Determined
Front Setback	10 feet minimum	10 feet minimum
Garage Setback	20 feet minimum	20 feet minimum
Side Setback	5 feet minimum	5 feet minimum
Rear Setback	5 feet minimum	10 feet minimum
Lot Coverage	50% maximum	50% maximum
Accessory Height	15 feet maximum	To Be Determined
Local Street Width	64 feet	48 feet minimum *
Sidewalks	Both sides of street	Both sides of street
Onsite Parking	2 covered spaces	2 covered spaces
Street Parking	Both sides of street	Both sides of street

Pursuant to RMC section 153.162 (E)(3), staff has requested that the developer offer amenities to compensate the neighborhood for deviating from the minimum standards above. These amenities could include enhanced landscaping, a colored concrete or brick crosswalk, upgraded front doors and garage doors, decorative wrought iron fencing in the front, open space furniture, French doors instead of sliders, community art, etc. Other suggestions to staff would be considered. The developer proposes amenities such as upgraded garage doors, decorative outdoor lighting, and enhanced landscaping.

Per Riverbank Municipal Code section 153.161 (A), no combination of parcels less than one (1) acre in size may be rezoned PD. The parcel proposed for development in this project totals 4.6± acres. Therefore, the project meets this requirement.

Rezone Findings

The Planning Commission may recommend approval, conditional approval, or disapproval of the rezone to PD to the City Council. To recommend approval, the project must meet the required findings of fact:

1. Each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development. *The development could be built in stages and exist as independent units capable of creating a good environment.*

2. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect. *The site was a mostly vacant parcel with an older house and a couple of small existing buildings (all demolished now) in the northwest corner of the site. The site had become an illegal dumping ground for old furniture and trash. A new subdivision will reduce any blighted conditions on the property as well as add to the diverse housing stock the City has to offer to potential new residents.*
3. Any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offers certain redeeming features to compensate for any deviations that may be permitted. *Amenities proposed by the developer and staff for the deviations from R-1 include upgraded garage doors, decorative outdoor lighting, and enhanced landscaping.*
4. The principles incorporated in the proposed plans identify unique characteristics which could not otherwise be achieved under other zoning districts. *The combined size and shape of the property was inadequate to design standard size lots and accommodate streets. Smaller lots cannot be achieved under other zoning districts.*
5. Where a PD rezone is initiated by the City, the previous findings are not required. *This PD was not initiated by the City.*

B. Vesting Tentative Map 03-2020

A Rezone to Planned Development must be approved by the City Council (Attachment 1 Exhibit A) before a vesting tentative map on that property, with lots that deviate from City standards, can be approved (Attachment 2). A “vesting” map is used in place of a Development Agreement so provides engineering information beyond what a normal tentative map shows (grading elevations, utility line sizes etc).

Vesting Tentative Map 03-2020 (Attachment 2 Exhibit A) is a proposed small lot single-family residential subdivision. The lot sizes are below the R-1 standard size of 6,000 square feet; therefore, the applicant is applying for a rezone to PD which accommodates the proposed +/- 5,000 square foot lots.

The tentative map shows three (3) out lots - all are proposed as an interim storm water basin. In the future, when the subdivision is connected to a regional stormwater basin, the interim basin would be filled to create three (3) buildable lots. There is no location proposed or time table for the development of a regional basin; therefore, the City Engineer has required the “interim” be removed from the map as a condition of map

approval. The City developed LID guidelines due to storm water discharge standards implemented by the State of California through the MS4 permit process. The proposed project embraces the City's and State's LID guidelines. All project storm water will be collected and disposed of on-site through the use of a storm water detention basin. The project is in the process of annexing into Community Facilities District (CFD) 2016-01 for the future maintenance of the storm water system as well as the streets, waste water, and water systems.

The City has required the applicant to improve portions of Central Avenue and Kentucky Avenue, including the project's frontage, to be consistent with the City's Circulation Element Street Design Standards. The streets are designed to accommodate low-impact design standards as well as to encourage Complete Streets for vehicles as well as pedestrians. Though streets appear narrow on paper, the Stanislaus Consolidated Fire District plan reviewer has determined the two cul-de-sacs will accommodate their required truck turning radius.

Before Final Map approval, proposed cul-de-sac names will be reviewed by staff and outside agencies such as Fire and 911 to see if they are currently in use. Per RMC section 152.026 (L) all street names shall be approved by City Council and this is done at Final Map. Duplication of existing names within the County will not be allowed unless the streets are obviously in alignment with existing streets and likely to sometime be a continuation of the other street.

Vesting Tentative Map 03-2020 can be recommended for approval to the City Council by the Planning Commission if it can make the following findings:

1. The proposed map is consistent with applicable general and specific plans. *The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted.*
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. *The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted as they relate to connectivity, sidewalks, and the provision of amenities.*
3. The site is physically suitable for the type of development. *The Countryside III site is suitable for a new subdivision of this type and is a continuation of adjacent Countryside I and Countryside II.*
4. The site is physically suitable for the proposed density of the development. *The site is physically suitable for a proposed density of 0-8 dwelling units per net acre.*

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats. *The design of the subdivision should not injure fish, wildlife, or their habitats, none of which are present on the site.*
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. *There is nothing in the design of the subdivision or proposed improvements that should cause serious health problems.*
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. *The design of the subdivision should not conflict with any easements of record. The map was reviewed by the Oakdale Irrigation District.*

C. Architecture / Design Guidelines

The proposed Architecture and Site Plan Review is subject to approval by the Planning Commission (Attachment 3) pursuant to Section 153.095 (G) of the City of Riverbank Code of Ordinances. There are five (5) models (Attachment 3 Exhibit A), three (3) variations (Farmhouse, Craftsman, and Cottage), and twelve (12) color palettes proposed:

Model Number / Total Square Feet	Bedrooms	Bathrooms	Amenities (all models)
1. 1695 sf	3	2	Energy efficient stucco application, vinyl clad windows, front yard
2. 1742 sf	3	2	landscaping, rear and side yard fencing, color accented window trim
3. 1868 sf	3	3	and doors, stone accents, tile roofs, metal garage doors with remote
4. 2105 sf	4	2.5	control openers, full perimeter rain gutters, covered rear patio, satellite connection.
5. 2118 sf	3	3	

There are twelve color palettes proposed:

	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6
Comp Roof	Weathered Wood	Weathered Wood	Weathered Wood	Weathered Wood	Moire Black	Resawn Shake
Tile Roof	Alameda Range	Brown Range	Seattle Blend	Slate Range	Brown Gray Range	Arcadia
Main Body	Analytical Gray	Natural Choice	Mineral Deposit	Dorian Gray	Outerbanks	Artisan Tan
Siding	Pure White	Smokehouse	Elder White	First Star	Sandbar	Grizzle Gray
Trim	Pure White	Smokehouse	Elder White	First Star	Porpoise	Chateau Brown
Front Door	Cordial	Rookwood Sash Gray	Spiced Cider	Jasper Stone	Raisin	Rockwood Red
Shutters	Classic French Gray	Deep Forest Brown	Homburg Gray	Charcoal Blue	-	-

	Scheme 7	Scheme 8	Scheme 9	Scheme 10	Scheme 11	Scheme 12
Comp Roof	Heather Blend	Weathered Wood	Georgetown Gray	Weathered Wood	Georgetown Gray	Weathered Wood
Tile Roof	Manteca Blend	Del Norte Blend	Rocklin Blend	Hillsborough Blend	Charcoal	Brown Gray Range
Main Body	Useful Gray	Bittersweet Stem	Ecru	Chocolate Powder	Zircon	Analytical Gray
Siding	Link Gray	Pottery Urn	Roycroft Vellum	Hot Cocoa	African Gray	Studio Clay
Trim	Pure White	Downy	Extra White	Heron Plume	Highly Reflective White	Nuance
Front Door	Sommelier	Roycroft Pewter	Muddled Basil	Rockweed	Toile Red	Plum Brown
Shutters	-	-	Library Pewter	Functional Gray	Outer Space	Plum Brown
Stone	-	-	Hudson Bay	Ashfall	White Oak	Grand Mesa

1. Porches, Entries, and Windows – A clear sense of entry and design interest to a home is provided through the inclusion of 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. Large front facing windows provide “eyes on the street” for security.
2. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. 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. Street parking is permitted.
4. Fence and Wall 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. Per the City of Riverbank Standard Conditions, Resolution 2013-014 Condition #22, if the project is a Planned Development, the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer. This is accomplished through annexation into CFD 2016-01.

GENERAL PLAN CONSISTENCY FINDINGS

The project site's density is 5.48 dwelling units per net acre. Total project acreage minus the land needed for streets and public uses equals net acres. At this density, the Project is consistent with a General Plan designation of Low Density Residential (LDR, net density of 0-8 units per acre). Below is a discussion of General Plan Policies with which the proposed project is consistent:

1. Policy DESIGN-2.4

"The City will require construction of intersections with the minimum dimensions and turning radii necessary to maintain established levels of service." Though streets appear narrow on paper, the Stanislaus Consolidated Fire District plan reviewer has determined the two cul-de-sacs will accommodate their truck turning radius requirements.

2. Policy DESIGN-2.5

"The City will require visually attractive streetscapes with street trees and sidewalks on both sides of the streets, planting strips, attractive transit shelters, benches, and pedestrian-scale streetlights in appropriate locations." The applicant is providing sidewalks, street trees, and planting strips on all sides of the two internal cul-de-sac streets, the west side of Central Avenue, and the north side of Kentucky Avenue.

3. Policy DESIGN-3.1

“The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods. Individual blocks in approved plans, projects, and subdivision requests shall be no more than 300-400 linear feet per block face or 1,000 to 1,300 linear feet total per block perimeter.” *The project consists of two cul-de-sacs that are approximately 200 feet in length.*

4. 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 and setbacks that are varied to prevent monotonous streetscapes and a pedestrian friendly environment.*

5. Policy DESIGN-3.5

“The City will ensure that smaller residential lots, including those with widths of less than approximately fifty (50) feet, shall minimize driveway widths, set garages back from the home structure, and minimize garage widths. The City will encourage the use of alleyway access, in particular for smaller residential lots, in coordination with Fire District requirements.” *Some of the lots at the rear of the cul-de-sacs are less than 50 feet in width. Garages are set back from the home structures and driveway and garage widths are at minimum.*

6. 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) models, three (3) variations (Farmhouse, Craftsman, and Cottage) and twelve (12) color schemes to provide diversity among the dwelling units. These variations have increased with each phase of Countryside. 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.*

7. 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.*

8. Policy CONS-4.2

“Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.” *The Developer has provided a stormwater basin within the project to keep the water on-site for percolation. He will be working with the City Engineer to ensure it is an appropriate size for the project. The developer is annexing into Community Facilities District 01-2016 for future maintenance or replacement.*

9. CONS-8.6

“The City will encourage compact development to achieve more efficient use of resources and provision of public facilities and services.” *The project, through the use of Planned Development zoning offers smaller lot sizes for a more compact development. State law requires all new houses to be equipped with solar.*

10. CONS-8.9

“Approved projects, plans, and subdivision requests shall include native, drought-tolerant landscaping.” *Map Conditions of Approval include a requirement that landscape and irrigation plans conform to the state’s MWELo requirements.*

11. SAFE-2.2

“The City will consult with fire protection service providers in reviewing development proposals. Development proposals will include City conditions that respond to concerns of fire prevention service providers.” *The City routes all development projects to Stanislaus Consolidated Fire District or Stanislaus County Fire Prevention Bureau for review, comments, and recommended Conditions of Approval.*

PARK-IN-LIEU FEE

Pursuant to RMC Section 11-3-12(c), the Project has an obligation to dedicate park land or pay a Park-in-lieu Fee. The developer has set aside land for a storm water basin but there is no recreational equipment proposed for a park. The obligation for this project is

0.19 acres to be paid based on values of land at the time the Final Map is recorded. A recent appraisal by this developer shows an acre of residential/park land is valued at \$130,000 per acre. Therefore, at this value, the developer would owe \$24,882 in park in-lieu fees which equates to \$1,131 per unit.

ENVIRONMENTAL DETERMINATION

The proposed Vesting Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy. Therefore, the project qualifies for this exemption.

PUBLIC NOTICE

On August 4, 2021, public notices for the Planning Commission hearing were mailed to interested parties and property owners within 300 feet of the project location. The Planning Commission hearing notice was published in the Riverbank News on August 4, 2021. The notice was posted on the City's website and physically posted at City Hall North, South, the post office and sent to the library on August 5, 2021. The subject property public notice sign was posted on August 5, 2021.

ATTACHMENTS

1. Planning Commission Resolution No. 2021-012 (Rezone)
Exhibit A – Draft City Council Ordinance No. 2021-(TBD)
2. Planning Commission Resolution No. 2021-013 (VTM)
Exhibit A – Vesting Tentative Map 3-2020
3. Planning Commission Resolution No. 2021-014 (ASPR)
Exhibit A – Floor Plans and Elevations

Respectfully Submitted By:

Gabriel R. Salazar

Gabriel R. Salazar
Associate Planner

Riverbank Planning Commission
Staff Report 3.2
Meeting of August 17, 2021
Page 11 of 11

**City of Riverbank
Planning Commission
Resolution No. 2021-012**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
THE APPROVAL OF ORDINANCE NO. 2021-TBD TO REZONE 4.6±
ACRES, KNOWN AS COUNTRYSIDE III TO PLANNED DEVELOPMENT,
LOCATED AT 4131 KENTUCKY AVENUE APN: 062-022-020**

WHEREAS, an application has been received from McRoy Wilbur Communities, with a proposal to subdivide approximately 4.6± acres into twenty-two (22) single family and three (3) remainder lots which allows for a net density of zero to eight (0-8) dwelling units per acre; and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) with a General Plan Land Use designation of Low Density Residential (LDR); and

WHEREAS, the applicant is proposing to rezone the property to Planned Development (PD) from Single Family Residential (R-1); and

WHEREAS, the Planning Commission held a public hearing on August 17, 2021, to consider Rezone 01-2020; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on August 4, 2021; and

WHEREAS, notices of the public hearing on the Rezone were mailed to all property owners within three hundred (300) feet of the property, according to the most recent assessor's roll, on August 4, 2021; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on August 17, 2021 in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2021-XXX, REZONING 4.6± ACRES TO PLANNED DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
 - a. The property identified in this action has a General Plan Land Use Designation of Low Density Residential (LDR) and a current zoning of Single Family Residential (R-1). The project proposes a Rezone to Planned Development (PD).

- b. The proposed Rezone to PD will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.
2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.
3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.
4. Deviations from the standard ordinance requirements is warranted by the shape of the small lot and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.
5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.
6. The PD rezone was not initiated by the City, so the findings above are required.

Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution 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 resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or 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.

The City finds that the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of August 2021, by the following roll call vote___:

AYES:

NOES:

ABSENT:

Riverbank Planning Commission
August 17, 2021
Resolution No. 2021-012
Page 2 of 3

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

Attachment: **Exhibit A** – Draft City Council Ordinance No. 2021-XXX

**CITY OF RIVERBANK
ORDINANCE NO. 2021-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING THE REZONING OF 4.6± ACRES TO PLANNED DEVELOPMENT,
LOCATED AT 4131 KENTUCKY AVENUE (APN 062-022-020) –
A PROJECT KNOWN AS COUNTRYSIDE III**

WHEREAS, an application has been received from McRoy Wilbur Communities, with a proposal to subdivide approximately 4.6± acres into twenty-two (22) single family lots and three (3) remainder lots, which allows for a net density of zero to eight (0-8) dwelling units per acre; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, August 17, 2021 to consider the proposed Rezone Ordinance in Riverbank; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. An application has been received from McRoy Wilbur Communities with a proposal to subdivide approximately 4.6± acres into twenty-two (22) single-family residential lots and three (3) remainder lots, which allows for a net density of 0-8 dwelling units per acre; and
2. The project site is currently zoned Single Family Residential (R-1) with a General Plan Land Use Designation of Low Density Residential (LDR); and
3. The applicant is proposing to rezone the subject property to Planned Development (PD); and
4. Notice of the public hearing on the proposed Rezone Ordinance was published in the *Riverbank News*, a newspaper of general circulation, on August 4, 2021; and,
5. Notices of the public hearing on the proposed Rezone Ordinance were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on August 4, 2021; and
6. The City finds that Pursuant to the California Environmental Quality Act, the Project is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and

surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

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

Section 1: The City Council of the City of Riverbank approves Rezoning 4.6± acres to the Planned Development zoning district, located at 4131 Kentucky Avenue APN 062-022-020.

Section 2: Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution 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 resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution 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 3: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is 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 17th day of August 2021; 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

DRAFT

**City of Riverbank
Planning Commission
Resolution No. 2021-013**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK RECOMMENDING APPROVAL OF THE REQUEST OF
MCROY WILBUR COMMUNITIES FOR VESTING TENTATIVE MAP 03-
2020 TO SUBDIVIDE 4.6± ACRES INTO 22 PLANNED DEVELOPMENT
SINGLE FAMILY RESIDENTIAL LOTS AND 3 REMAINDER LOTS,
LOCATED AT 4131 KENTUCKY AVENUE APN: 062-022-020**

WHEREAS, an application has been received from McRoy Wilbur Communities, with a proposal to subdivide approximately 4.6± acres into twenty-two (22) single family and three (3) remainder lots which allows for a net density of zero to eight (0-8) dwelling units per acre; and

WHEREAS, the City Subdivision Ordinance, Section 152.037 states that as a condition of approval of a vesting tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.19 acres; and

WHEREAS, public facilities represent the public's investment in the development of the complex, urban infrastructure that is necessary to support the physical operation of the city; and

WHEREAS, the proposed vesting tentative map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.4 (minimum dimensions), DESIGN-2.5 (streetscapes), DESIGN-3.1 (continuity), DESIGN-3.2 (pedestrian-friendly), DESIGN-3.5 (small lot minimization), DESIGN 5.2 (eyes on the street), CONS-4.2 (stormwater), CONS-8.6 (compact development), CONS-8.9 (drought-tolerant landscape), and SAFE 2.2 (fire protection); and

WHEREAS, Vesting Tentative Map 03-2020 was reviewed by the Riverbank Planning Commission at a regular meeting held on August 17, 2021 in the manner prescribed by law; and

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Vesting Tentative Map dated June 7, 2021 prepared by Benchmark Engineering, Inc. and modified by adopted Conditions of Approval, and 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 with modification by the adopted conditions of approval.
- B. Notice to the general public and adjoining neighbors in the time and in the manner

required by State Law and City Code was provided.

- C. The City finds that Pursuant to the California Environmental Quality Act, the proposed Vesting Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.
- D. The approval of Vesting Tentative Map 03-2020 to divide parcel APN 062-022-020 of 4.6± acres, into 22 single family and 3 remainder lots will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that the project is similar to, and compatible with, neighboring uses in the area.

Whereas, The request for the Vesting Tentative Map is hereby recommended for conditional approval by the Planning Commission of the City of Riverbank, subject to and modified by the following conditions:

- 1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01 (currently in process), or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
- 2. The project storm drainage shall be sized to manage the storm water from Central Avenue, Kentucky Avenue, and Courts A and B together with all lots. Sizing shall be based on percolation rates; and
- 3. The basin is not likely to be an interim basin since there is no provision currently for a regional basin. (Tentative Map Note 7). Remove all reference to an interim basin and remove the lot lines for lots 23-25 and make them a City Standard basin design; and
- 4. All wells and septic tanks shall be abandoned as a condition of map approval; and
- 5. A 12-inch waterline in Kentucky Avenue is required to be connected at Central Avenue and tie into Claus Road; and
- 6. Water valves shall be installed at all three legs of the water cluster; and
- 7. Three (3) sets of landscape and irrigation plans conforming to the state's MWELo requirements shall be prepared and submitted with fee for review and approval by the City's contract

landscape architect before Final Map. The storm basin shall be fully landscaped and slope protection provided; and

8. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
9. The location of OID facilities shall be shown and any proposed relocation or improvements including easements; and
10. All existing overhead electrical shall be placed underground; and
11. Applicant shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.16 acres; and
12. All wet utilities are to be cleaned, tested, and videotaped prior to acceptance by the City of Riverbank; and
13. Street names shall be approved by City Council on the Final Map; and
14. An automatic fire system shall be provided for all Group R occupancies. **CFC 903.2.8**; and
15. Buildings shall be provided with proper address identification in accordance with the California Fire Code as amended by the Stanislaus Consolidated Fire Protection District. **CFC 505.1**; and
16. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into the jurisdiction. All fire apparatus access roads shall meet the design requirements of the California Fire Code. **CFC 503.1.1**; and
17. During construction, Fire apparatus access roads shall be clearly marked with notices or markings that include the words NO PARKING – FIRE LANE. The markings shall be clean and legible at all times. **CFC 503.3**; and
18. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the site. **CFC 507.1**; and
19. Fire apparatus access roads and a water supply for fire protection shall be installed and made serviceable prior to and during the time of construction. **CFC 501.4**; and
20. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two (2) times per day; and
21. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; and
22. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; and

23. All vehicle speeds on unpaved roads shall be limited to fifteen (15) miles per hour; and
24. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binding are used; and
25. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes. Clear signage shall be provided for construction workers at all access points; and
26. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified visible emissions evaluator; and
27. Post a publicly visible sign with the telephone number and person to contact at the Air District regarding dust complaints. The Air District shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations; and
28. Applicant shall comply with San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review; and
29. If potential human remains are encountered, the construction contractor shall halt work in the vicinity (within 100 feet) of the find and contact the City of Riverbank. The project applicant and/or contractor shall be required to contact the Stanislaus County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, If the coroner determines the remains are Native American, the coroner would contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; and
30. Consistent with the requirements of the City of Riverbank Municipal Code, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts on surface water quality through the project construction period. The SWPPP shall be designed to address the following objectives:
 - a. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled using source control and treatment control best management practices (BMPs).
 - b. Where not otherwise permitted by the Regional Water Quality Control Board, all non-stormwater discharges are identified and eliminated.
 - c. BMPs are effective and result in the reduction or elimination of pollutants in stormwater

discharges and authorized non-stormwater discharges from construction activity in accordance with the Construction General Permit; and

31. The project applicant shall fully comply with the City of Riverbank Municipal Code and all Regional Water Quality Control Board stormwater permit requirements, including Provision C.3 of the Municipal Regional Permit (MRP). This will require preparation and implementation of a complete Stormwater Control Plan (SCP) for the project, which shall be submitted to the City Engineer for review and approval prior to any construction activity. The SCP shall act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project and shall be designed to comply with both MRP and City of Riverbank requirements. At a minimum, the SCP for the project shall include the following:
 - a. An inventory and accounting of existing and proposed impervious areas.
 - b. Low Impact Development (LID) design details incorporated into the project. Specific LID design details may include but are not limited to rain gardens, bio retention areas, pervious pavements, harvesting and reuse of stormwater, dispersal of runoff to landscaped areas, and/or routing of runoff swales and other small-scale facilities distributed throughout the site.
 - c. Measures to address potential stormwater contaminants. These may include measures to address potential sources of stormwater pollutants at the project site, covering trash collection and parking areas.
 - d. A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan shall be finalized prior to the issuance of any building permits for the project; and
32. Construction equipment shall be well maintained to be as quiet as possible. The following measures, when applicable, shall be implemented to reduce noise from construction activities:
 - a. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
 - b. "Quiet" models of air compressors and other stationary noise sources shall be used, where technology exists.
 - c. Stationary noise-generating equipment shall be located as far as feasible from sensitive receptors (neighboring dwellings).
 - d. Unnecessary idling of internal combustion engines shall be prohibited.
 - e. Staging areas and construction material storage areas shall be located as far away as possible from adjacent sensitive land uses (neighboring dwellings).
 - f. Construction-related traffic shall be routed along major roadways (Claus Road and Kentucky Avenue) and as far as feasible from sensitive receptors.
 - g. Residences or noise-sensitive land uses adjacent to construction sites shall be notified of

the construction schedule in writing. The construction contractor shall designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and shall institute reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the liaison at the construction site.

- h. The construction contractor shall hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and construction liaison) are completed.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends for approval Vesting Tentative Map No. 03-2020 (**Exhibit A**), subject to these Conditions of Approval established by Resolution No. 2021-013 and to be recorded as modified.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of August 2021, by the following vote ____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

Attachment: Exhibit A – Vesting Tentative Map 03-2020

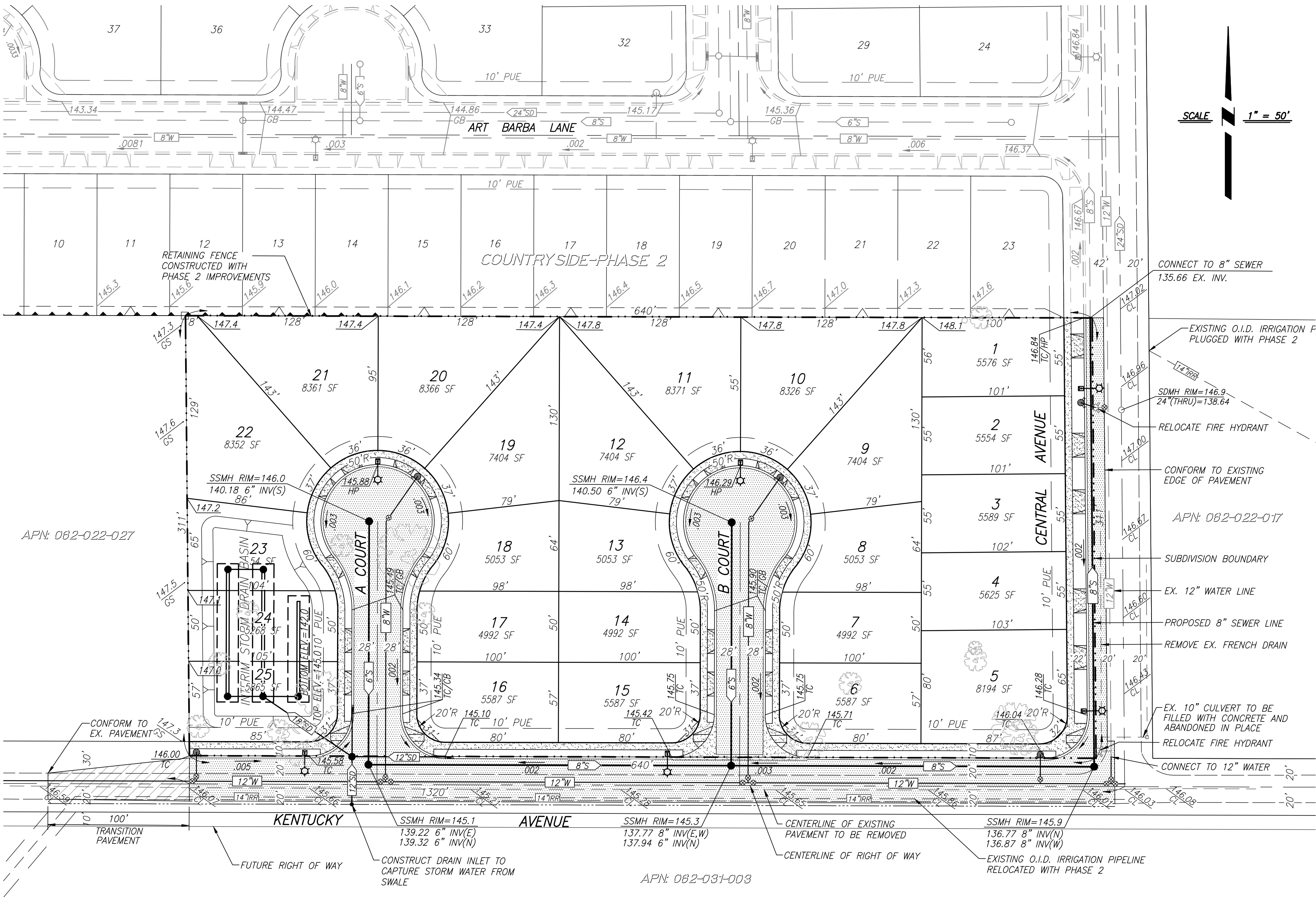
VESTING TENTATIVE SUBDIVISION MAP
COUNTRYSIDE - PHASE 3

BEING SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 30, T.2S., R.10E.,
MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

Exhibit A to Attachment 2

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
BLOWOFF VALVE		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL STREET LIGHT		
STANDARD DRIVEWAY		
DIRECTION OF FLOW	N/A	.002
TOP OF CURB ELEVATION	68.34	68.34
ORIGINAL GROUND		N/A
CURB, GUTTER AND SIDEWALK		



OWNERS
PRAWEE SONGSATERM
BRYAN AND CATLIN BOTTINI
162 SOUTH SONRISA STREET
MOUNTAIN HOUSE, CA 95391

SUBDIVIDER
McROY-WILBUR COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 12A
MODESTO, CA 95355
(209) 491-5450

STATEMENT OF SUBDIVIDER

- ASSESSORS PARCEL NO: 062-022-020
- EXISTING ZONING: R-1
- PROPOSED ZONING: PD
- EROSION CONTROL PER CITY OF RIVERBANK ORDINANCES AND STANDARDS.
- FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF RIVERBANK ORDINANCES AND STANDARDS.
- WATER SUPPLY: CITY OF RIVERBANK.
- SEWAGE DISPOSAL: CITY OF RIVERBANK.
- STORM DRAINAGE: CITY OF RIVERBANK.
- EROSION CONTROL PER CASQA STANDARDS AND CITY OF RIVERBANK.
- TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
- ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MUNICIPAL CODE, REGULATIONS, AND RIVERBANK CITY STANDARDS.
- A GENERAL PLAN AMENDMENT (GPA) AND REZONE APPLICATION HAS BEEN FILED CONCURRENTLY WITH THIS MAP.

NOTES:

- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED AS PER STANISLAUS COUNTY ENVIRONMENTAL RESOURCES DEPT. STANDARDS.
- ALL BUILDINGS, STRUCTURES AND TREES SHALL BE REMOVED PRIOR TO DEVELOPMENT.
- QUITCLAIM AND ABANDONMENT OF OID'S PIPELINES WILL BE CONSIDERED BY OID ONLY AFTER THE PROPOSED PRIVATE IRRIGATION PIPELINE ALONG THE SOUTH SIDE OF KENTUCKY AVENUE IS INSTALLED.
- THE SITE IS BASICALLY FLAT WITH SOME MOUNDING.
- EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
- TOTAL AREA OF THIS SUBDIVISION IS 4.56 ACRES± (5.48 UNITS/NET ACRE) CONTAINING 25 RESIDENTIAL LOTS WITH 3 LOTS BEING UTILIZED FOR AN INTERIM STORM DRAINAGE BASIN.
- THE SUBDIVIDER HERBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

VOLUME CALCULATION:

VOLUME (AC. FT.) = CAR/12
C = 0.65
A = 5.32 ACRES R = 2.88 IN
V = (0.55 X 5.32 X 2.88) / 12
V = 0.70224 AC. FT.
V = 0.70224 AC. FT. X 43,560 S.F. = 30,590 C.F.
V = 30,590 C.F. = 228,810 GAL

BASIN CAPACITY CALCULATION:

TOTAL VOLUME REQUIRED: V = 30,590 C.F. = 228,810 GAL
BASIN VOLUME: (8,459 S.F. BOTTOM + 10,448 S.F. HW) / 2 = 9,454 S.F. (AVG)
: 9,454 S.F. X 2' DEEP = 18,907 C.F.
HORIZONTAL DRAIN VOLUME: (271 L.F. PERC TRENCH X 15' WIDE X 8' DEEP) = 32,520 C.F.
DEDUCT 24" PIPE = 3.14 X 1' X 247 L.F. = 776 C.F. FROM 32,520 C.F. = 31,744 C.F.
DRAIN ROCK CAPTURE VOLUME: 31,744 C.F. X 0.35 (ROCK VOIDS) = 11,110 C.F.
HORIZONTAL DRAIN SYSTEM CAPTURE VOLUME = 11,886 C.F.
TOTAL CAPTURE VOLUME = 30,793 C.F. = 230,332 GAL
BASIN PERCOLATION CALCULATION:

TOTAL VOLUME REQUIRED: V = 228,810 GAL
PERCOLATION RATE: 12.82 GAL/S.F./DAY (AVERAGE)
: 6.41 GAL/S.F./DAY (SAFETY FACTOR OF 2)
BASIN VOLUME PERCOLATED: 6.41 GAL/S.F./DAY X 9,454 S.F. = 60,600 GAL/DAY
DRAIN ROCK AREA: A_B = BOTTOM AREA + HALF OF SIDE AREAS
: A_B = [8 L.F. X 15 L.F.] + 15 L.F. X 8 L.F.] X 271 L.F.
A_B = 8,401 S.F.
HORIZONTAL DRAIN PERCOLATION: 8,401 S.F. X 6.41 GAL/S.F./DAY
: 53,850 GAL/DAY
TOTAL PERCOLATION PER DAY: 114,450 GAL/DAY
TOTAL PERCOLATION VOLUME IN 48HR: 228,901 GAL

JOB NO 141607
DATE 06/07/2021
DR BY: DH/MR
CK BY: RM
SCALE AS SHOWN

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17TH STREET • MODESTO, CALIFORNIA • 95354
(209) 548-9300

VESTING TENTATIVE SUBDIVISION MAP
COUNTRYSIDE - PHASE 3
RIVERBANK, CALIFORNIA

SHEET NUMBER
1
OF 1 SHEETS

City of Riverbank
Planning Commission
Resolution No. 2021-014

APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 05-2021
FOR COUNTRYSIDE III LOCATED AT 4131 KENTUCKY AVENUE
APN: 062-022-020

WHEREAS, an Architecture and Site Plan Review application has been received from McRoy Wilbur Communities, Inc with a proposal for twenty-two (22) single family dwelling units within the Countryside III subdivision located at Kentucky Avenue and Central Avenue (APN: 062-022-020); and

WHEREAS, the Planning Commission held a public hearing on August 17, 2021, to consider Architecture and Site Plan Review 05-2021 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) models, three (3) variations (Farmhouse, Craftsman, and*

Cottage) and twelve (12) color schemes to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan layouts, 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 McRoy Wilbur Communities, 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. A Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and
6. Street names shall not be final until Final Map adoption;
7. 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 05-2021 is hereby approved, subject to those conditions established by Resolution No. 2021-014 and as illustrated in **Exhibit “A”** Site Plans and Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of August, 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:

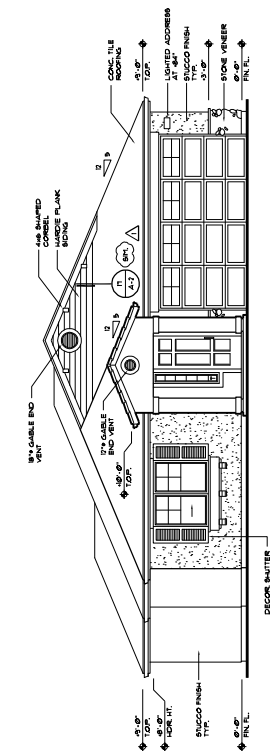
Donna M. Kenney,
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

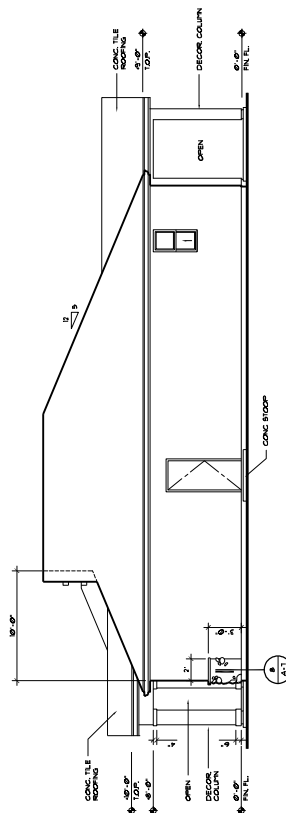
Attachment: **Exhibit A** – Site Plan and Elevations

RIGHT ELEVATION - A

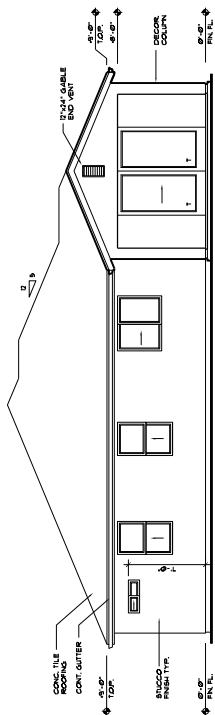
EXTERIOR ELEVATIONS - ELEVATION "A"



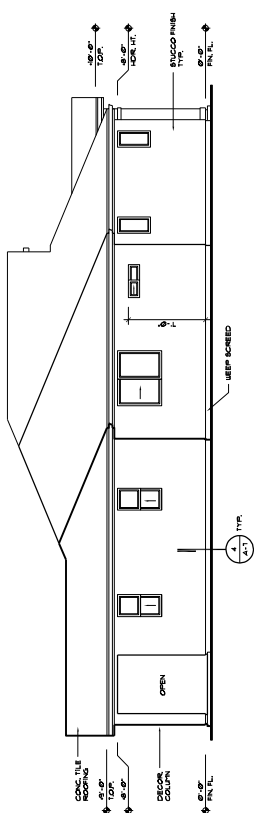
FRONT ELEVATION - B



RIGHT ELEVATION - B



REAR ELEVATION - B



LEFT ELEVATION - B

GENERAL PLAN NOTES :

- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES.
2013 CALIFORNIA RESIDENTIAL CODE.
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILINGS FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE G.F.I. PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE G.F.I. PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.1 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALITY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 10" ABOVE THE DRAIN.
- SHUPLAP SIDING SHALL BE INSTALLED OVER 30# FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER FLUWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING #5 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R313.1.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE W.E. OF A TUB OR SHOWER TO BE TEMPERED.
- PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PRE-MANUFACTURED FIREPLACE(S) TO BUILDING INSPECTOR PRIOR TO INSTALLATION.
- OPTIONAL FIREPLACE FLUE / CHASE TERMINATION, COMBUSTION AIR INFO, ETC. PER MFR'S. REQUIREMENTS.

BUILDING SUMMARY 1,142 SF

MAIN FLOOR PLAN: 1,142 SF
PORCH: 105 SF
COV. PATIO: 129 SF

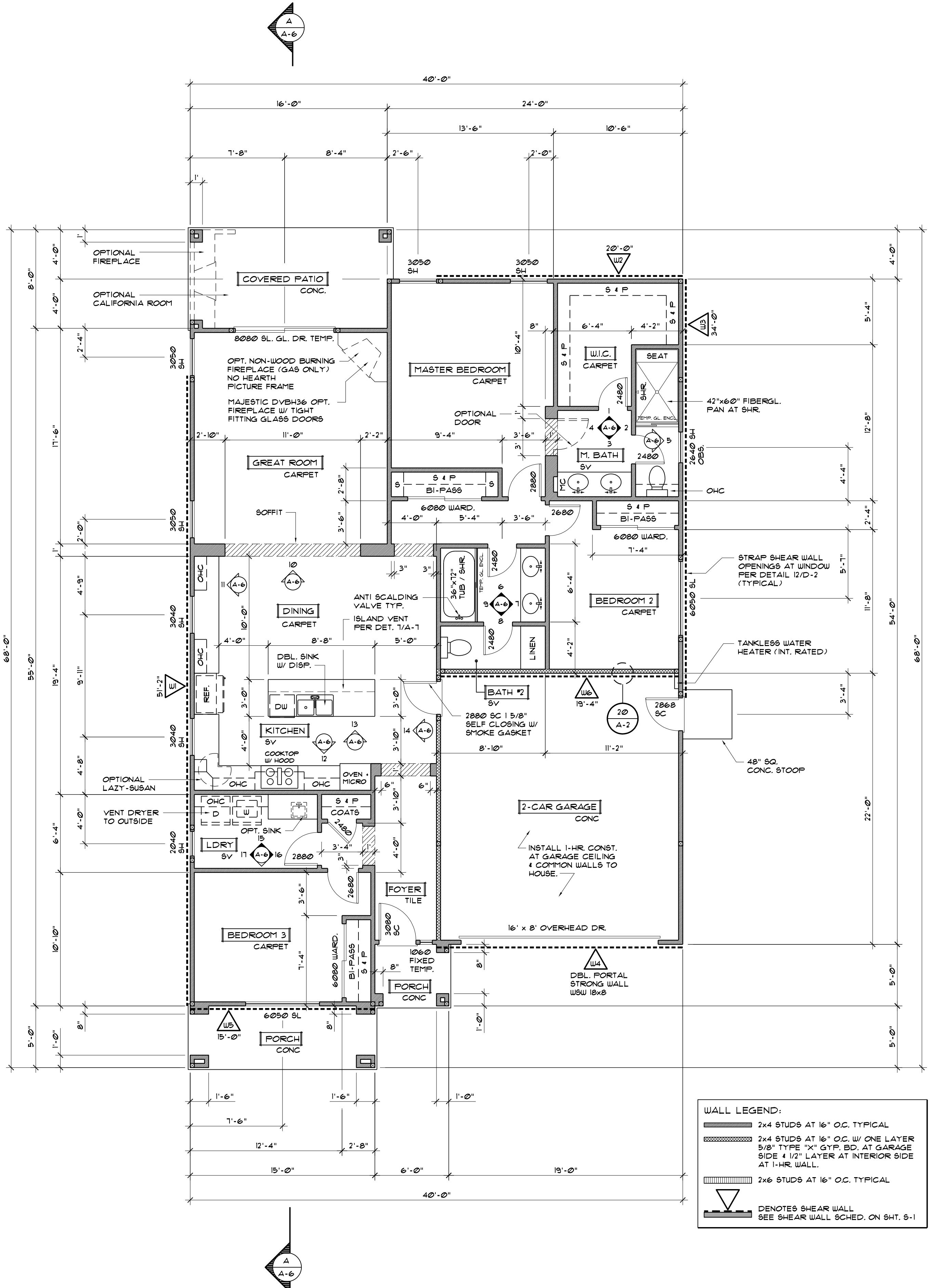
TOTAL SQ. FOOTAGE : 1,916 SF
GARAGE : 433 SF
TOTAL COVERAGE: 2,409 SF

2013 ENERGY STANDARDS:

- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR - CAL ENERGY 150.0/K.6.
- LIGHTING FOR BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFFICACY LUMINAIRE. ALL OTHER LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY A VACANCY SENSOR 150.0/K.5.
- KITCHEN LIGHTING - AT LEAST HALF OF THE RATED LIGHTING WATTAGE IN STALLED IN A KITCHEN SHALL BE HIGH EFFICACY LUMINAIRES. 150.0/K.3.A.
- LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY OR DIMMABLE OR CONTROLLED BY A VACANCY SENSOR.
- ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK 150.0/K.3.
- ALL OUTLETS SHALL BE TAMPERPROOF IN ACCORDANCE WITH CAL-ELECTRICAL CODE 406.12.
- BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT IN ACCORDANCE WITH CRC 303.3 AND CAL GREEN CODE 4.506.

EXHAUST FANS:

- ASHRAE STANDARD 62.2 - USE PANASONIC 'WHISPERGREEN SELECT' MODEL 'FV-05-11VKS', MINIMUM OF THREE (3) FANS AT MINIMUM OF 25 CFM EACH. LOCATE IN THE LAUNDRY ROOM, GUEST BATHROOM AND MASTER BATHROOM. SWITCH (AND LABEL SWITCH) FAN PER ASHRAE STANDARD 62.2.



FLOOR PLAN

3/16" = 1'-0"

skw & associates
architecture • engineering • surveying
2227 scenic drive, Modesto, CA 95355 P: 209-529-6825 F: 209-529-7804

donald t. kan
civil engineer
no. 56676

henry Wong
civil engineer
no. 31008

david j. stank
architect
c. 22908

allan v. Stevenson
civil engineer
no. 61758

DAVID J. STANK
ARCHITECT
C-22908
STATE OF CALIFORNIA

HOUSE PLAN #1742 FOR:
McROY-WILBUR COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

FLOOR PLAN

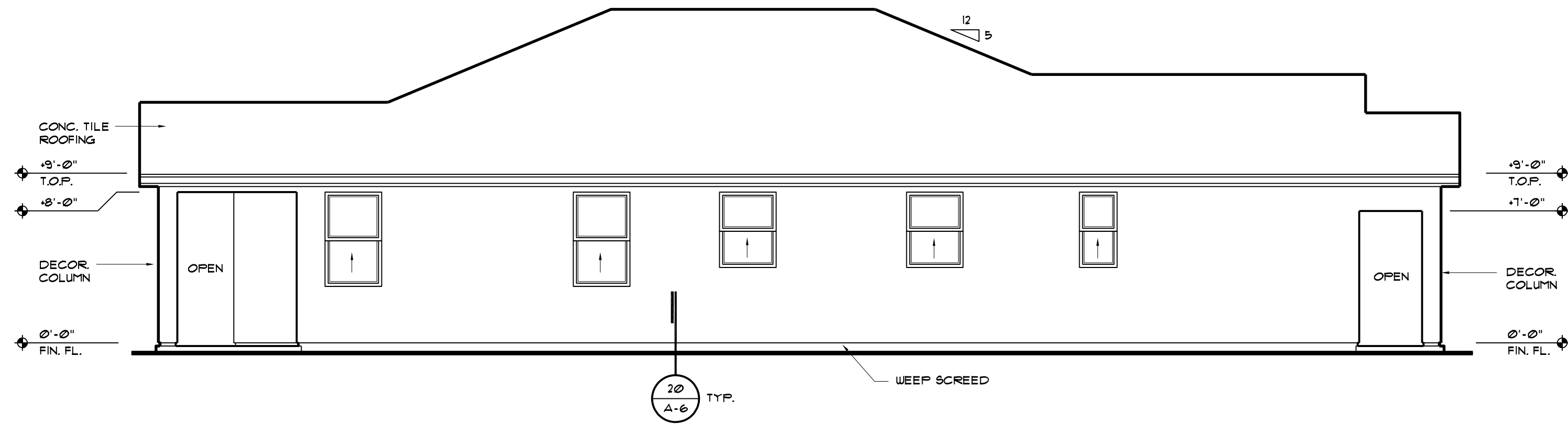
REVISIONS:

BY : CP
LIST :
DATE : 05/22/2020
JOB : 19M061

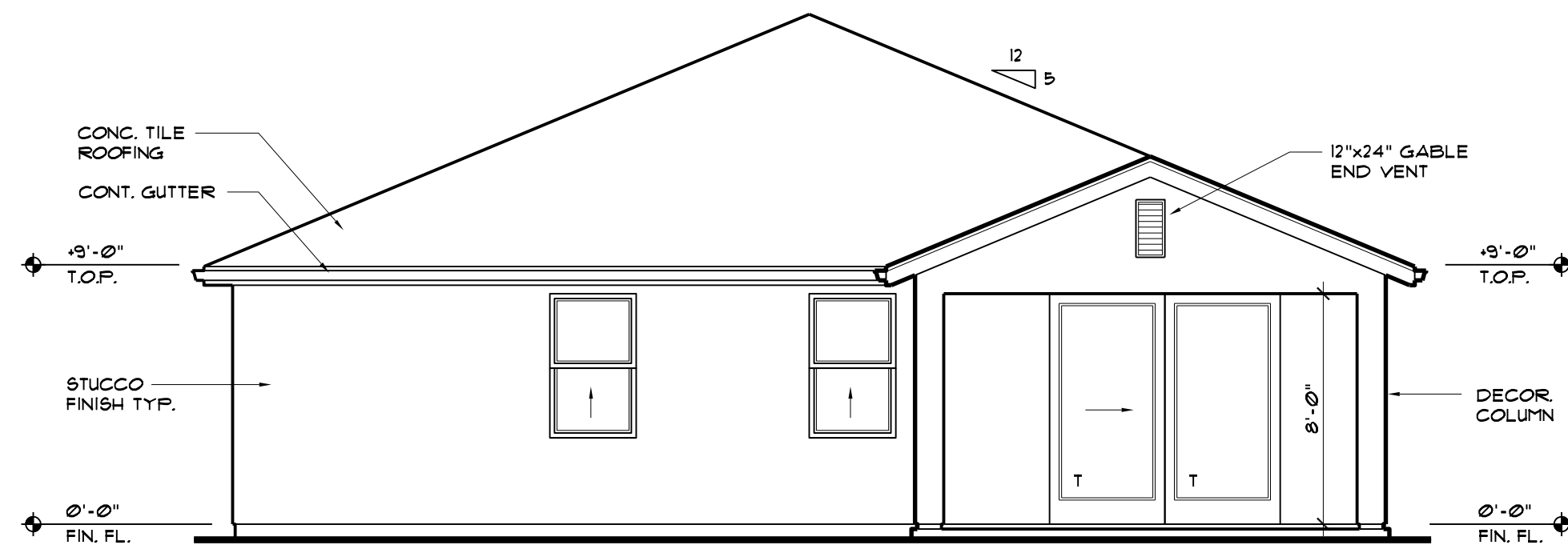
SHEET :

A-1

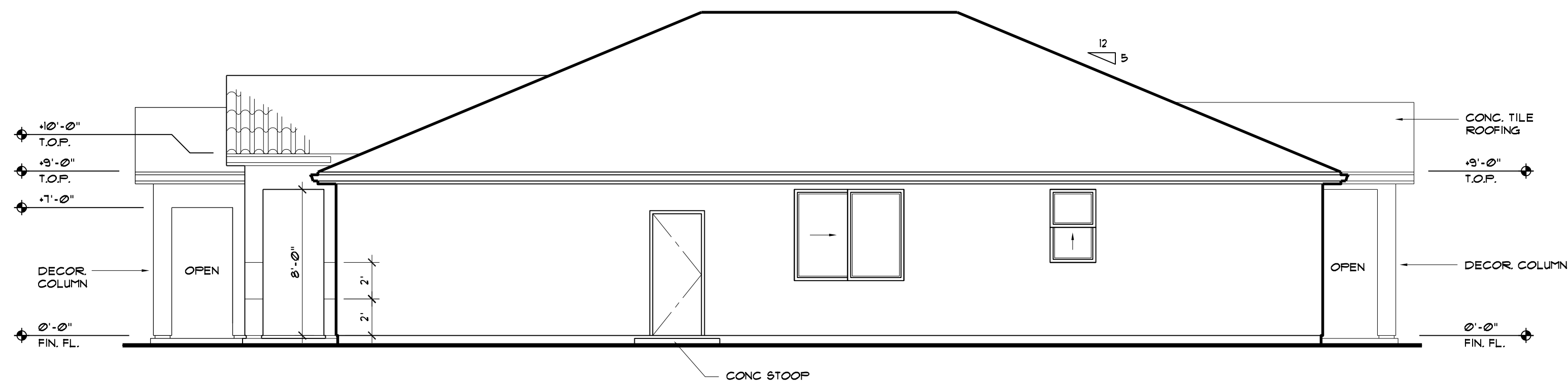
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 150 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. CRC R319.1



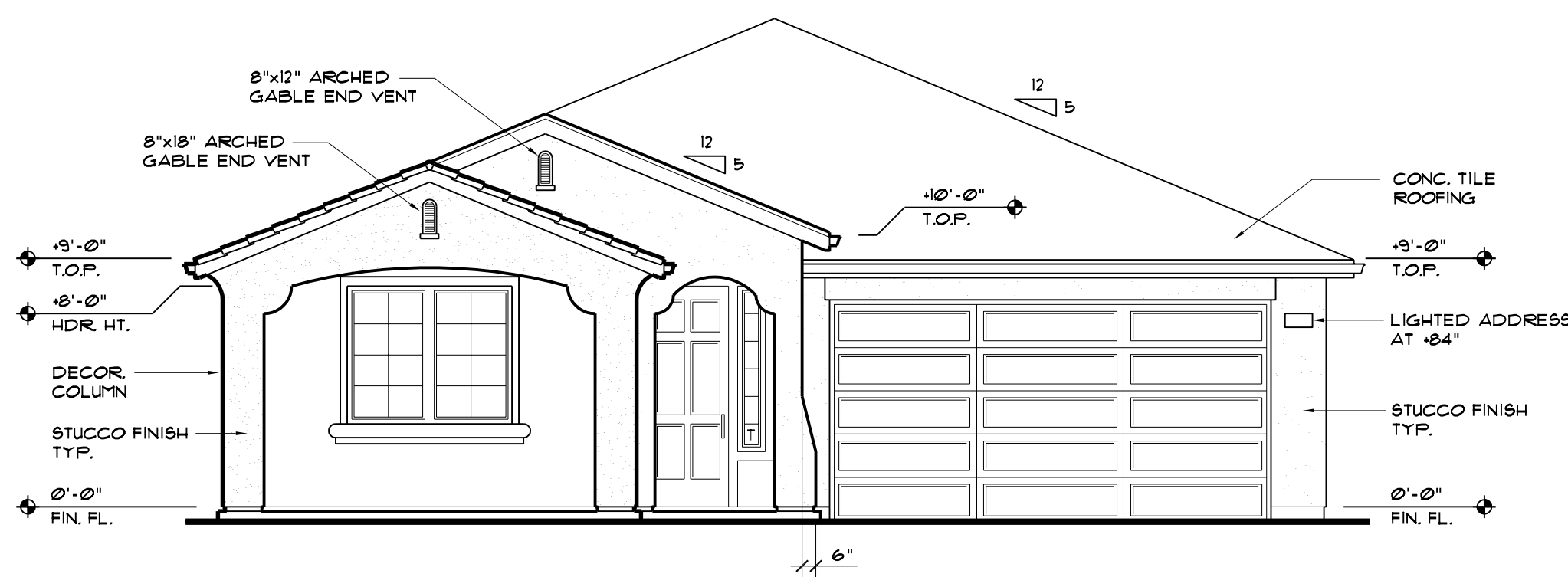
LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A



FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

- donald t. kan
civil engineer
rcs 56676
- henry Wong
civil engineer
rcs 51008
- david j. stark
architect
c 22908
- allan v. stevenson
civil engineer
rcs 61738



HOUSE PLAN #1742 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "A"

REVISIONS:

BY : CP
LIST :
DATE : 05/22/2020
JOB : 19M061

SHEET :

A-3

- donald t. kan
civil engineer
rce 56678
- henry Wong
civil engineer
rce 51008
- david j. starck
architect
c 22903
- allan v. stevenson
civil engineer
rce 49788



HOUSE PLAN #1742 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

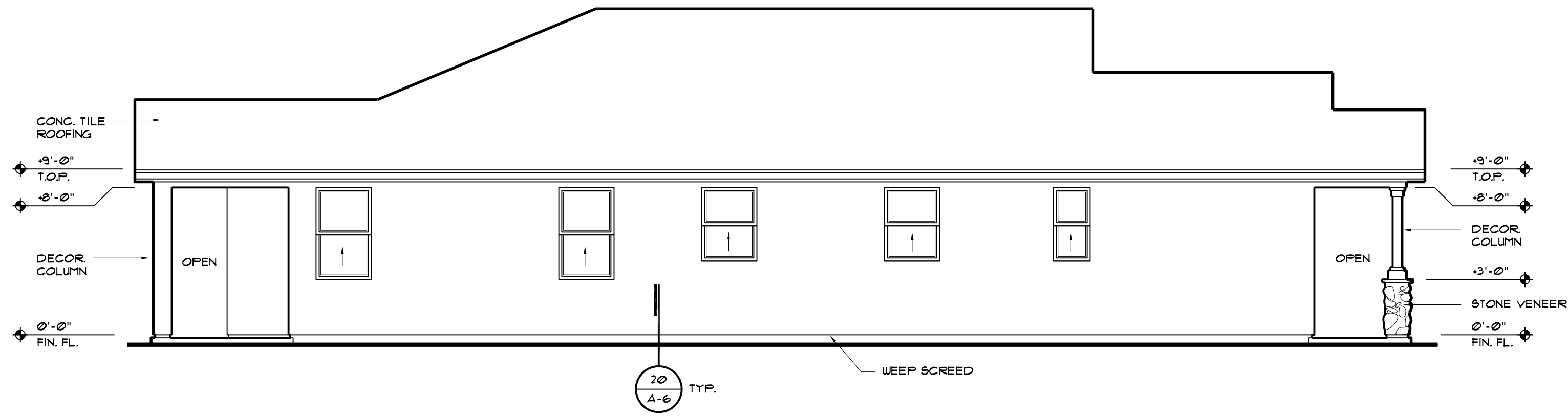
EXTERIOR ELEVATIONS
ELEVATION "B"

REVISIONS:

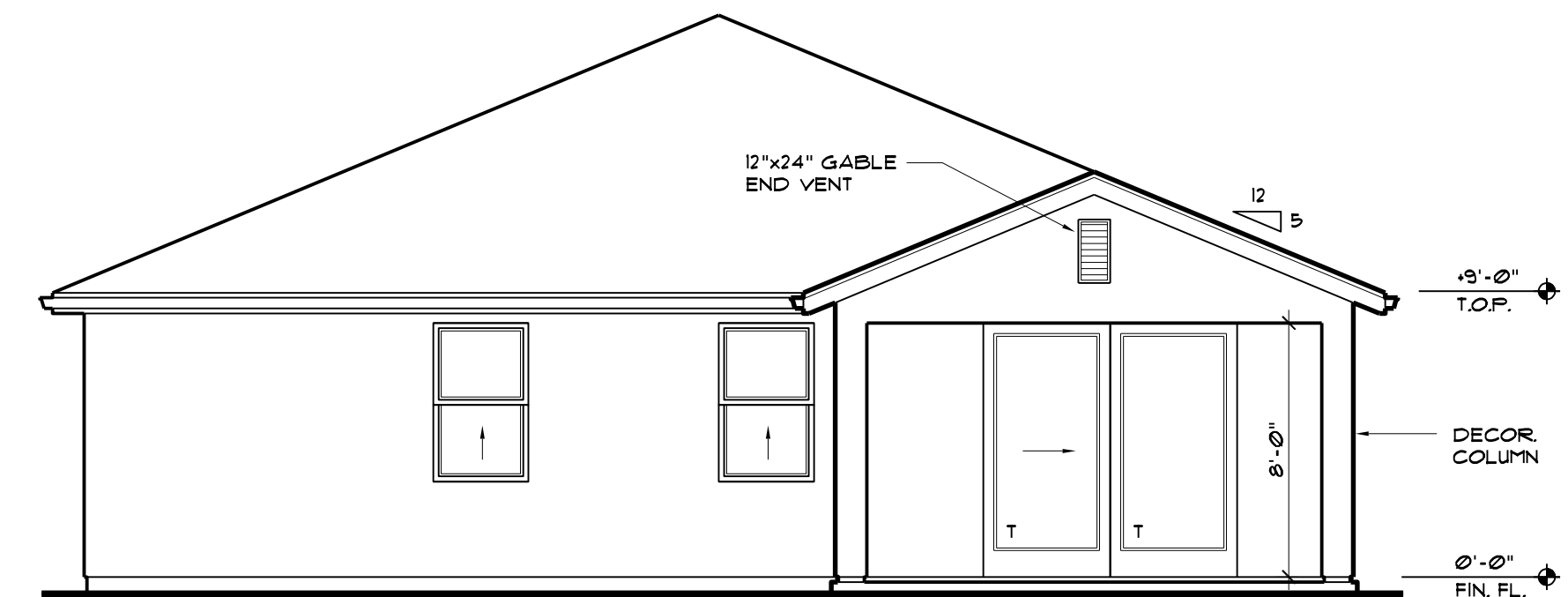
BY : CP
LIST :
DATE : 05/22/2020
JOB : 19MD61

SHEET :

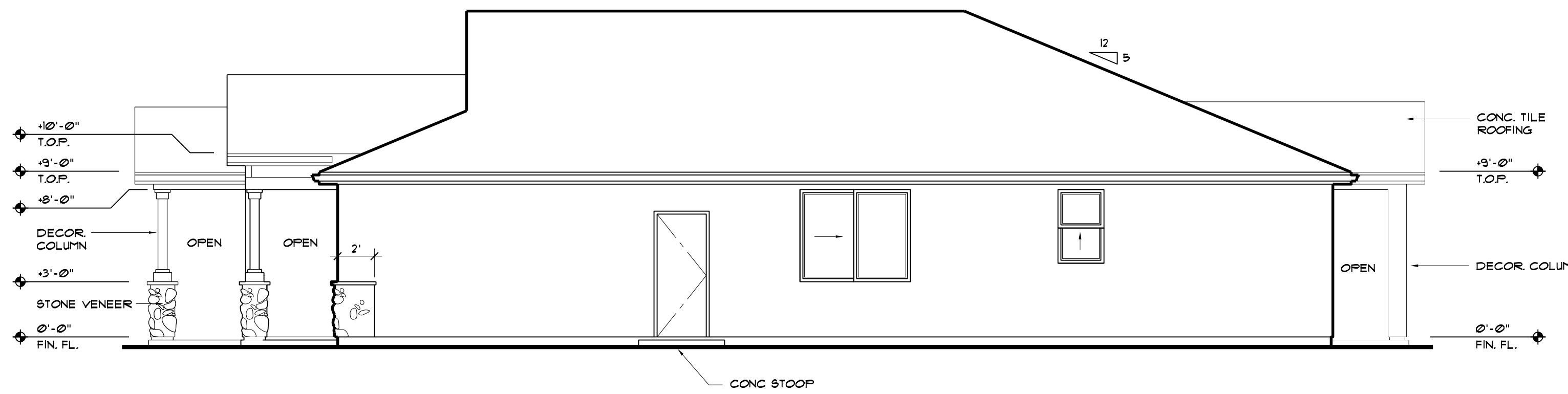
A-4



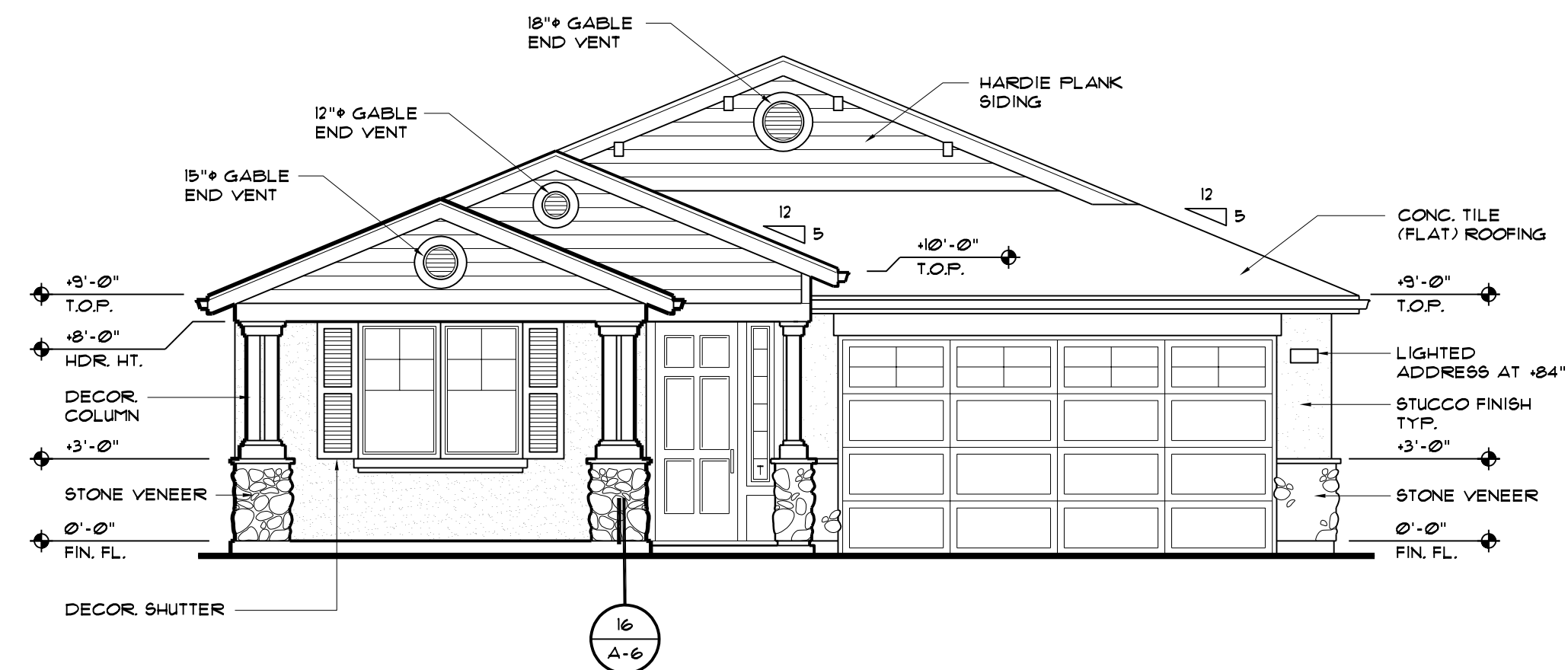
LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B



FRONT ELEVATION - B

- donald t. kan
civil engineer
no. 56675
- henry Wong
civil engineer
no. 31008
- david j. stark
architect
c. 22908
- allan v. stevenson
civil engineer
no. 61758



HOUSE PLAN #1742 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

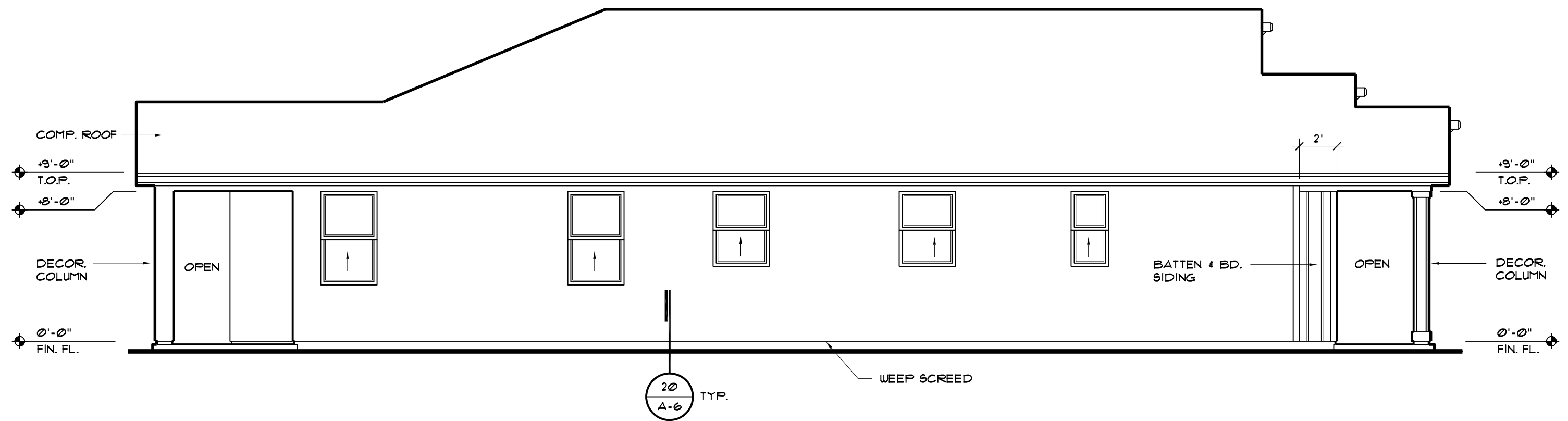
EXTERIOR ELEVATIONS
ELEVATION "C"

REVISIONS:

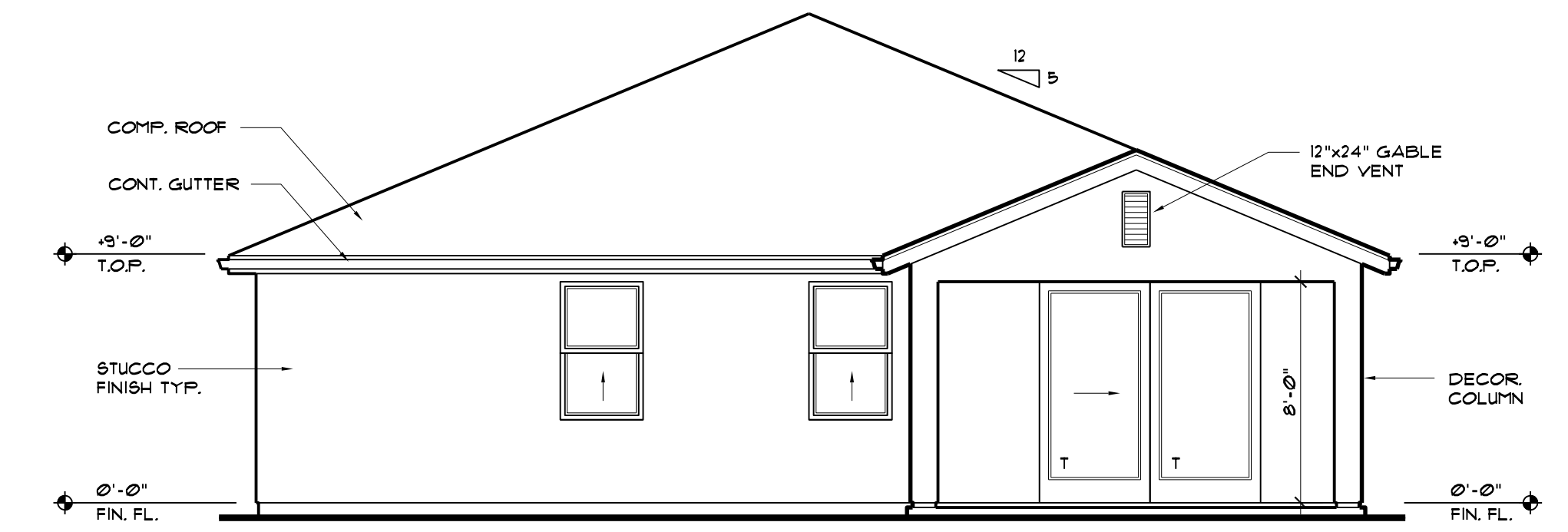
BY : CP
LIST :
DATE : 05/22/2020
JOB : 19MO61

SHEET :

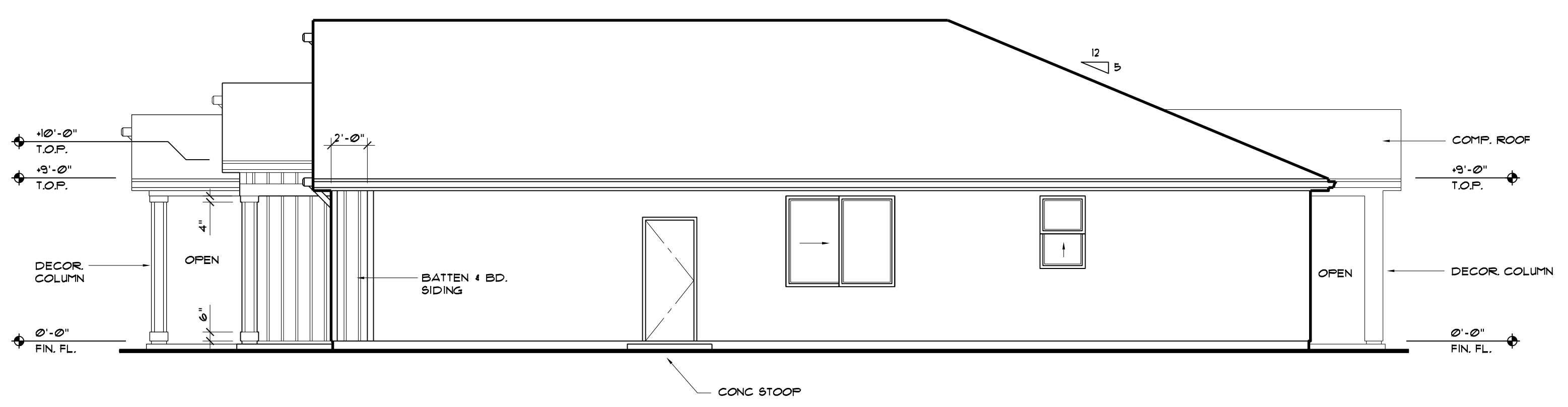
A-5



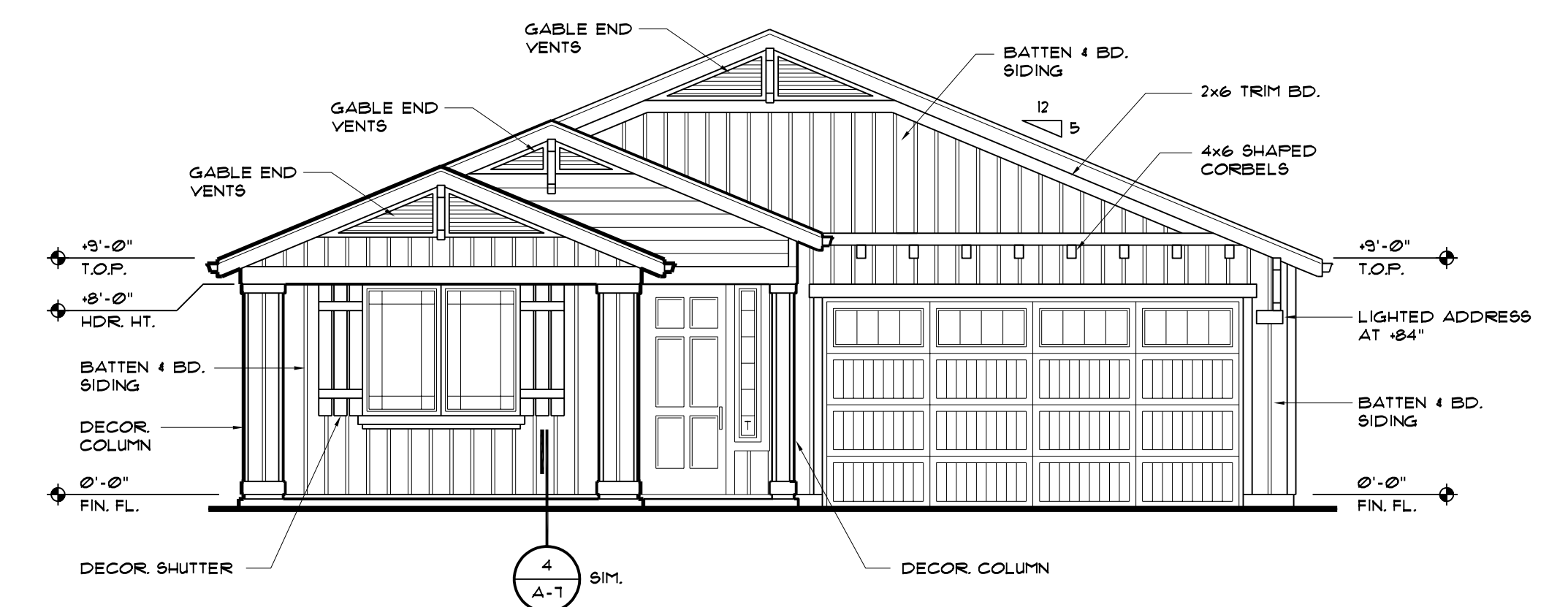
LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

GENERAL PLAN NOTES :

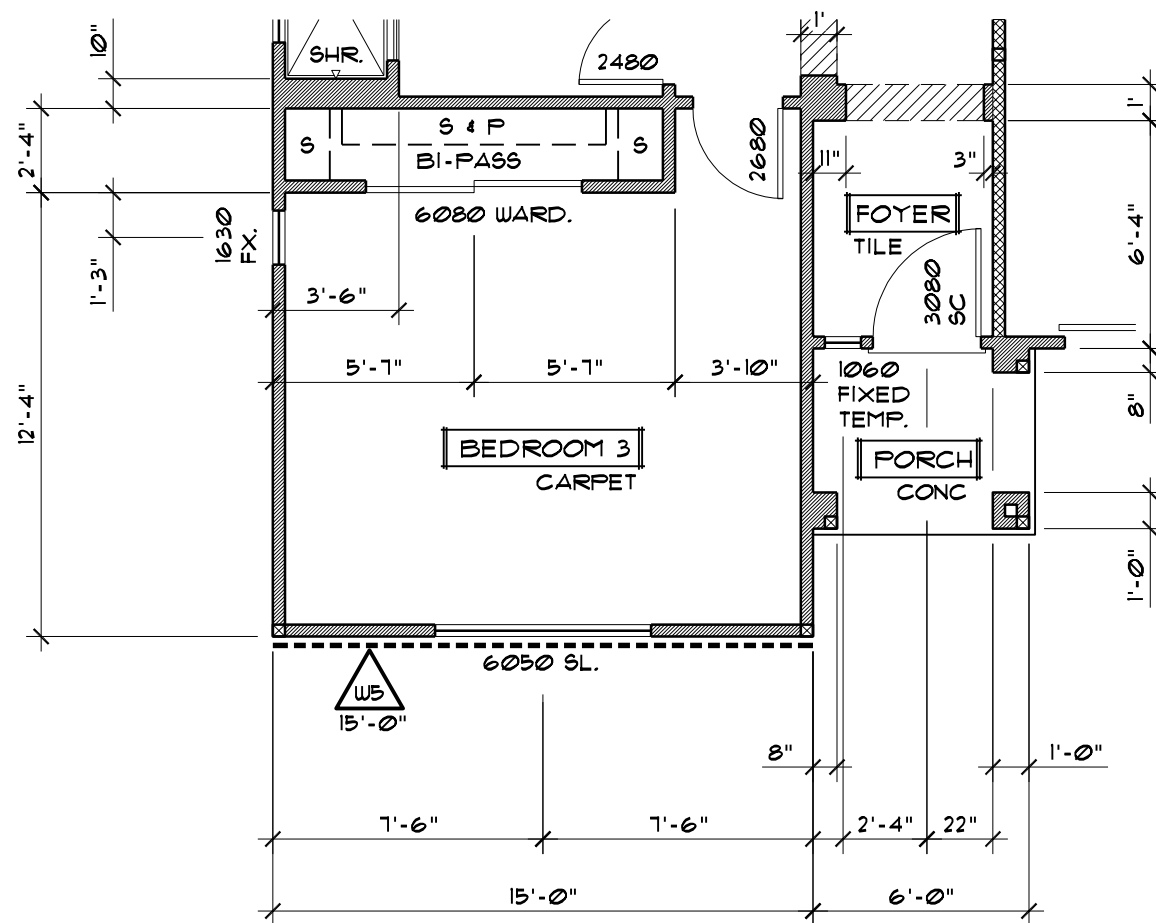
- CURRENT CODES:
2013 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2013 CALIFORNIA ELECTRICAL CODES
2013 CALIFORNIA RESIDENTIAL CODE
2013 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE G.F.I. PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE G.F.I. PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURE. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 70" ABOVE THE DRAIN.
- SHIPLAP SIDING SHALL BE INSTALLED OVER 30" FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER FLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING #3 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2013 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS NOT LESS THAN 22"x30". TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R313.3.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE U.E. OF A TUB OR SHOWER TO BE TEMPERED.
- PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PRE-MANUFACTURED FIREPLACE(S) TO BUILDING INSPECTOR PRIOR TO INSTALLATION.
- OPTIONAL FIREPLACE FLUE / CHASE TERMINATION, COMBUSTION AIR INFO, ETC. PER MFR'S REQUIREMENTS.

2013 ENERGY STANDARDS:

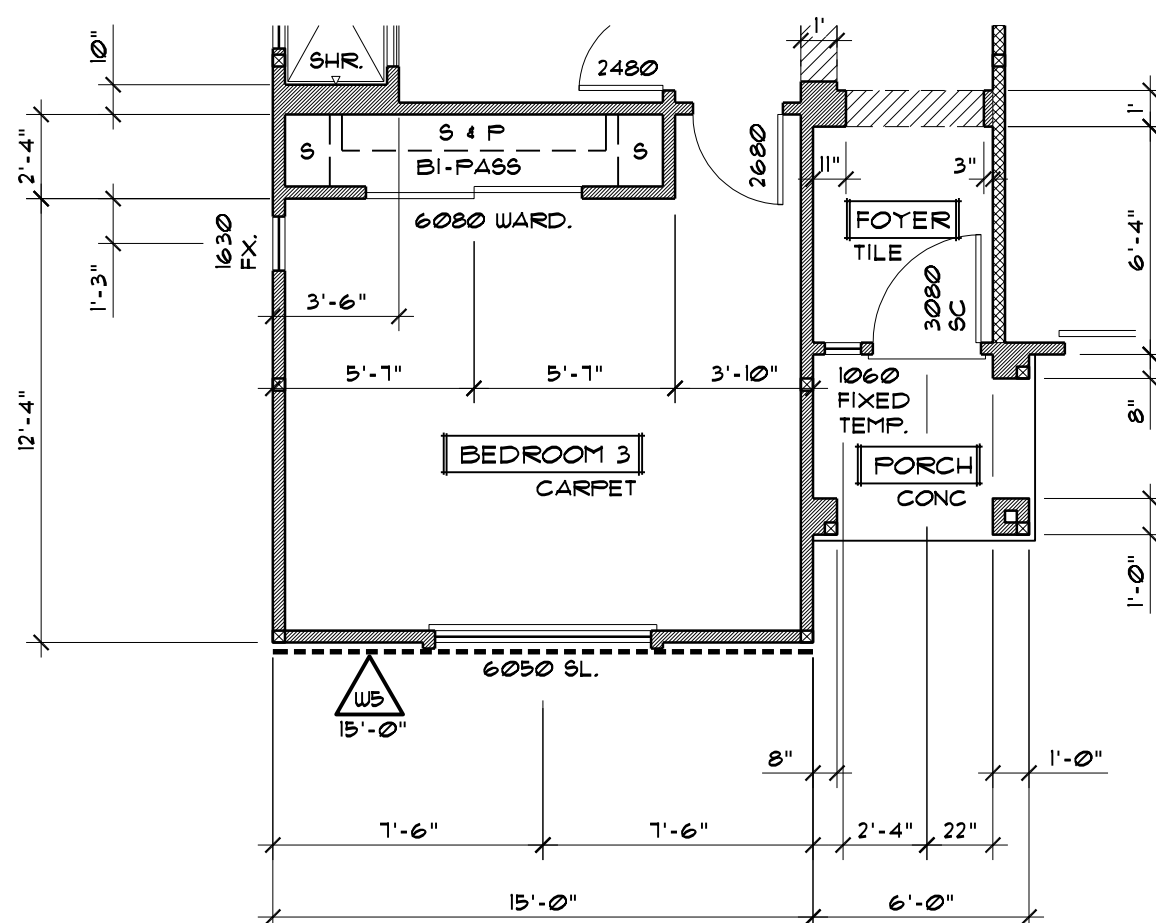
- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR - CAL ENERGY 1500/K/3.
- LIGHTING FOR BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFFICACY LUMINAIRE. ALL OTHER LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY A VACANCY SENSOR. 1500/K/3.
- KITCHEN LIGHTING - AT LEAST HALF OF THE RATED LIGHTING WATTAGE IS STALLED IN A KITCHEN SHALL BE HIGH EFFICACY LUMINAIRES. 1500/K/3A.
- LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY OR DIMMABLE OR CONTROLLED BY A VACANCY SENSOR.
- ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK 1500/K/3.
- ALL OUTLETS SHALL BE TAMPERPROOF IN ACCORDANCE WITH CAL-ELECTRICAL CODE 406.12.
- BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT IN ACCORDANCE WITH CRC 303.3 AND CAL GREEN CODE 43066.

EXHAUST FANS:

- ASHRAE STANDARD 62.2 - USE PANASONIC WHISPERGREEN SELECT MODEL FV-05-11V(S). MINIMUM OF THREE (3) FANS AT MINIMUM OF 25 CFM EACH. LOCATE IN THE LAUNDRY ROOM, GUEST BATHROOM AND MASTER BATHROOM. SWITCH (AND LABEL SWITCH) FAN PER ASHRAE STANDARD 62.2.



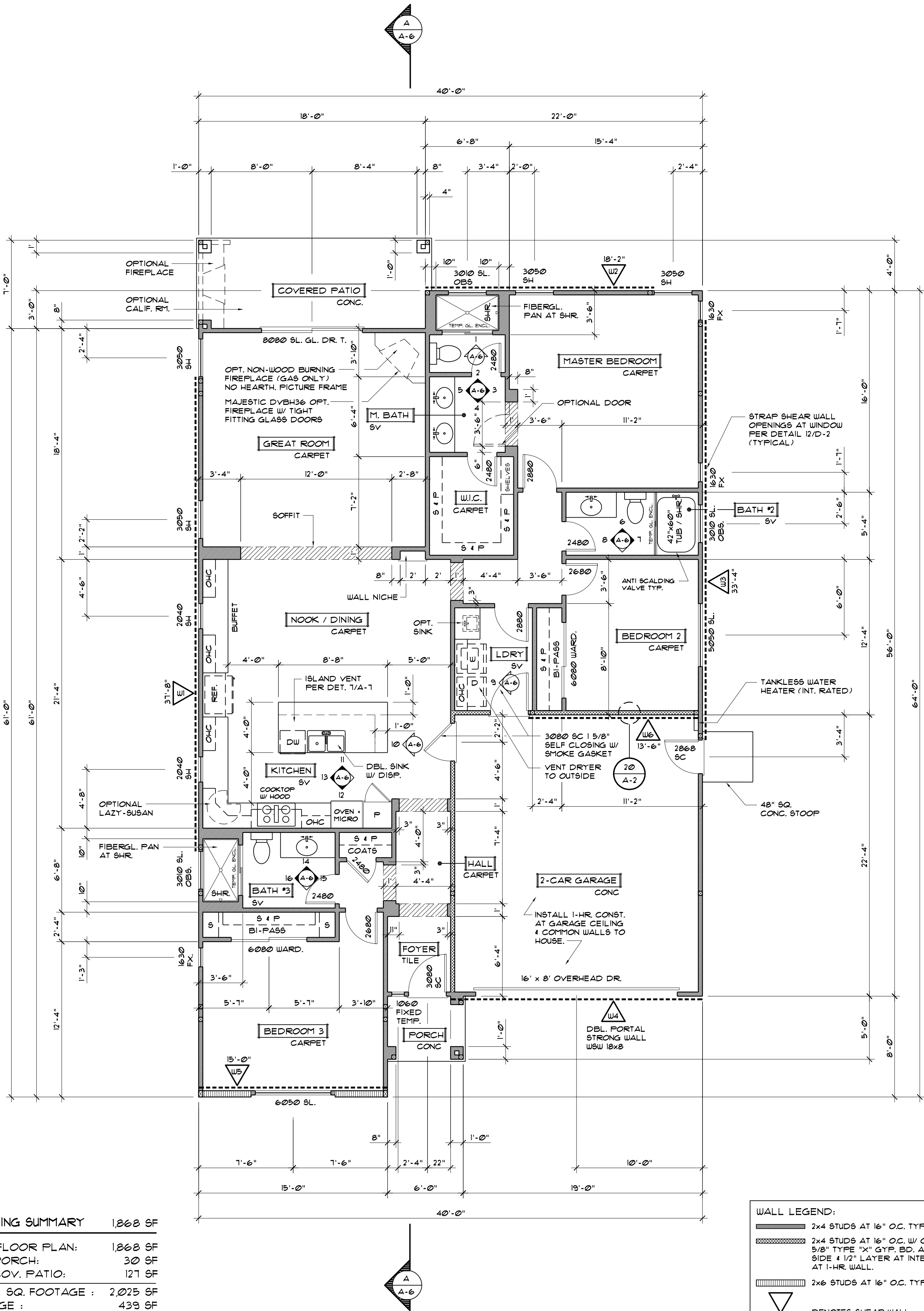
PARTIAL PLAN - ELEV. C



PARTIAL PLAN - ELEV. B

BUILDING SUMMARY 1,868 SF

MAIN FLOOR PLAN:	1,868 SF
POUCH:	30 SF
COV. PATIO:	127 SF
TOTAL SQ. FOOTAGE :	2,025 SF
GARAGE :	439 SF
TOTAL COVERAGE:	2,464 SF

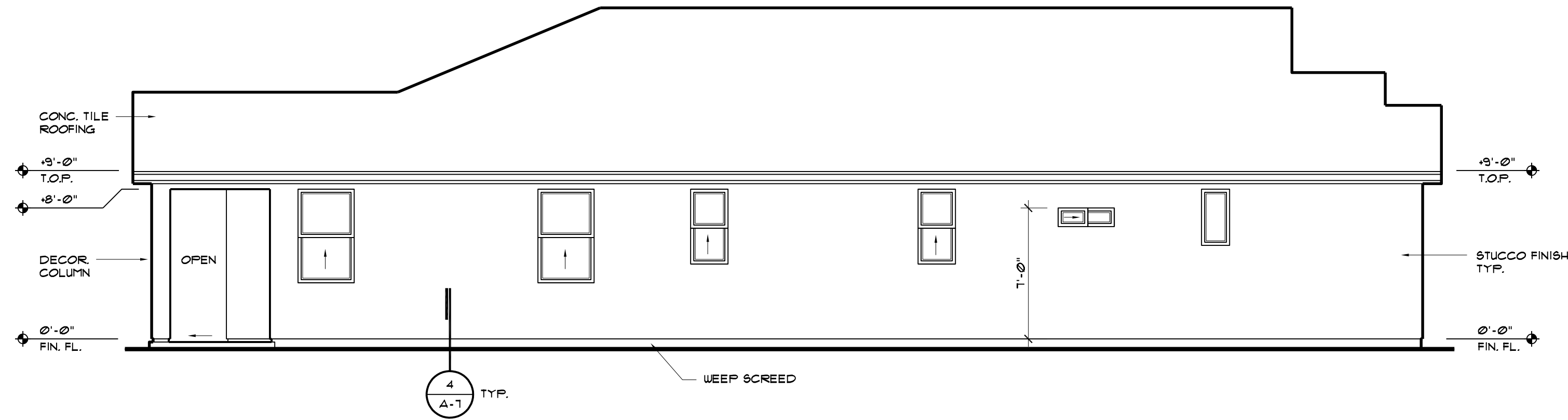


WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE & 1/2" LAYER AT INTERIOR SIDE AT 1-HR. WALL.
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL SEE SHEAR WALL SCHED. ON SHT. 5-1

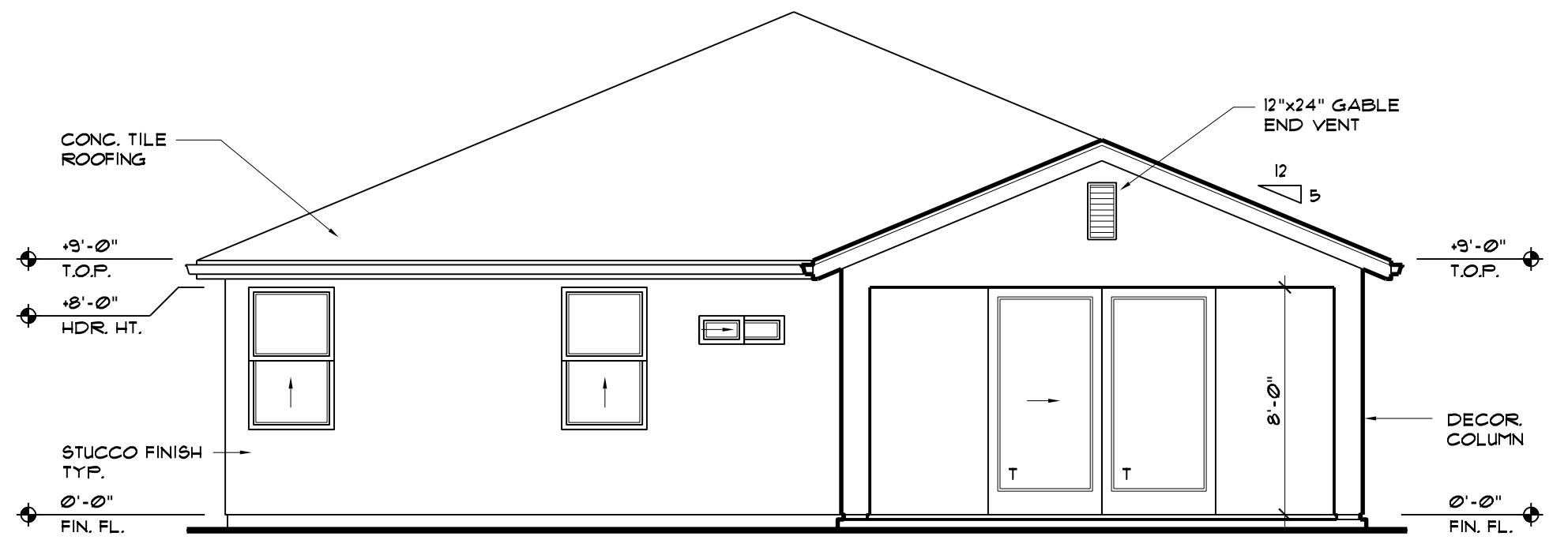
FLOOR PLAN

3/16" = 1'-0"

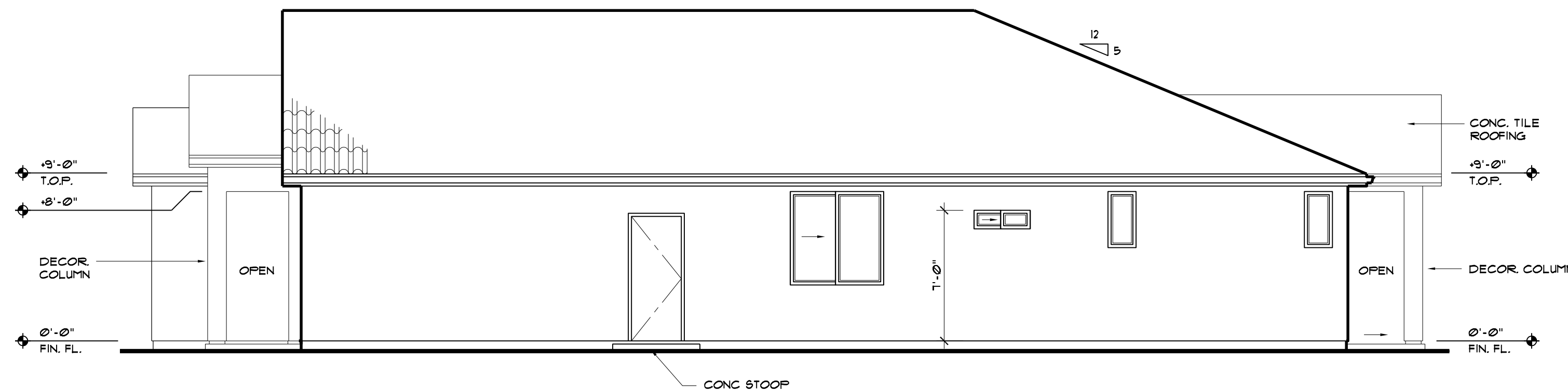
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 150 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, CRC R319.



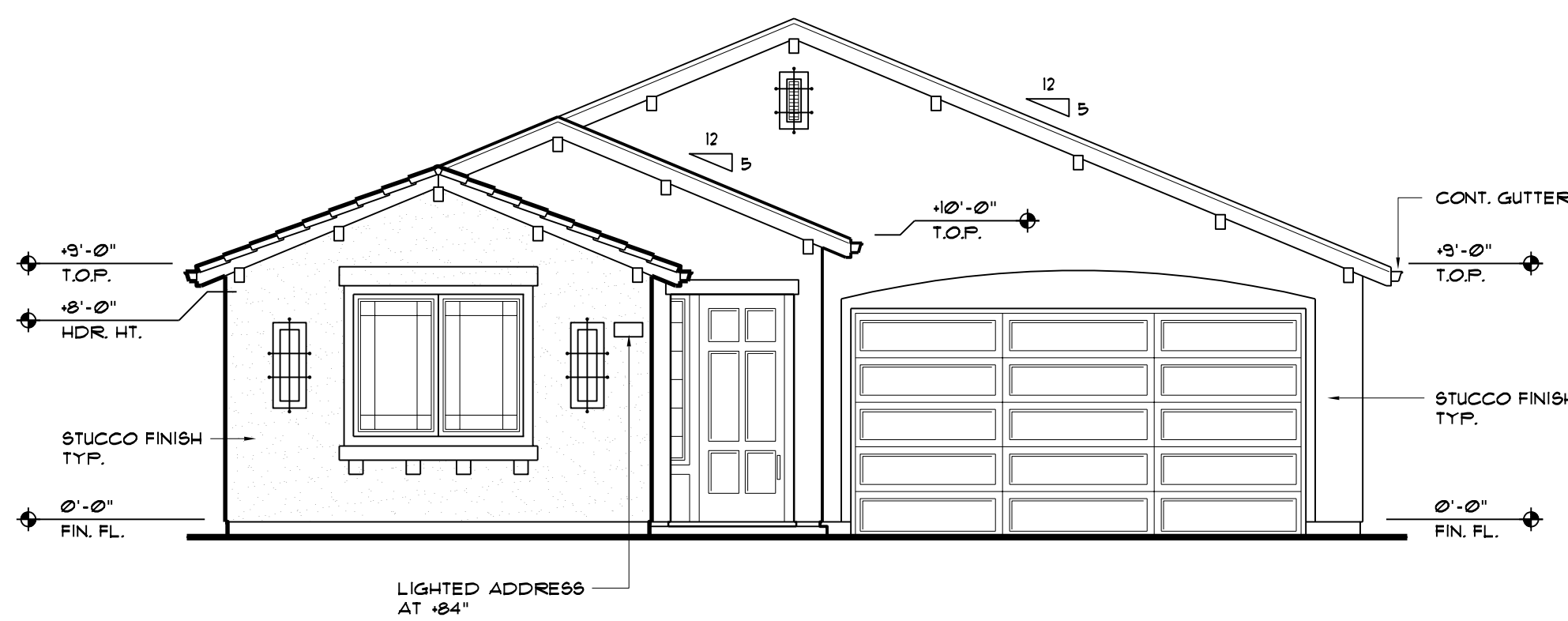
LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A



FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

- donald t. kan
civil engineer
no. 56676
- henry wong
civil engineer
no. 51008
- david j. stark
architect
c. 22905
- allan v. stevenson
civil engineer
no. 61758



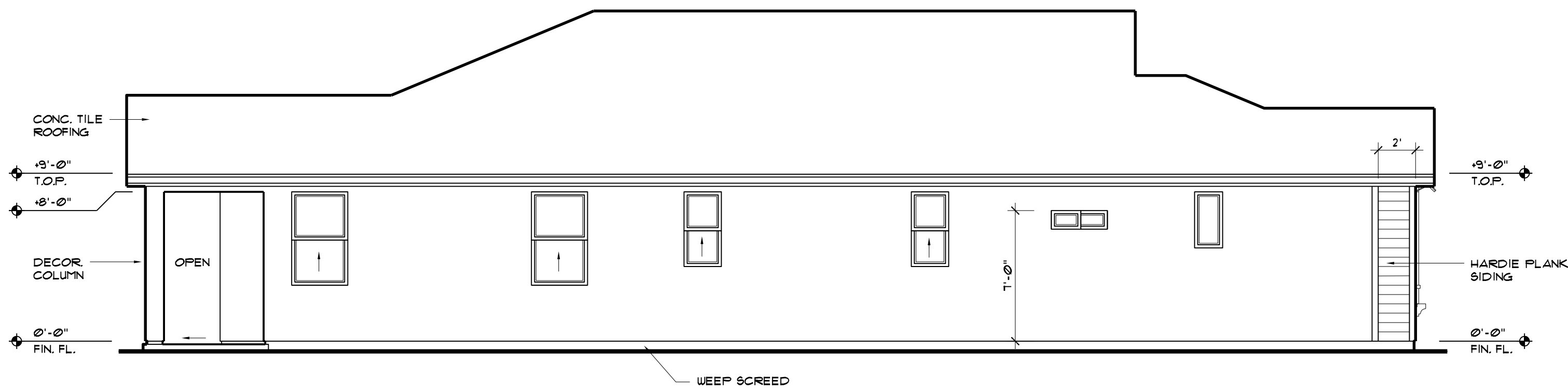
HOUSE PLAN #1668 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "A"

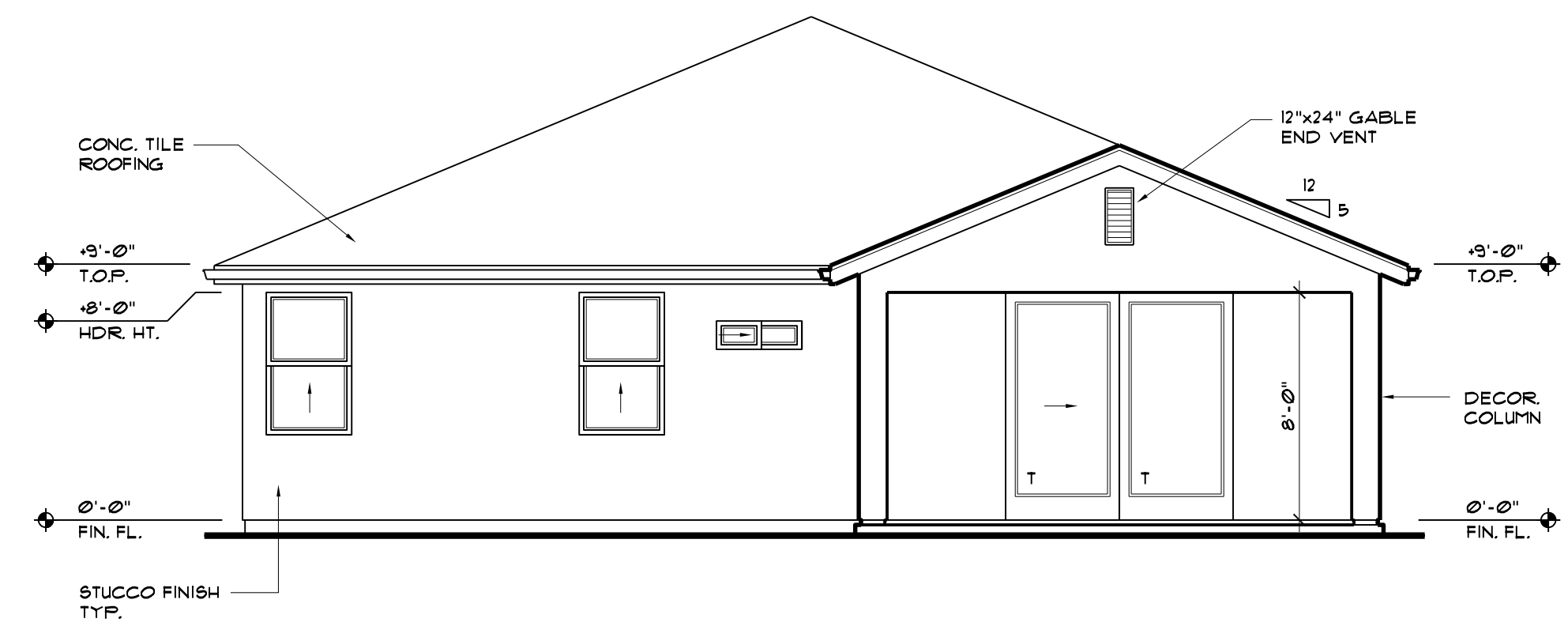
REVISIONS:

BY : CP
LIST :
DATE : 05/22/2020
JOB : 19M061

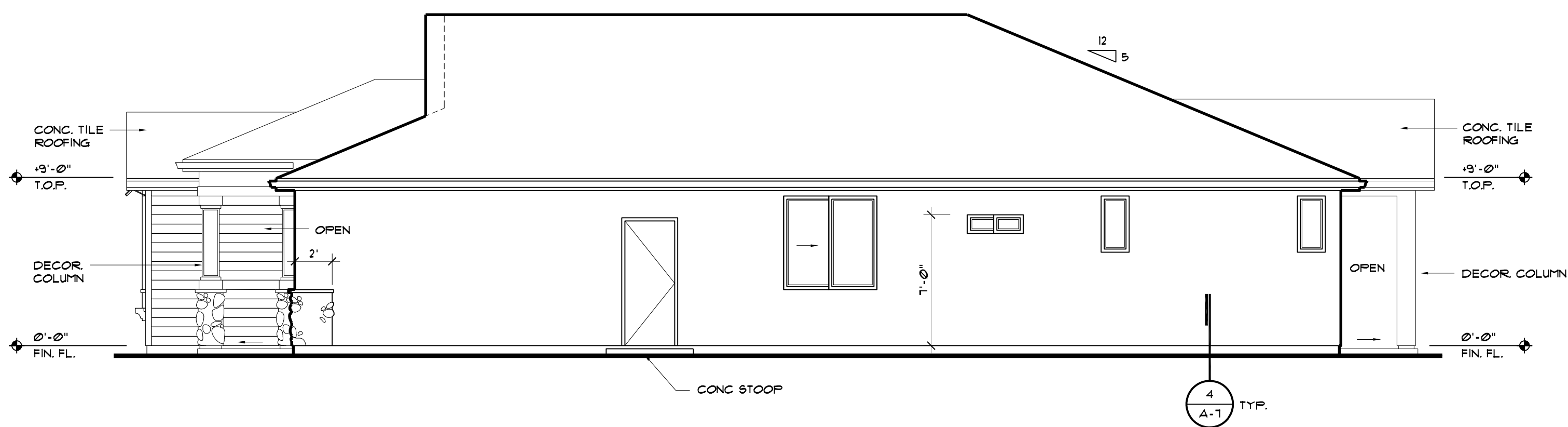
SHEET :



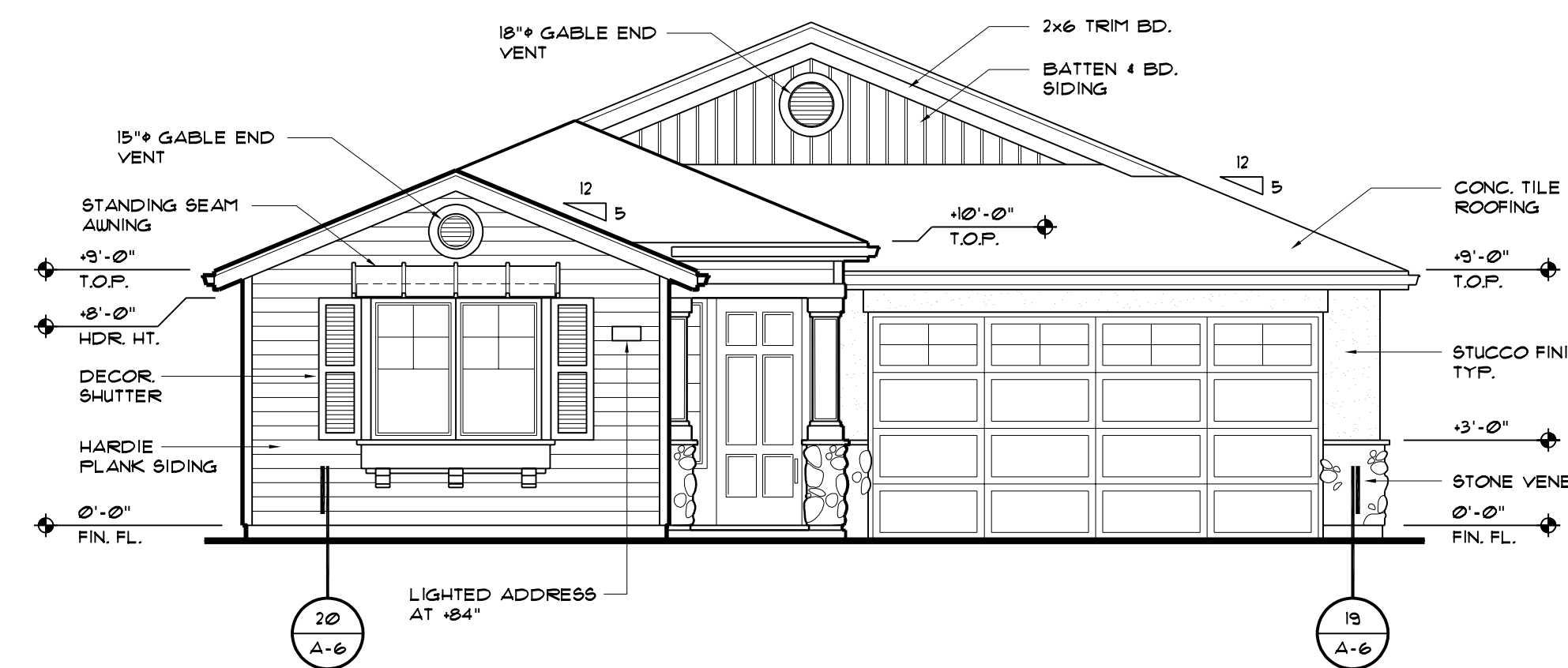
LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B



FRONT ELEVATION - B

EXTERIOR ELEVATIONS - ELEVATION "B"

3/16" = 1'-0"

- donald t. kan
civil engineer
cse 36676
- henry wong
civil engineer
cse 51008
- david j. stark
architect
c 22/03
- allan v. stevenson
civil engineer
cse 61758



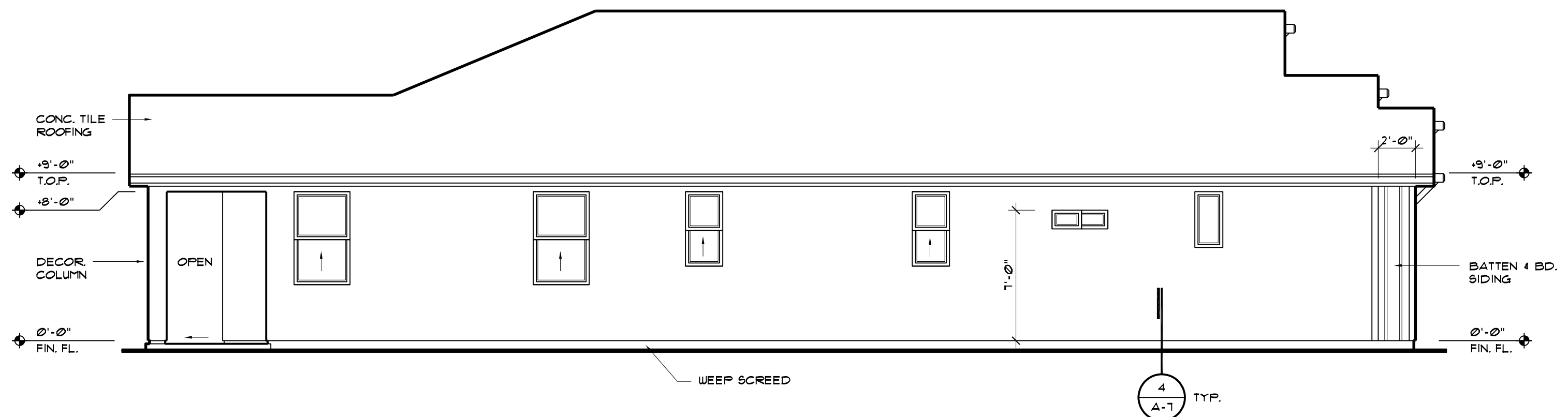
HOUSE PLAN #1868 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "B"

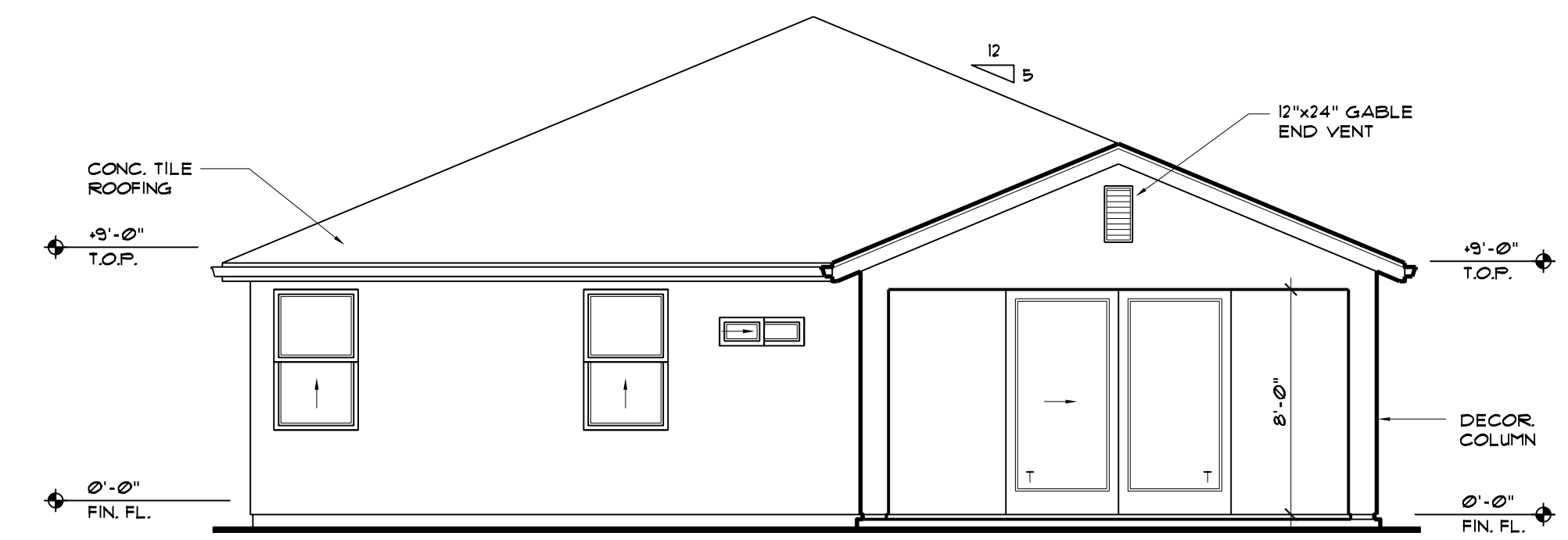
REVISIONS:

BY : CP
LIST :
DATE : 05/22/2020
JOB : 19M061

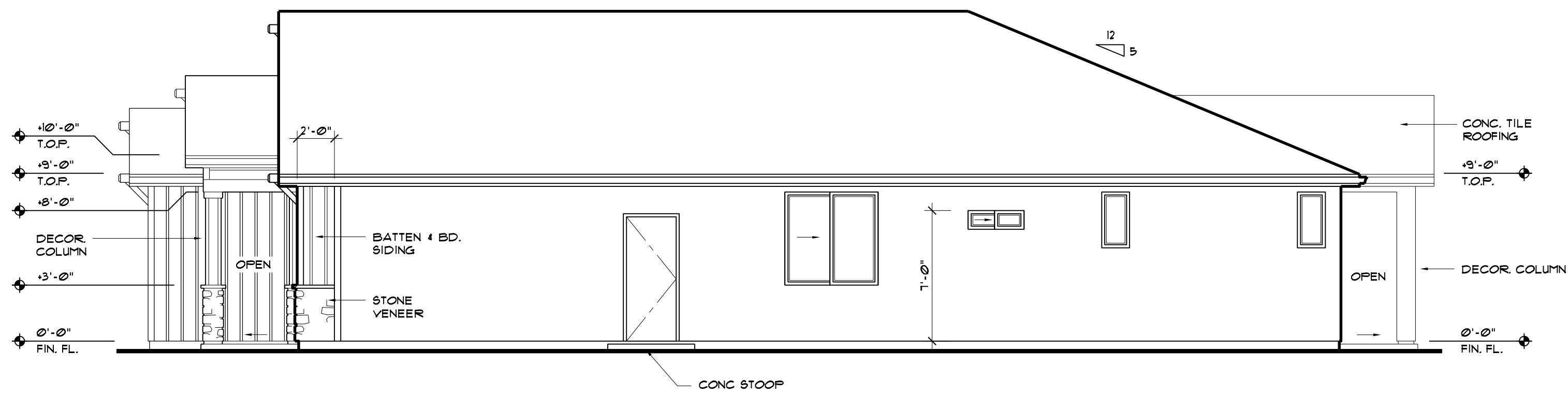
SHEET :



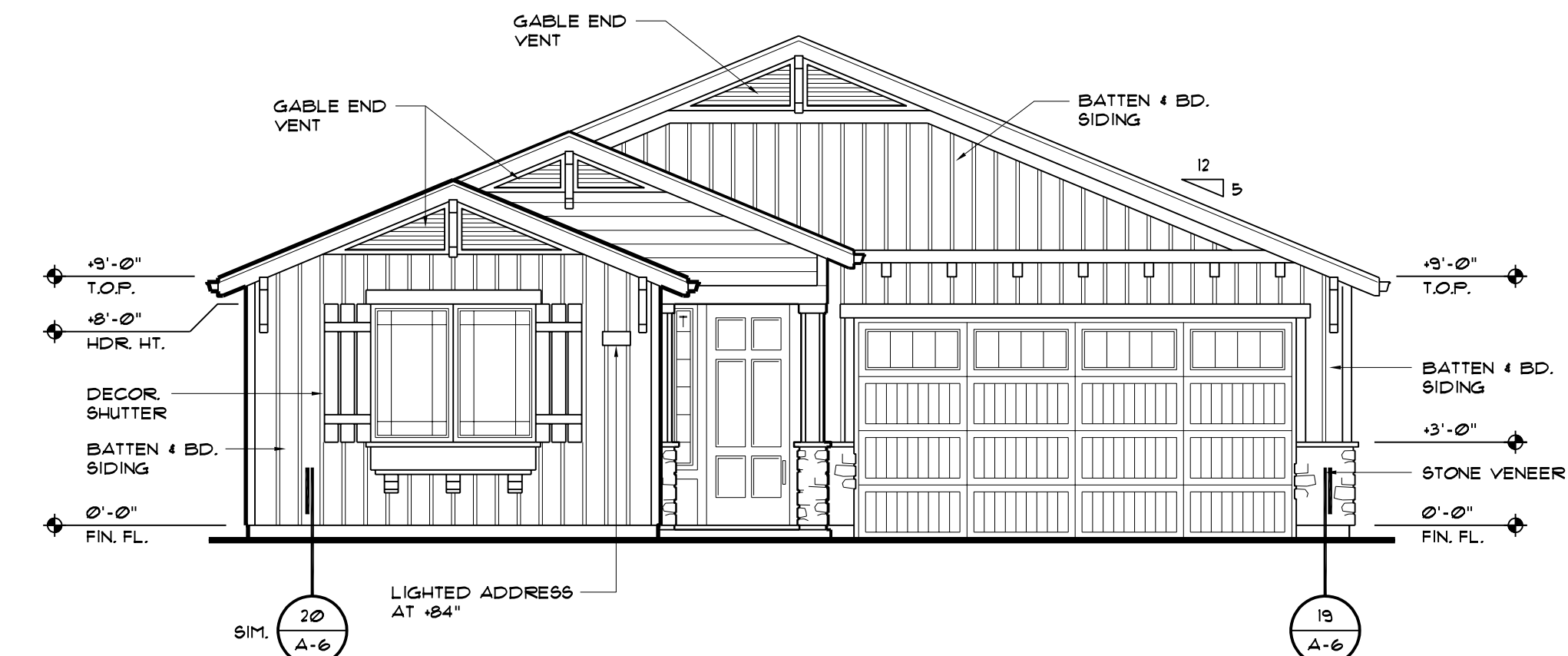
LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

EXTERIOR ELEVATIONS - ELEVATION "C"

3/16" = 1'-0"

skw

& associates

architecture engineering surveying
 2237 scenic drive, Modesto, CA 95335 p. 209-523-4823 f. 209-523-7804

• donald t. kan
civil engineer
no. 55676

• henry Wong
civil engineer
no. 31008

• david j. starck
architect
c. 22903

• allan v. Stevenson
civil engineer
no. 61726

LICENSED ARCHITECT
 DAVID J. STARCK
 C-22903
 JAN 12 2004
 STATE OF CALIFORNIA

HOUSE PLAN #1868 FOR:
 McROY-WILBUR
 COMMUNITIES, INC.
 2909 COFFEE ROAD, SUITE 9
 MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS

ELEVATION "C"

REVISIONS:

BY :

CP

LIST :

05/22/2020

JOB :

19M061

SHEET :

A-5

GENERAL PLAN NOTES :

- CURRENT CODES:
2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2016 CALIFORNIA ELECTRICAL CODES,
2016 CALIFORNIA RESIDENTIAL CODE,
2016 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI. PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI. PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUIV.) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 10" ABOVE THE DRAIN.
- SHIFLAP SIDING SHALL BE INSTALLED OVER 30# FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER FLTWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING 75 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2016 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS NOT LESS THAN 22"x30", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R313.1.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE WE. OF A TUB OR SHOWER TO BE TEMPERED.
- PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PRE-MANUFACTURED FIREPLACE(S) TO BUILDING INSPECTOR PRIOR TO INSTALLATION.
- OPTIONAL FIREPLACE FLUE / CHASE TERMINATION, COMBUSTION AIR INFO, ETC. PER MFR'S. REQUIREMENTS.

BUILDING SUMMARY 2,118 SF

MAIN FLOOR PLAN: 2,118 SF
PORCH: 34 SF
COVERED PATIO: 126 SF

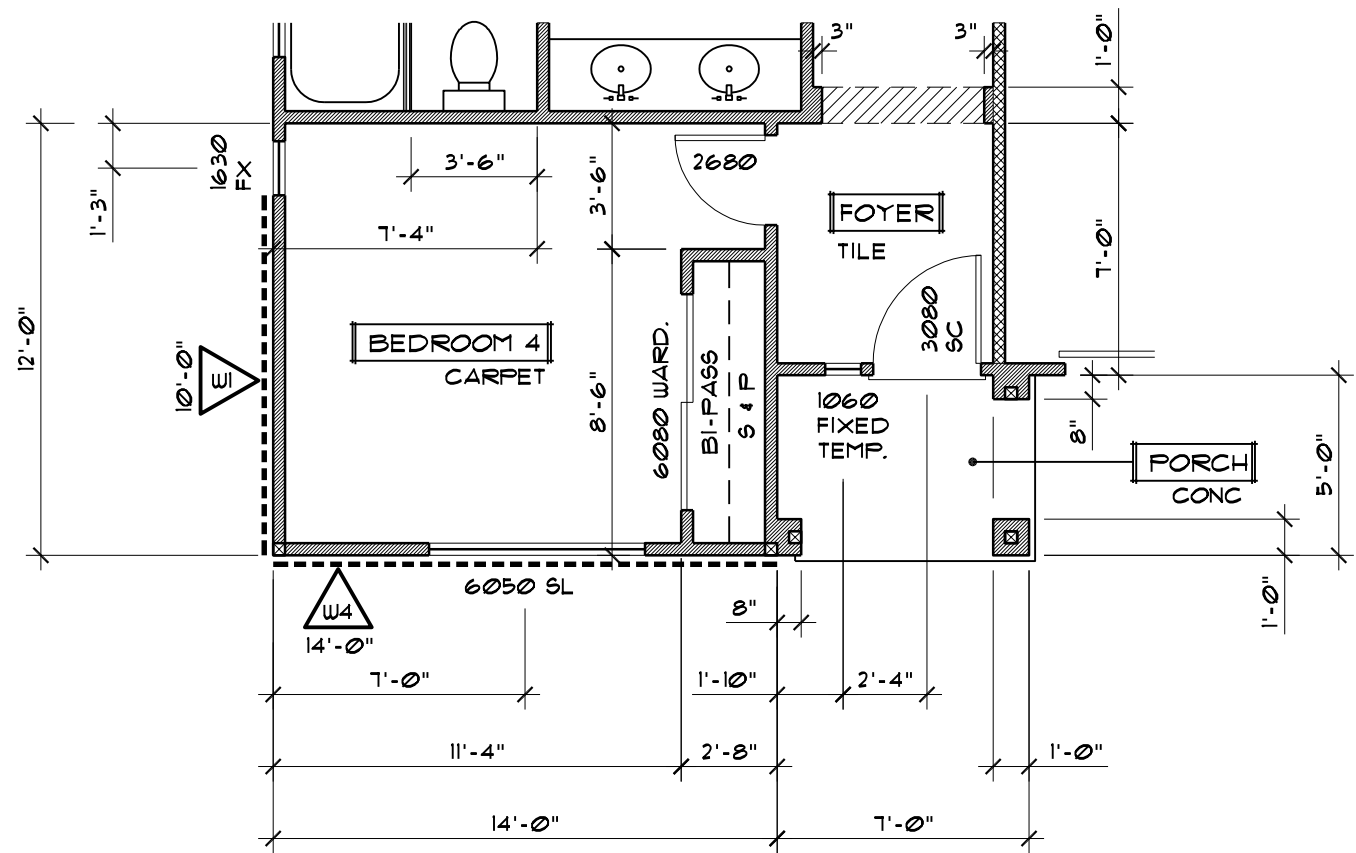
TOTAL SQ. FOOTAGE : 2,278 SF
GARAGE : 433 SF
TOTAL COVERAGE: 2,711 SF

2016 ENERGY STANDARDS:

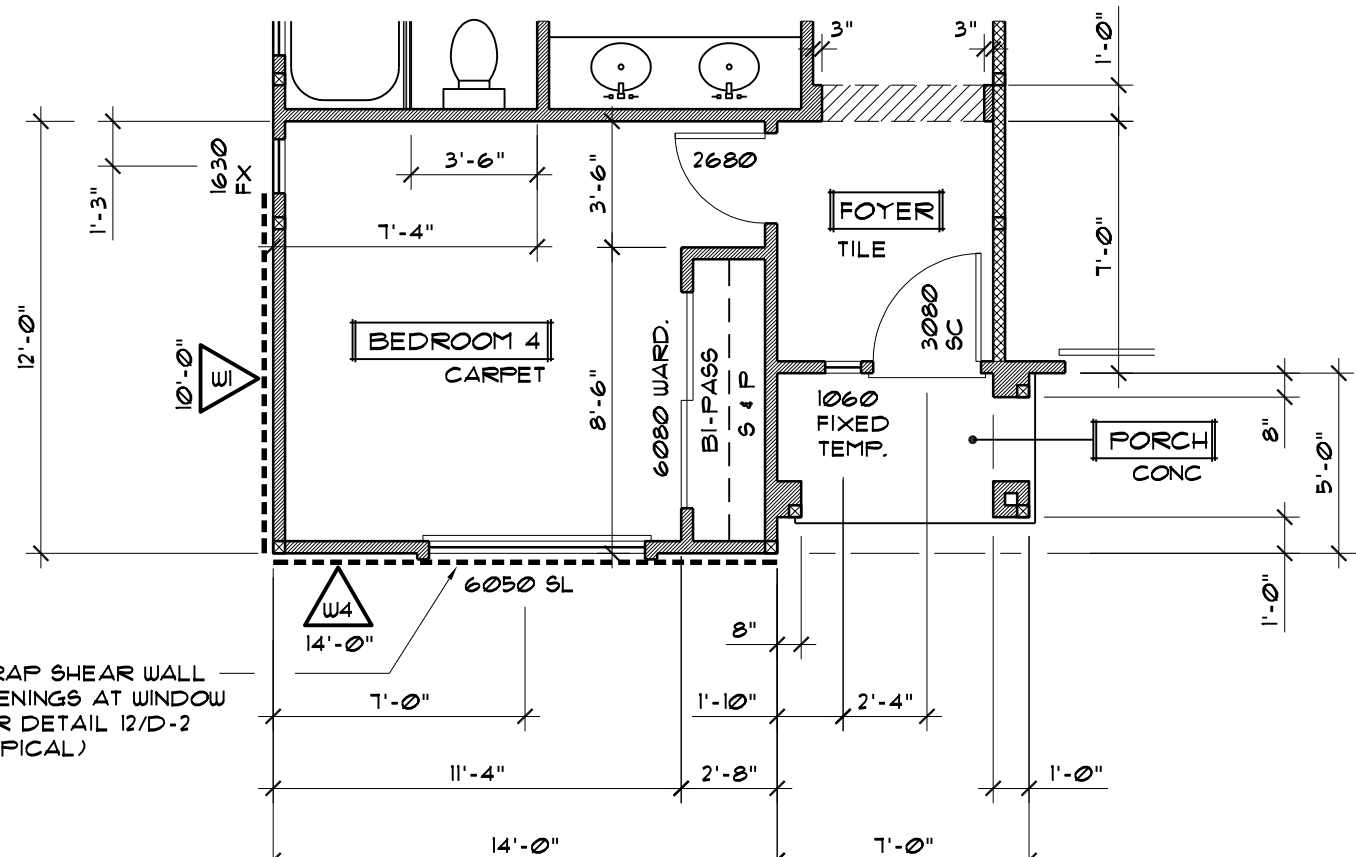
- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR - CAL. ENERGY 150.0(K)5.
- LIGHTING FOR BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFFICACY LUMINAIRE. ALL OTHER LIGHTING SHALL BE HIGH EFFICACY CONTROLLED BY A VACANCY SENSOR. 150.0 (K)5.
- KITCHEN LIGHTING - AT LEAST HALF OF THE RATED LIGHTING WATTAGE INSTALLED IN A KITCHEN SHALL BE HIGH EFFICACY LUMINAIRES. 150(K)3A.
- LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY, DIMMABLE OR CONTROLLED BY A VACANCY SENSOR.
- ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK 150(K)3.
- ALL OUTLETS SHALL BE TAMPERPROOF IN ACCORDANCE WITH CAL. ELECTRICAL CODE 406.12.
- BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT IN ACCORDANCE WITH CRC 303.3 AND CAL. GREEN CODE 4.50.6.

EXHAUST FANS:

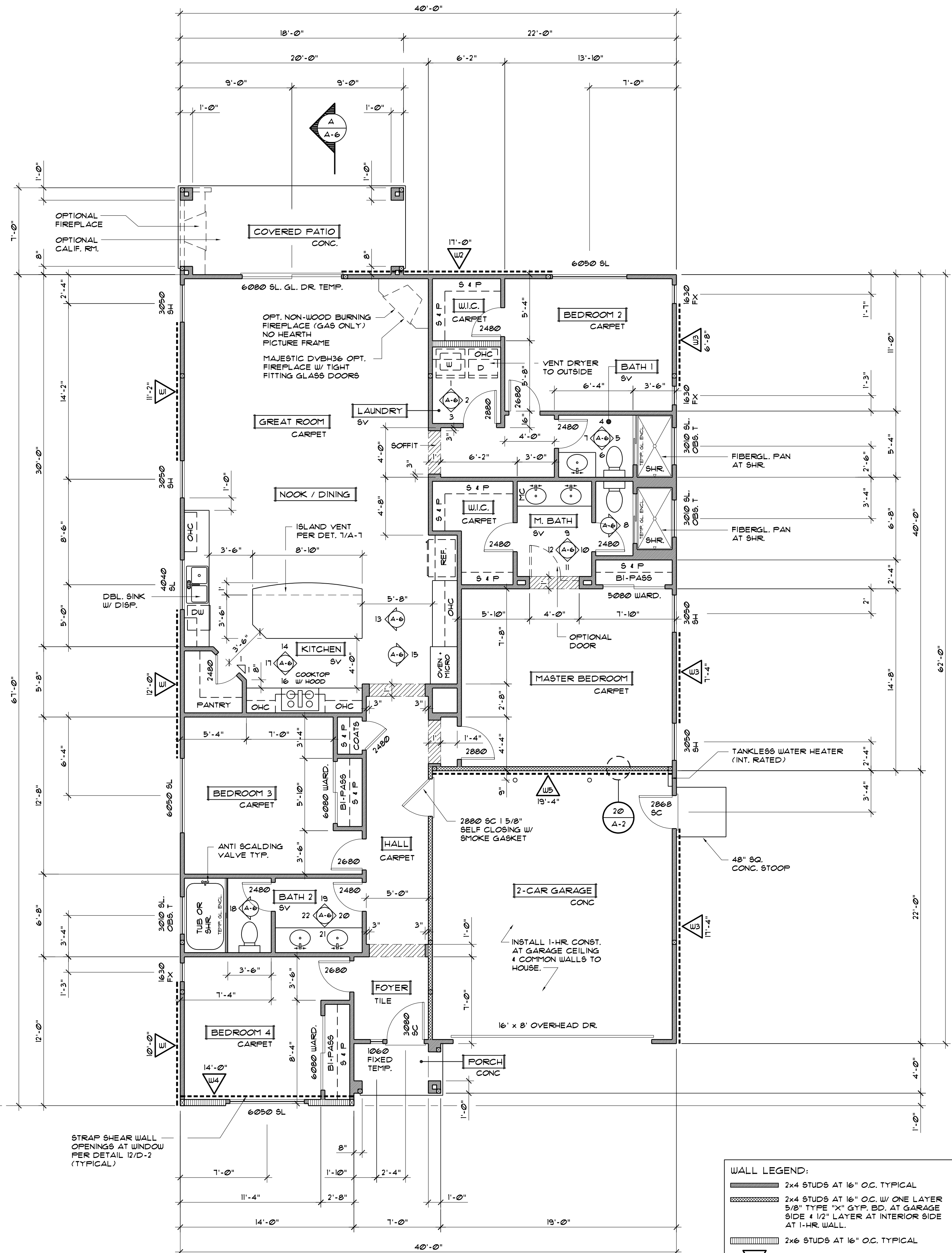
- ASHRAE STANDARD 62.2 - USE PANASONIC "WHISPERGREEN SELECT" MODEL "FV-09-11V(K)5". MINIMUM OF THREE (3) FANS AT MINIMUM OF 25 CFM EACH. LOCATE IN THE LAUNDRY ROOM, GUEST BATHROOM AND MASTER BATHROOM. SWITCH (AND LABEL SWITCH) FAN PER ASHRAE STANDARD 62.2.



PARTIAL PLAN - ELEV. C



PARTIAL PLAN - ELEV. B

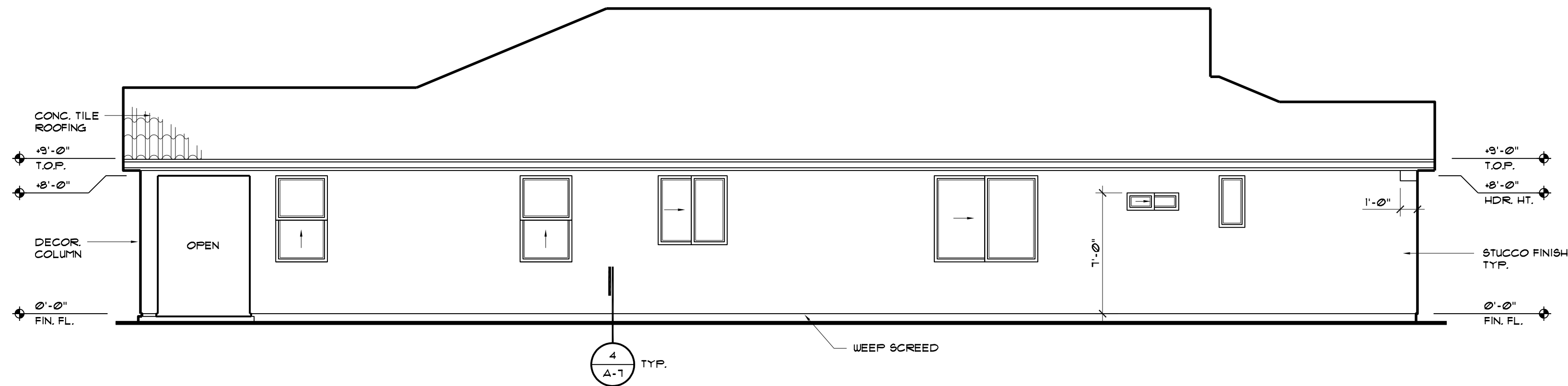


WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE & 1/2" LAYER AT INTERIOR SIDE AT 1-HR. WALL.
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL. SEE SHEAR WALL SCHED. ON SHT. 5-1

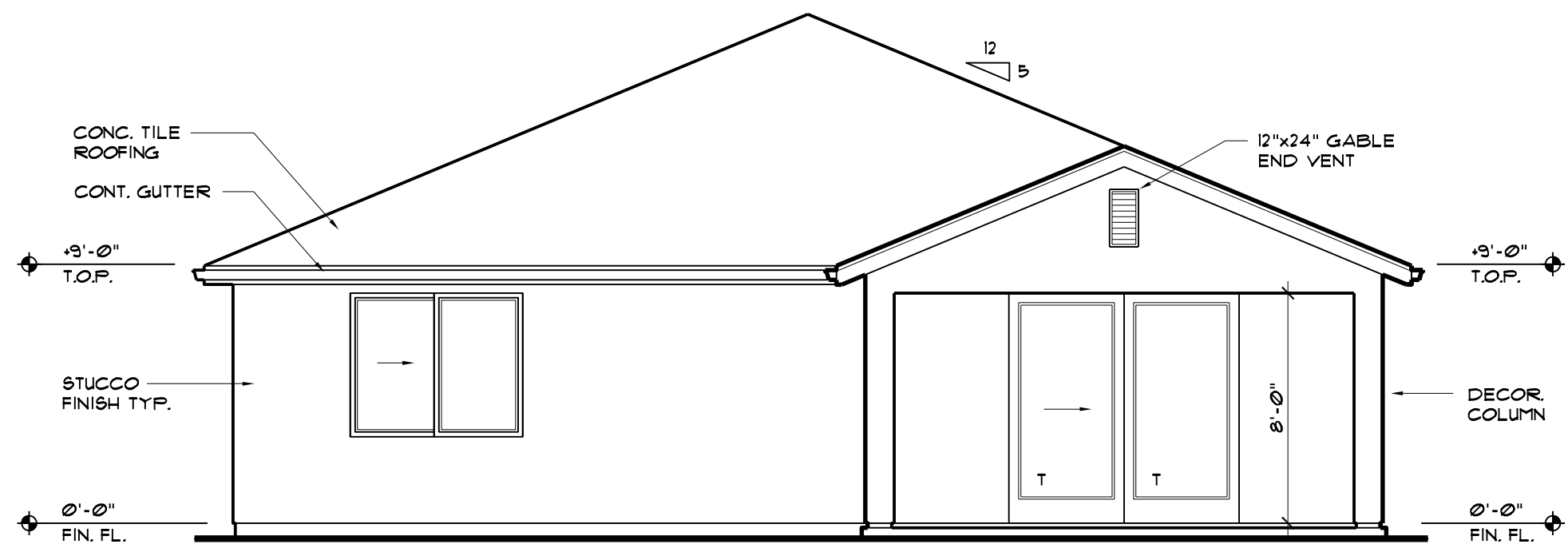
FLOOR PLAN

3/16" = 1'-0"

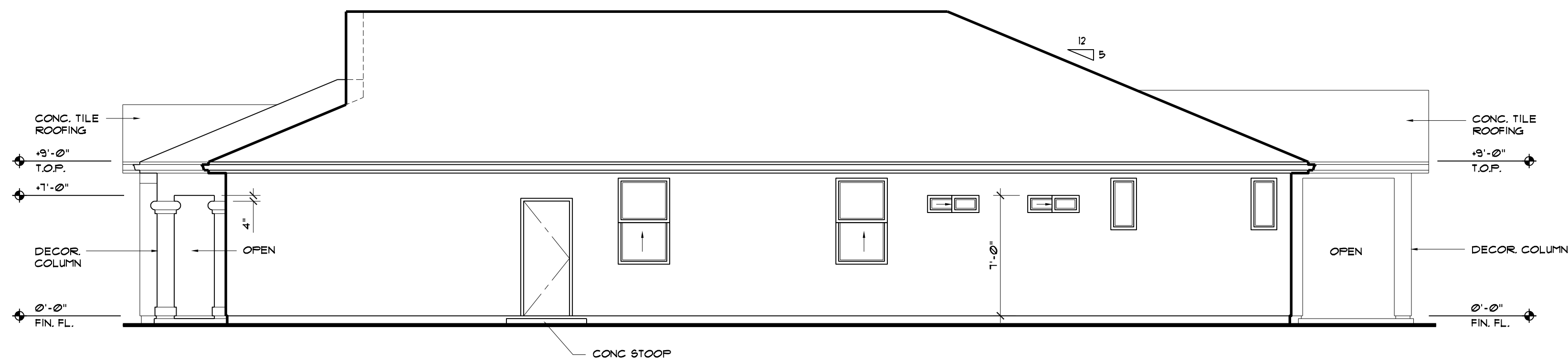
- NOTE:
- CONTRACTOR SHALL PROVIDE:
 - FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
 - A MIN. OF 1 SQ. FT. OF FREE AREA PER 150 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
 - ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
 - WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED Laterally ABOVE WINDOWS OR DOOR OPENINGS.
 - ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (CFC R319.1)



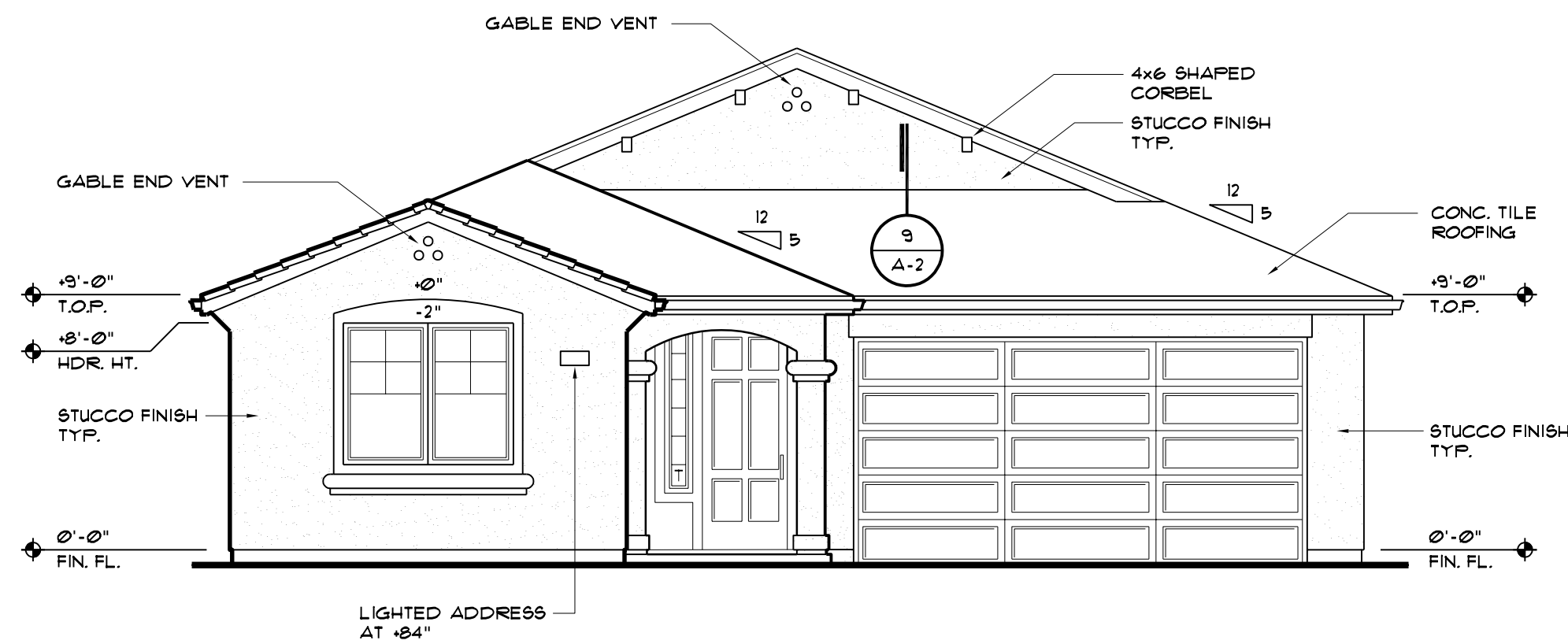
LEFT ELEVATION - A



REAR ELEVATION - A



RIGHT ELEVATION - A

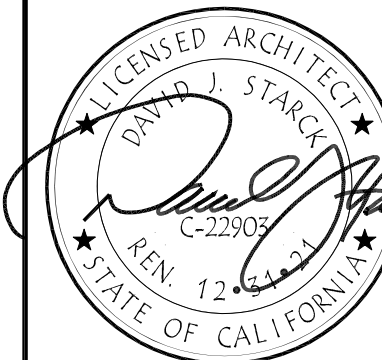


FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

- donald t. kan
civil engineer
rcs 56676
- henry Wong
civil engineer
rcs 51008
- david j. stark
architect
c 22908
- allan v. stevenson
civil engineer
rcs 61738



HOUSE PLAN #2118 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

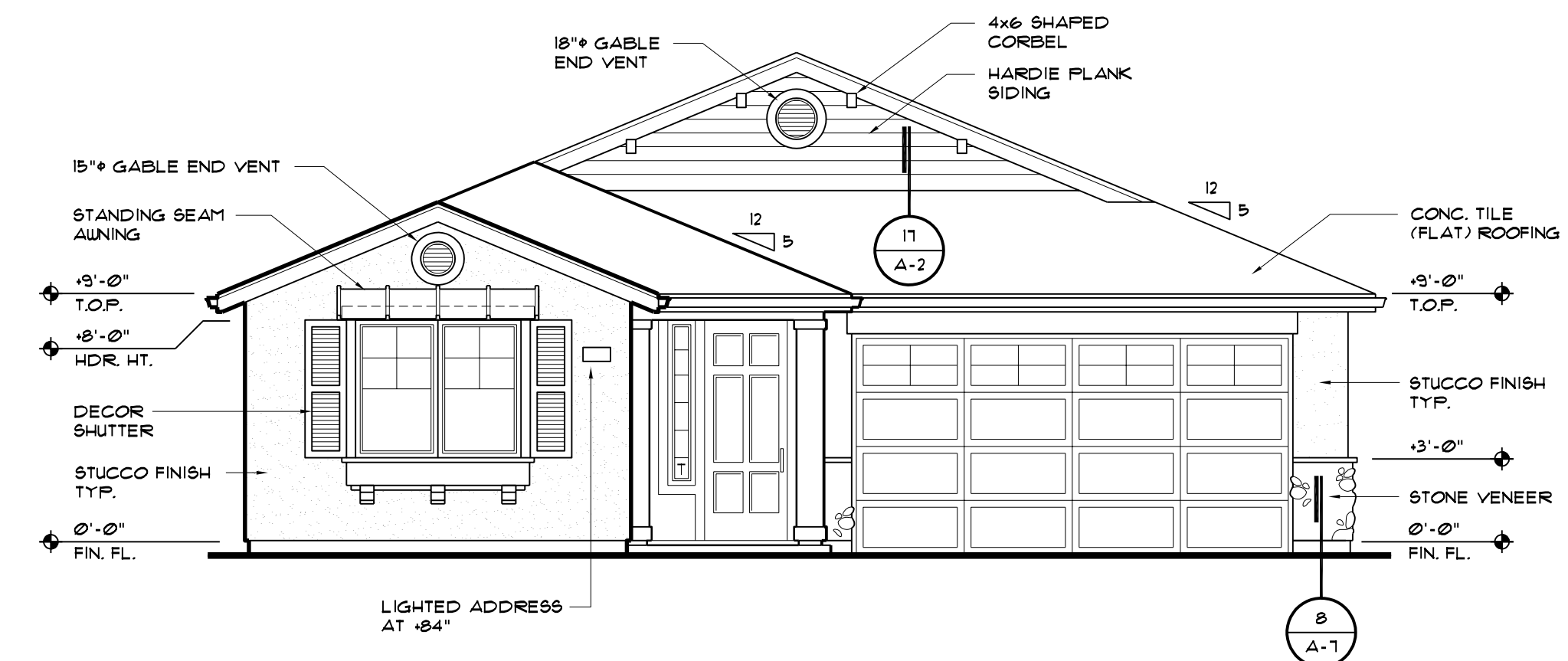
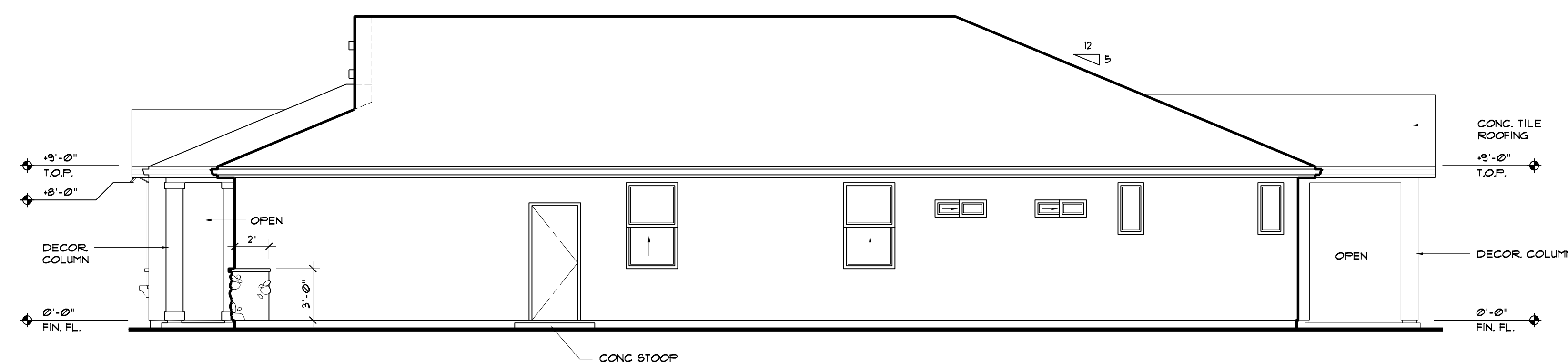
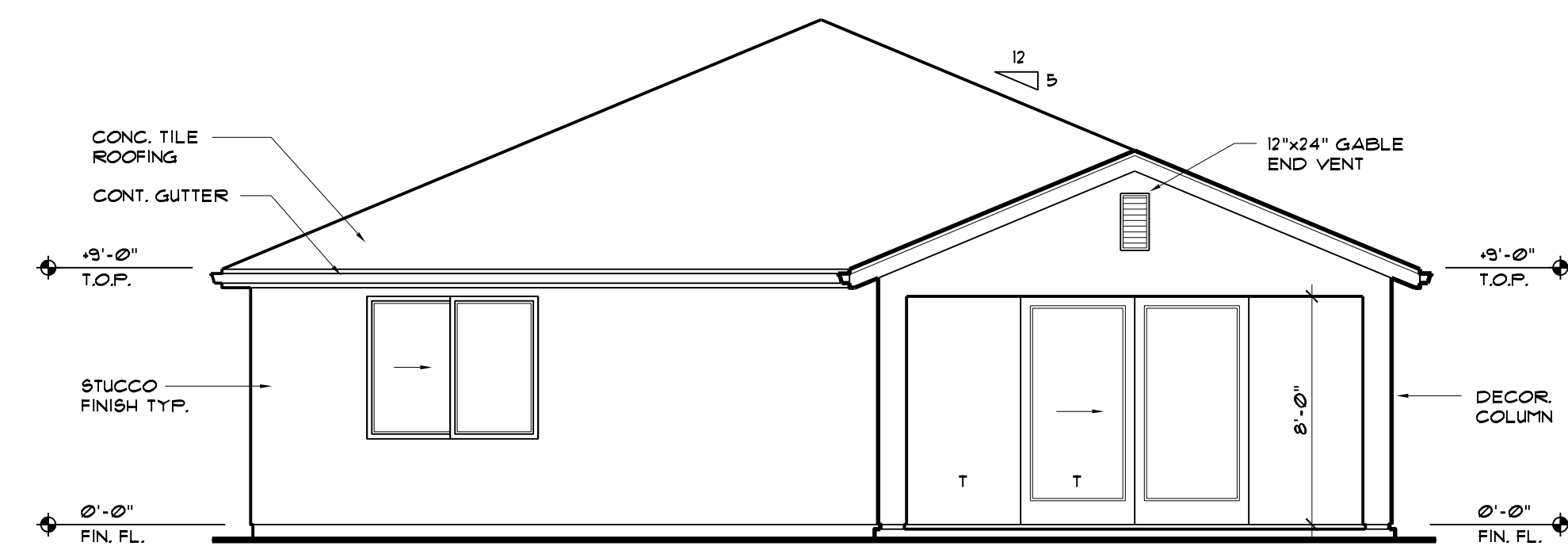
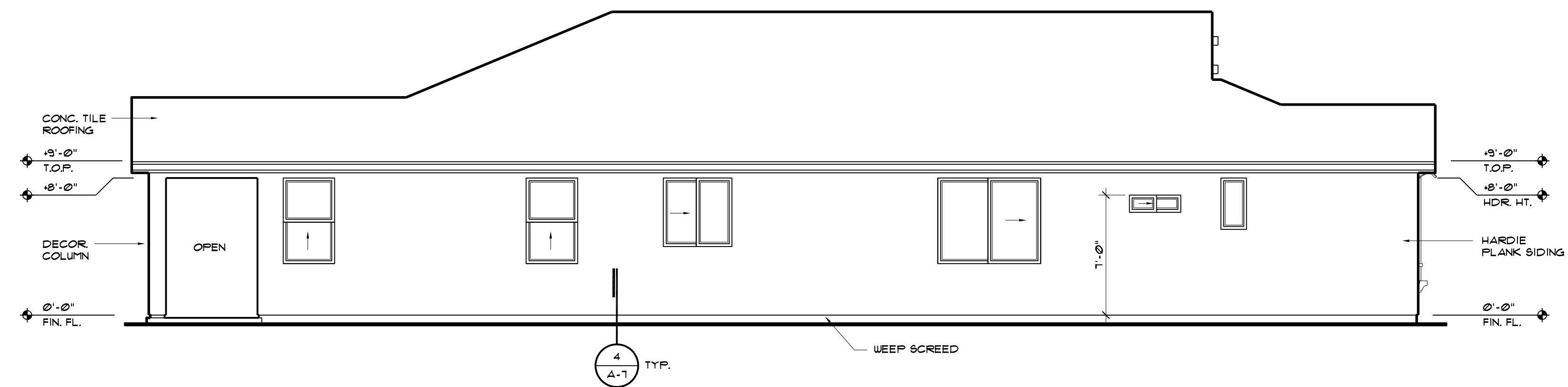
EXTERIOR ELEVATIONS
ELEVATION "A"

REVISIONS:

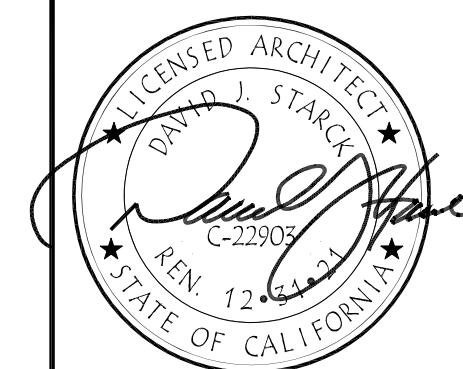
BY : CP
LIST : COUNTRYSIDE
DATE : 05/21/2020
JOB : 19M061

SHEET :

A-3



- **donald t. kan**
civil engineer
rce 36676
- **henry wong**
civil engineer
rce 31008
- **david j. starck**
architect
c 22903
- **allan v. stevenson**
civil engineer
rce 61758



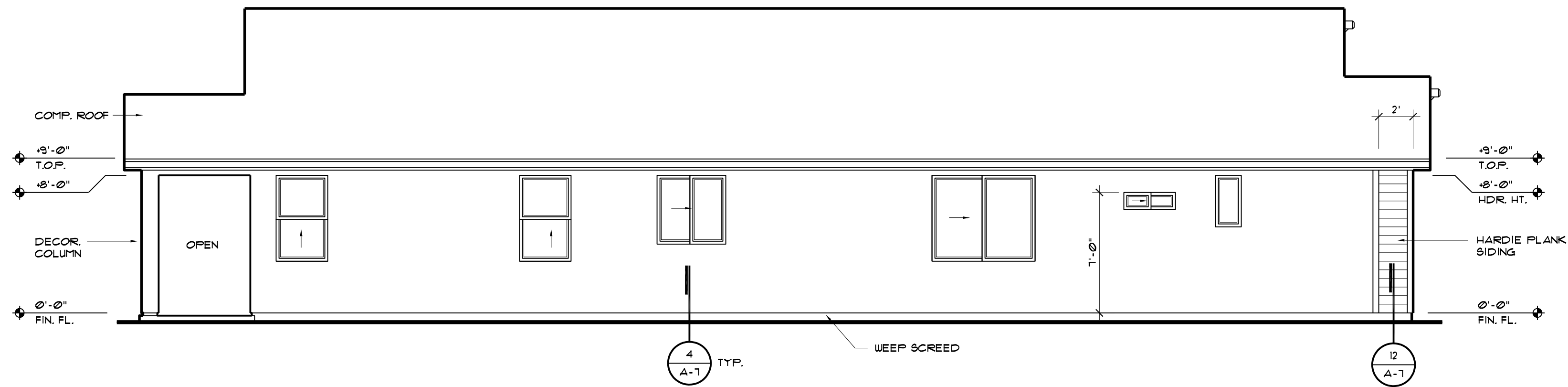
HOUSE PLAN #2118 FOR:
MCROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "B"

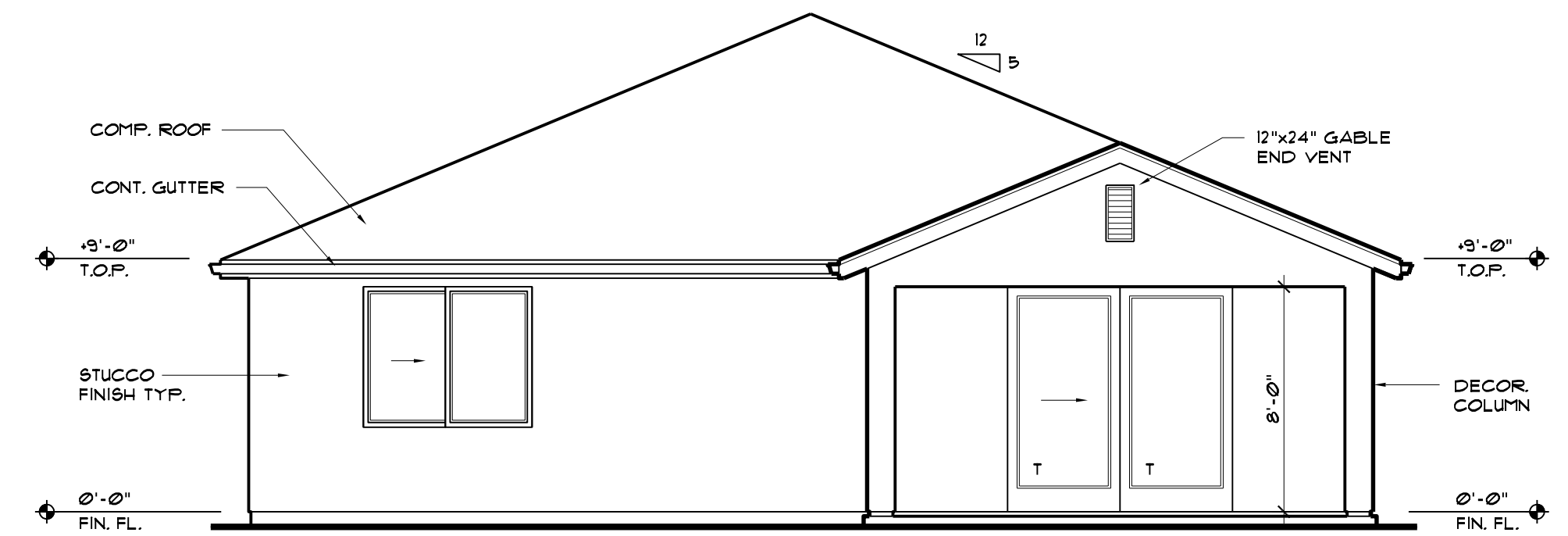
REVISIONS:

BY : CP
LIST : COUNTRYSIDE
DATE : 05/21/2020
JOB : 19M061

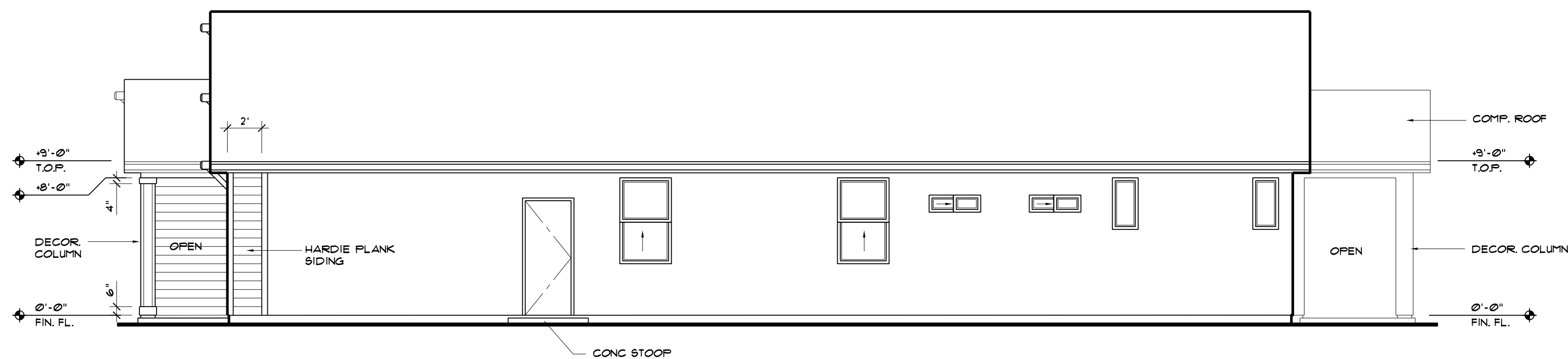
SHEET :



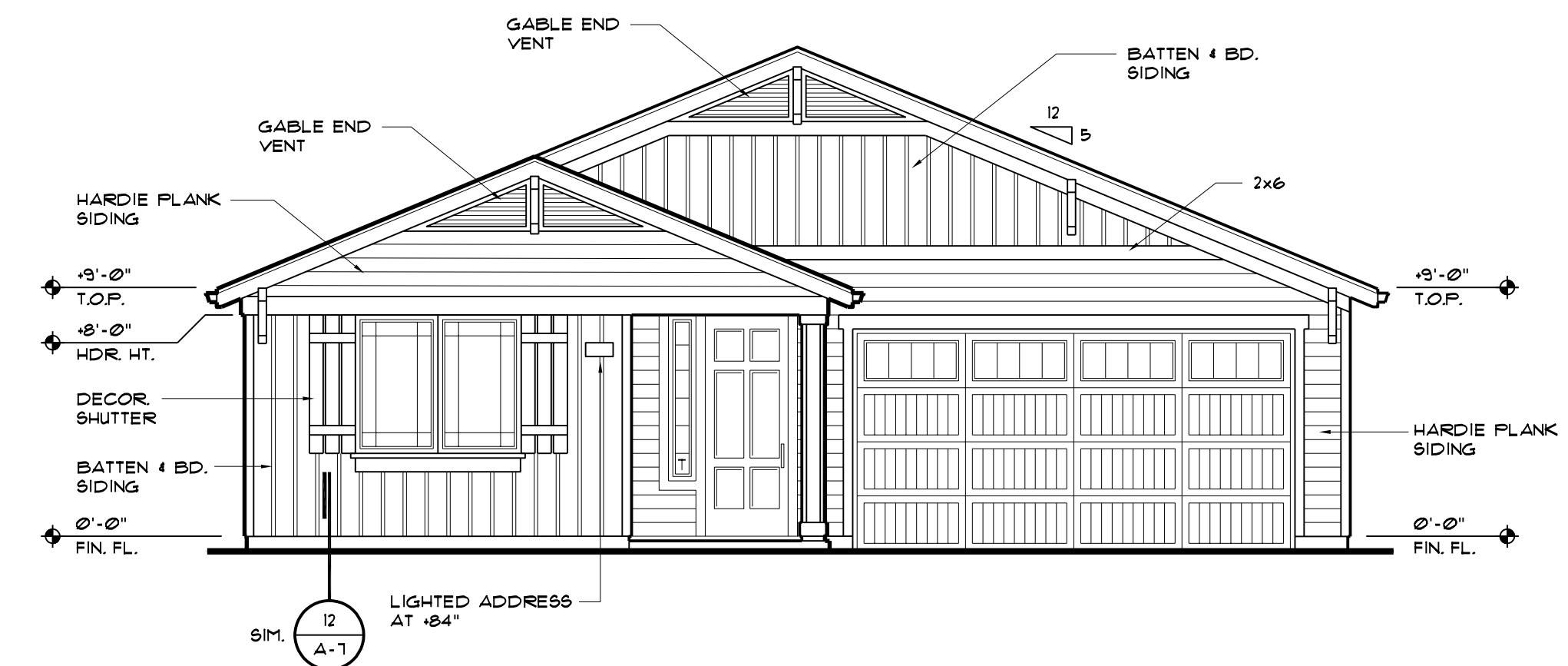
LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

EXTERIOR ELEVATIONS - ELEVATION "C"

3/16" = 1'-0"

skw & associates

architecture engineering surveying

2237 scenic drive, modesto, ca 95355 p. 209-533-8833 f. 209-539-7804

donald t. kan
civil engineer
cpe 56676

henry wong
civil engineer
cpe 51008

david j. starrck
architect
c 22908

allan v. stevenson
civil engineer
cpe 61738

UNLICENSED ARCHITECT

DONALD J. STARRCK

NO. 12444

STATE OF CALIFORNIA

HOUSE PLAN #2118 FOR:

McROY-WILBUR COMMUNITIES, INC.

2909 COFFEE ROAD, SUITE 9

MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS

ELEVATION "C"

REVISIONS:

BY : CP

LIST : COUNTRYSIDE

DATE : 05/21/2020

JOB : 19M061

SHEET :

A-5

GENERAL PLAN NOTES:

- CURRENT CODES:
2016 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, AND ENERGY CODES AND
2016 CALIFORNIA ELECTRICAL CODES.
2016 CALIFORNIA RESIDENTIAL CODE.
2016 GREEN BUILDING CODE.
- PROVIDE MINIMUM 18" HIGH PLATFORM FOR WATER HEATER AND MECHANICAL EQUIPMENT WHEN LOCATED WITHIN GARAGE.
- PROVIDE SEISMIC STRAPS AT WATER HEATER WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS.
- PROVIDE PROTECTIVE BARRIER AT WATER HEATER AND MECHANICAL EQUIPMENT WHERE EXPOSED TO IMPACT.
- DUCTING THROUGH FIRE ASSEMBLIES SHALL BE A MINIMUM 26 GA. SHEET METAL. NO OPENINGS TO GARAGE WILL BE ALLOWED.
- CEILING FIRE ASSEMBLIES SHALL BE 5/8" TYPE "X" GYPSUM BD. OV. RESILIENT CHANNELS AT 16" O.C.
- GARAGE TO REQUIRE FIRE RATING OF WALLS SUPPORTING "ONE HOUR" CEILING AS WELL AS COMMON WALLS. WALL FIRE ASSEMBLIES SHALL BE 1 LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE AND 1/2" LAYER AT INTERIOR SIDE.
- OUTLET BOXES ON OPPOSITE SIDES OF FIREWALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- ALL OUTLETS AT GARAGE SHALL BE AT LEAST 36" ABOVE FINISHED FLOOR OF GARAGE.
- ALL OUTLETS AT GARAGE AND ALL EXTERIOR OUTLETS SHALL BE GFI. PROTECTED. ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF.
- ALL KITCHEN COUNTER OUTLETS SHALL BE GFI. PROTECTED.
- WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". MEANS OF ESCAPE OR RESCUE WINDOWS IN A BEDROOM SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- INSTALL SAFETY GLAZING IN THE FOLLOWING LOCATIONS:
 - GLAZING IN INGRESS AND EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OR EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITH 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE VISIBLE WHEN THE UNIT IS INSTALLED.
- PROVIDE TIGHT FITTING GLASS DOORS AT FIREPLACE AND A 20" MINIMUM DEEP TILE HEARTH WITH 12" EXTENSIONS ON EACH SIDE OF THE OPENING.
- ALL EXTERIOR DOORS SHALL HAVE METAL THRESHOLD AND COMPLETE WEATHER STRIPPING (SET THRESHOLDS IN SOLID MASTIC).
- ALL SHOWER AND TUB/SHOWER COMBOS SHALL HAVE CERAMIC TILE (OR EQUAL) OVER WATER-RESISTANT GYPSUM BOARD TO A MINIMUM HEIGHT OF 10" ABOVE THE DRAIN.
- SHIPLAP SIDING SHALL BE INSTALLED OVER 30# FELT UNDERLAYMENT.
- ALL EXTERIOR CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS, 1/8" MIN. THICKNESS.
- PROVIDE TWO LAYERS OF GRADE D UNDERLAYMENT UNDER CEMENT PLASTER WHERE OCCURS OVER PLYWOOD OR OSB SHEATHING.
- AT MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING 1/8 GA. CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED AT 24" O.C. MAXIMUM HORIZONTALLY AND 16" O.C. MAXIMUM VERTICALLY.
- PROVIDE MINIMUM 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
- PROVIDE A HANDRAIL AT ONE SIDE OF STAIRS MOUNTED AT 34" TO 38" ABOVE NOSING OF TREAD. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION DIMENSION. HANDRAIL SHALL TERMINATE INTO POST OR RETURN TO WALL. OPENINGS BETWEEN RAILINGS SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN.
- PROVIDE FIREBLOCKS & DRAFTSTOPS PER 2016 CALIFORNIA BUILDING CODE.
- BATHROOMS CANNOT HAVE WINDOWS IN THE FIREWALL PER CRC R303.3.
- ANY ATTIC ACCESS IN THE GARAGE CEILING IS TO BE SOLID AND SELF-CLOSING.
- PROVIDE AN ATTIC ACCESS, NOT LESS THAN 22"x36", TO ALL ATTIC AREAS WITH HEADROOM CLEARANCE OF 30" OR GREATER.
- LANDING OUTSIDE ALL EXTERIOR DOORS SHALL NOT BE MORE THAN 1 3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS PER CRC R313.1.
- GUARDRAIL DESIGN IS A DEFERRED SUBMITTAL AND MUST BE SUBMITTED TO AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMIT TO THE CITY FOR APPROVAL.
- ALL WINDOWS WITHIN 60" HORIZONTAL AND VERTICAL OF THE W.E. OF A TUB OR SHOWER TO BE TEMPERED.
- PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PRE-MANUFACTURED FIREPLACE(S) TO BUILDING INSPECTOR PRIOR TO INSTALLATION.
- OPTIONAL FIREPLACE FLUE / CHASE TERMINATION, COMBUSTION AIR INFO, ETC. PER MFR'S. REQUIREMENTS.

BUILDING SUMMARY 2,105 SF

MAIN FLOOR PLAN: 2,105 SF

PORCH: 46 SF

COV. PATIO: 112 SF

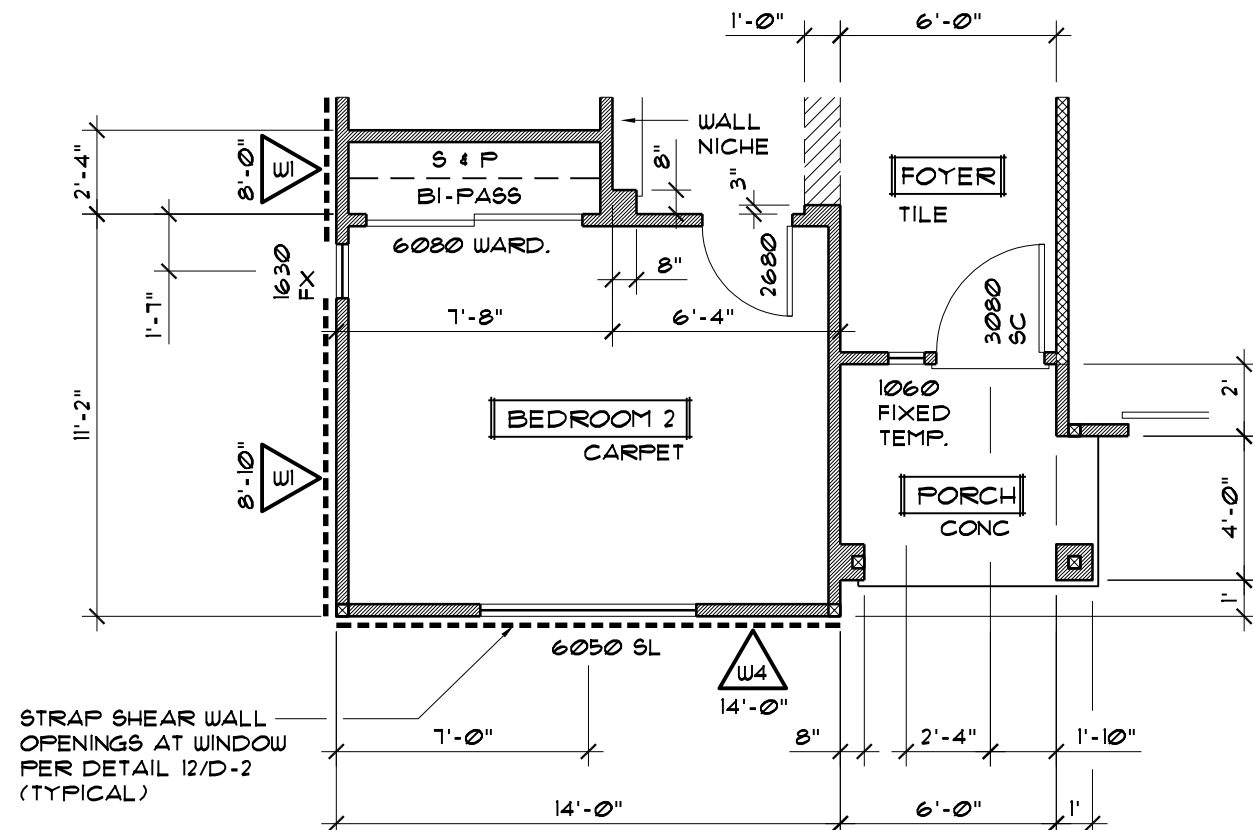
TOTAL SQ. FOOTAGE : 2,263 SF

GARAGE : 433 SF

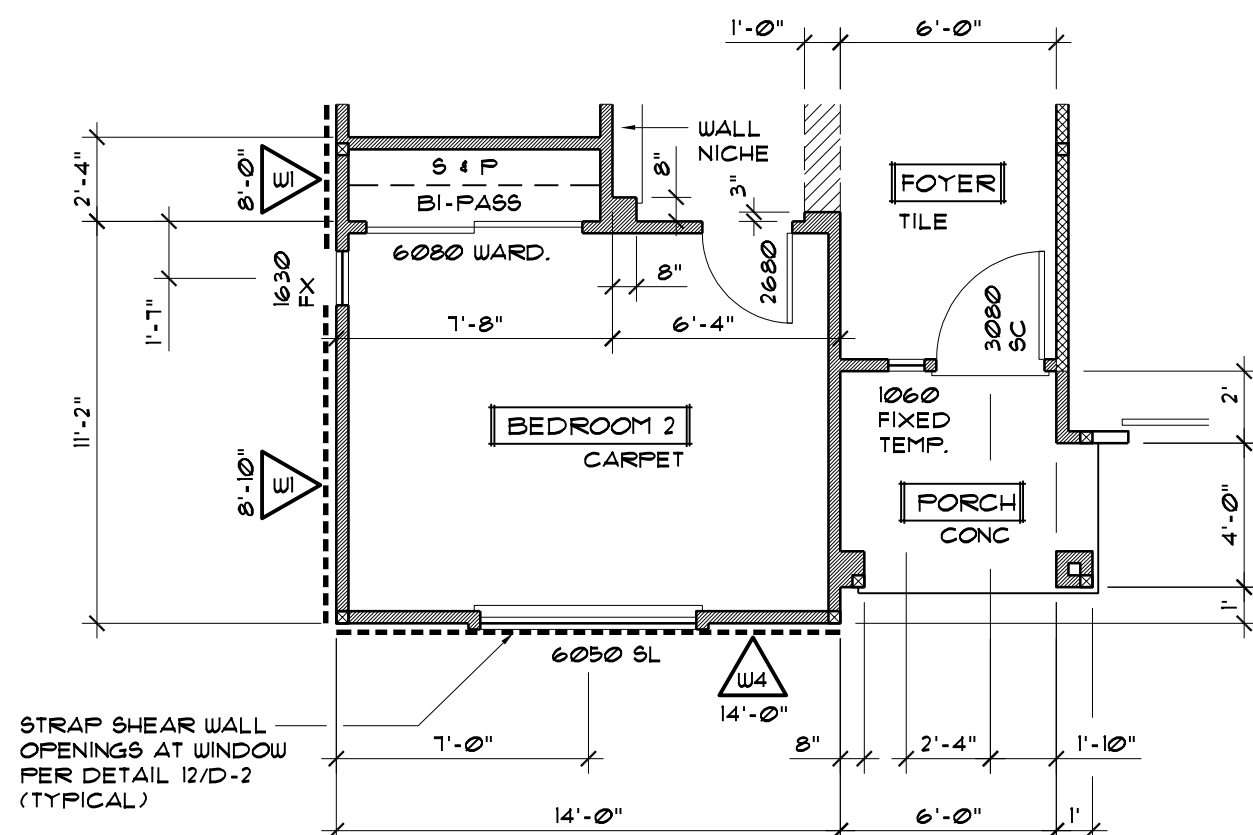
TOTAL COVERAGE: 2,696 SF

2016 ENERGY STANDARDS:

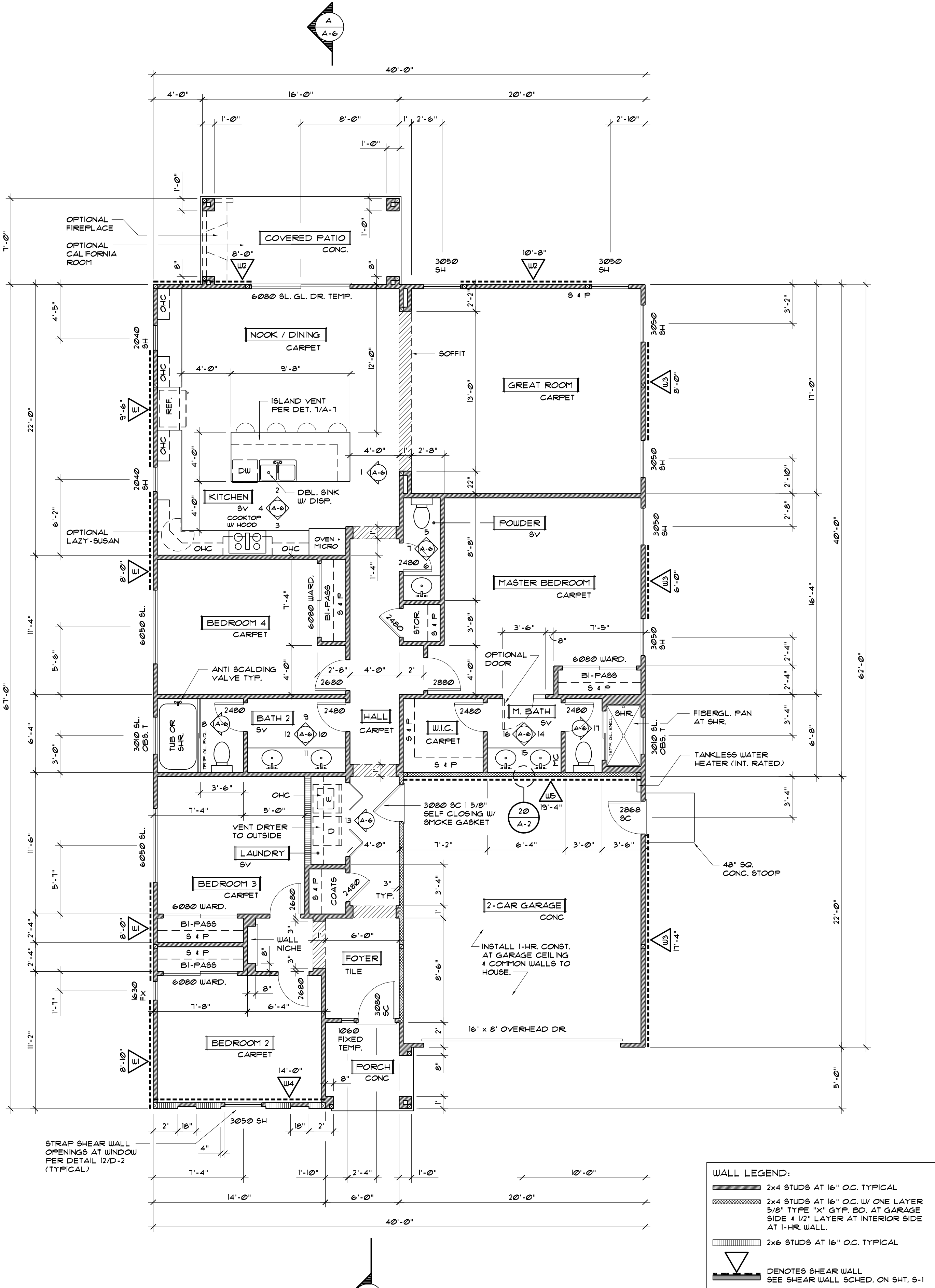
- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR - CAL ENERGY 150/KW.
 - LIGHTING FOR BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFFICACY LUMINAIRE. ALL OTHER LIGHTING SHALL BE HIGH EFFICACY CONTROLLED BY A VACANCY SENSOR 150/KW.
 - KITCHEN LIGHTING - AT LEAST HALF OF THE RATED LIGHTING WATTAGE INSTALLED IN A KITCHEN SHALL BE HIGH EFFICACY LUMINAIRES 150/KW.
 - LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY, DIMMABLE OR CONTROLLED BY A VACANCY SENSOR.
 - ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK 150/KW.
 - ALL OUTLETS SHALL BE TAMPERPROOF IN ACCORDANCE WITH CAL-ELECTRICAL CODE 406.12.
 - BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT IN ACCORDANCE WITH CRC 303.3 AND CAL GREEN CODE 4506.
- EXHAUST FANS:
- ASHRAE STANDARD 62.2 - USE PANASONIC "WHISPERGREEN SELECT" MODEL FV-05-11VKS1, MINIMUM OF THREE (3) FANS AT MINIMUM OF 25 CFM EACH. LOCATE IN THE LAUNDRY ROOM, GUEST BATHROOM AND MASTER BATHROOM. SWITCH (AND LABEL SWITCH) FAN PER ASHRAE STANDARD 62.2.



PARTIAL PLAN - ELEV. C



PARTIAL PLAN - ELEV. B



WALL LEGEND:	
	2x4 STUDS AT 16" O.C. TYPICAL
	2x4 STUDS AT 16" O.C. W/ ONE LAYER 5/8" TYPE "X" GYP. BD. AT GARAGE SIDE & 1/2" LAYER AT INTERIOR SIDE AT 1-HR. WALL.
	2x6 STUDS AT 16" O.C. TYPICAL
	DENOTES SHEAR WALL. SEE SHEAR WALL SCHED. ON SHT. 5-1

FLOOR PLAN

3/16" = 1'-0"

skw & associates

architecture • engineering • surveying

2257 scenic drive, modesto, ca 95355 p. 209-525-6825 f. 209-529-7804

• donald t. kan
civil engineer
no. 56676

• henry wong
civil engineer
no. 31008

• david j. stank
architect
c. 22908

• allan v. stevenson
civil engineer
no. 61758

HOUSE PLAN #2105 FOR:

MCROY-WILBUR COMMUNITIES, INC.

2909 COFFEE ROAD, SUITE 9

MODESTO, CALIFORNIA

FLOOR PLAN

REVISIONS:

BY : CP

LIST : COUNTRYSIDE

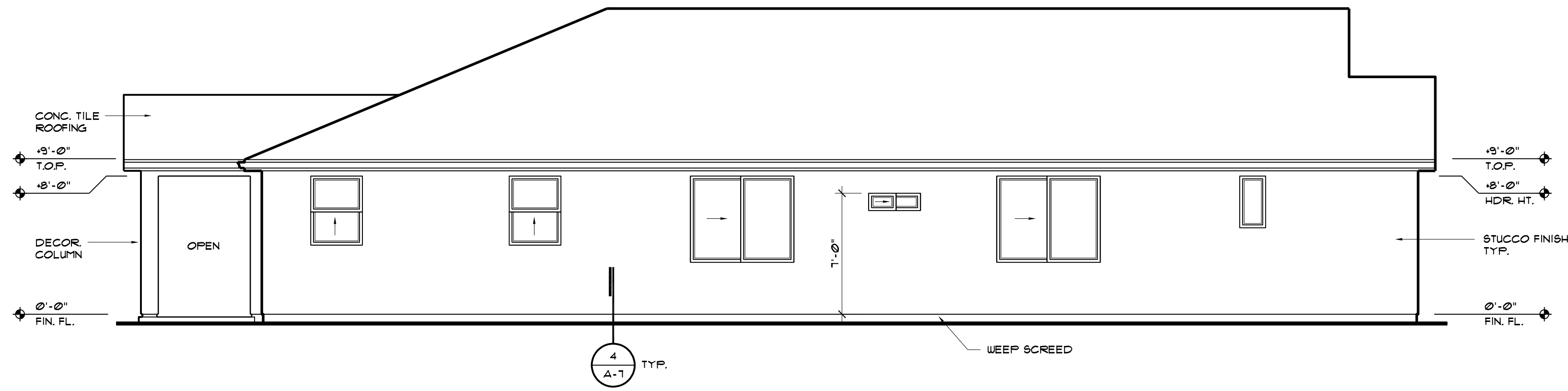
DATE : 05/21/2020

JOB : 19M061

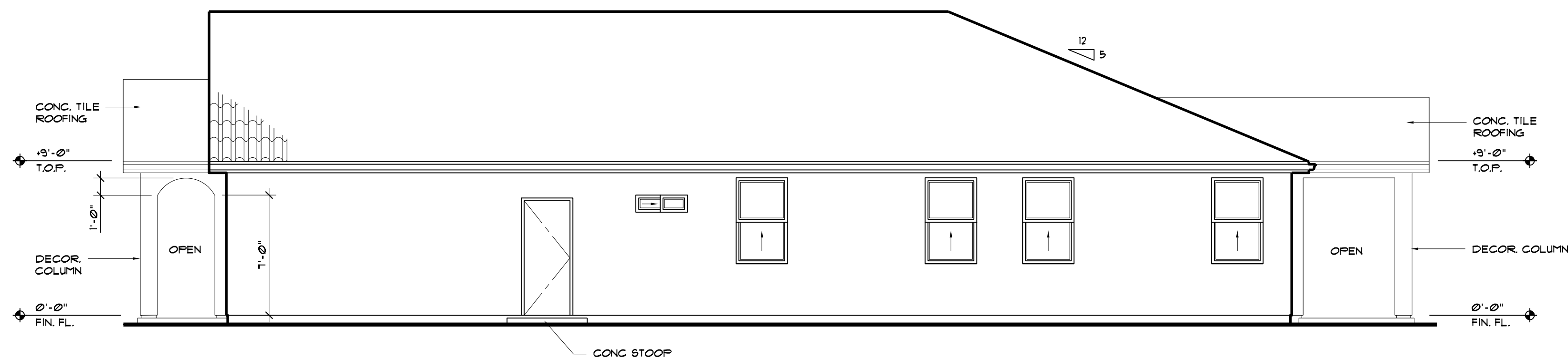
SHEET :

A-1

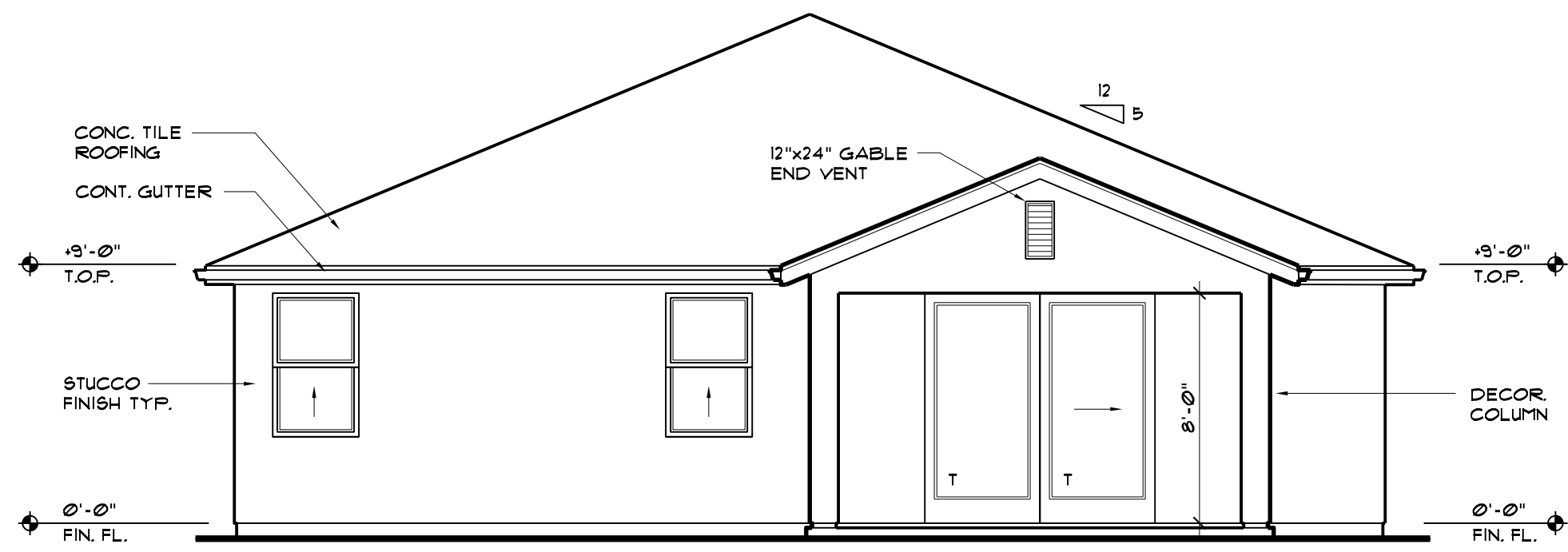
- NOTE:
1. CONTRACTOR SHALL PROVIDE:
- a. FLASHING TO ENSURE WEATHER-TIGHT CONTRUCTION.
- b. A MIN. OF 1 SQ. FT. OF FREE AREA PER 150 SQ. FT. OF FLOOR AREA FOR ATTIC VENTILATION. SEE VENTILATION SCHED. ON SHEET A-2
2. ALL EXPOSED WOOD FASCIA, BEAMS & POSTS SHALL BE PAINT GRADE SMOOTH.
3. WHERE EAVE OR CORNICE VENTS ARE USED TO PROVIDE ATTIC VENTILATION VENT OPENING SHALL NOT BE INSTALLED WITHIN 3 FT. MEASURED LATERALLY ABOVE WINDOWS OR DOOR OPENINGS.
4. ADDRESS NUMBERS WITH CONTRASTING BACKGROUND SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. CRC R319.1



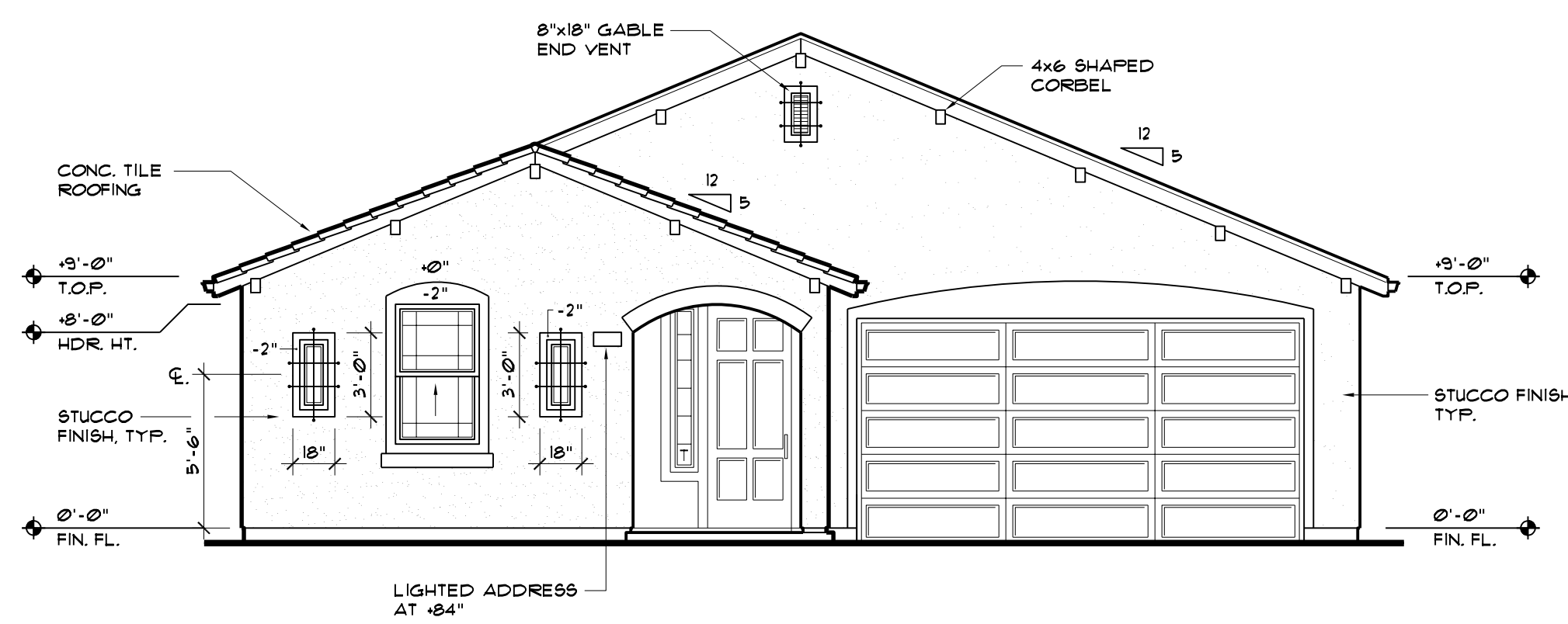
LEFT ELEVATION - A



RIGHT ELEVATION - A



REAR ELEVATION - A



FRONT ELEVATION - A

EXTERIOR ELEVATIONS - ELEVATION "A"

3/16" = 1'-0"

- donald t. kan
civil engineer
cpe 56676
- henry wong
civil engineer
cpe 51008
- david j. stark
architect
c 22908
- allan v. stevenson
civil engineer
cpe 61738



HOUSE PLAN #2105 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

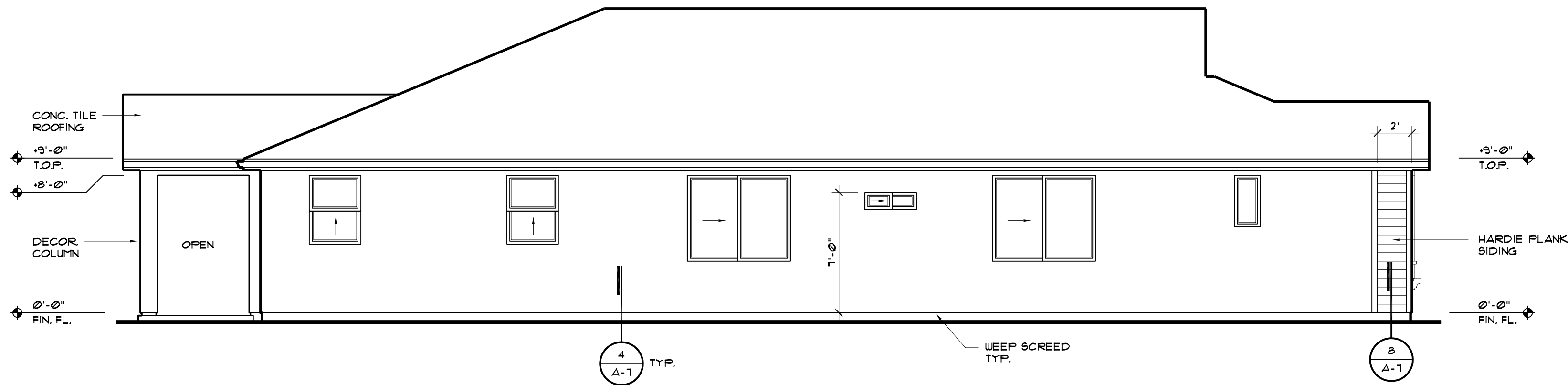
EXTERIOR ELEVATIONS
ELEVATION "A"

REVISIONS:

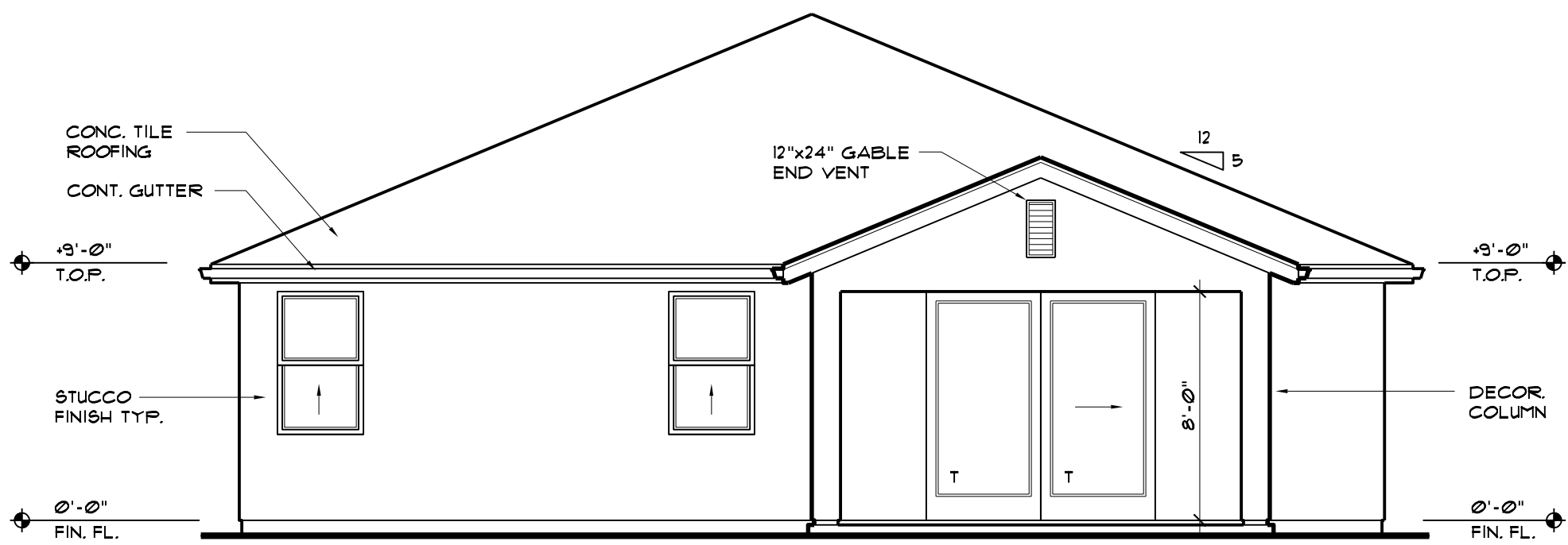
BY : CP
LIST : COUNTRYSIDE
DATE : 05/21/2020
JOB : 19M061

SHEET :

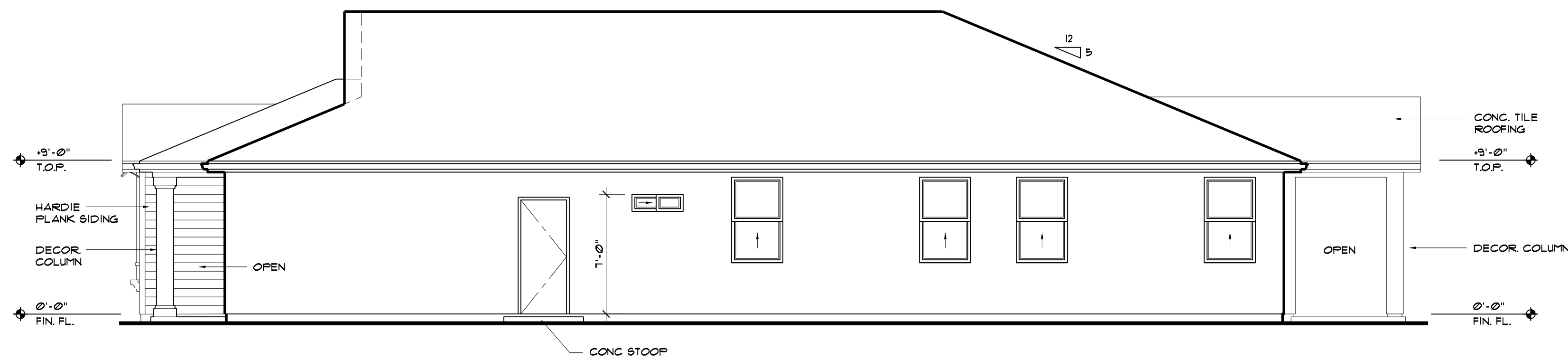
A-3



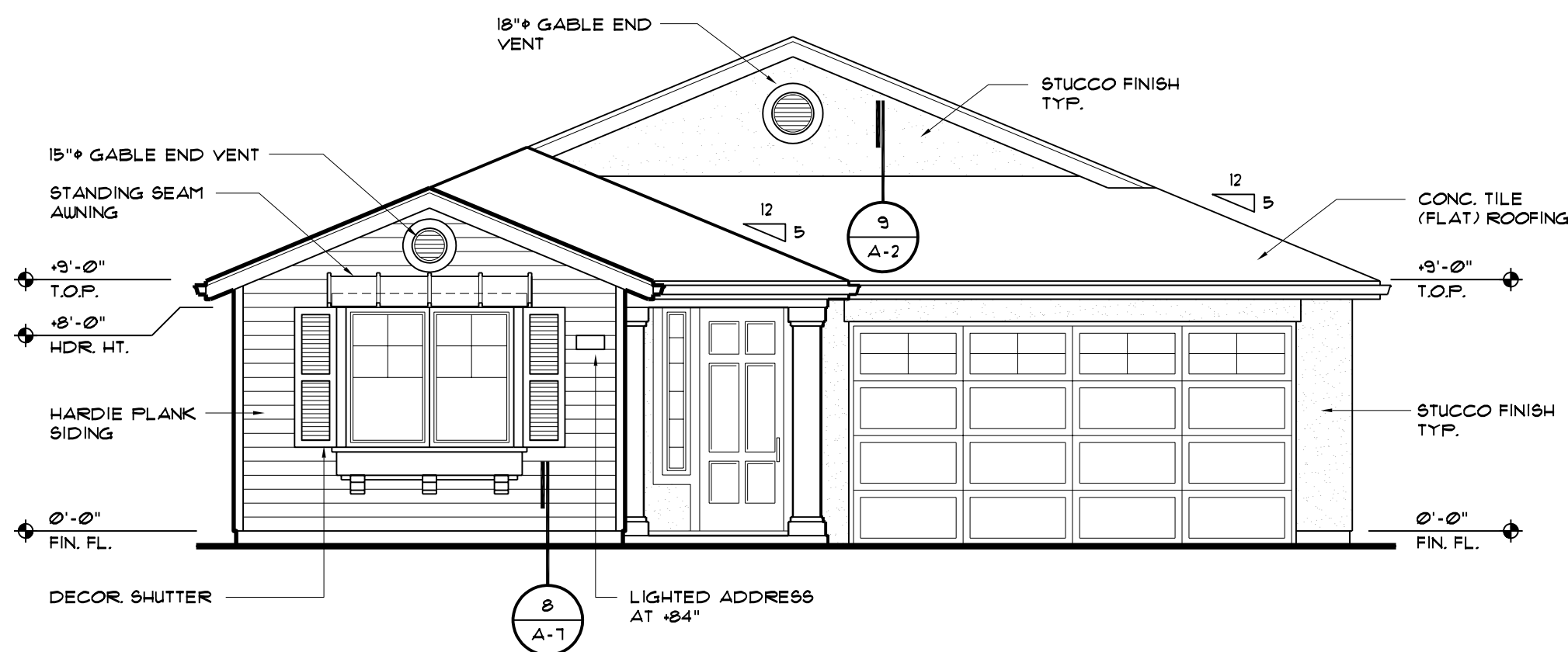
LEFT ELEVATION - B



REAR ELEVATION - B



RIGHT ELEVATION - B

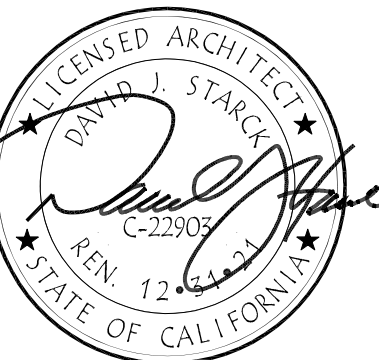


FRONT ELEVATION - B

EXTERIOR ELEVATIONS - ELEVATION "B"

3/16" = 1'-0"

- donald t. kan
civil engineer
rce 56676
- henry wong
civil engineer
rce 51008
- david j. stark
architect
c 22908
- allan v. stevenson
civil engineer
rce 61738



HOUSE PLAN #2105 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

EXTERIOR ELEVATIONS
ELEVATION "B"

REVISIONS:

BY : CP
LIST : COUNTRYSIDE
DATE : 05/21/2020
JOB : 19M061

SHEET :

A-4

- donald t. kan
civil engineer
rcs 56676
- henry Wong
civil engineer
rcs 51008
- david j. stark
architect
c 22908
- allan v. stevenson
civil engineer
rcs 61738



HOUSE PLAN #2105 FOR:
McROY-WILBUR
COMMUNITIES, INC.
2909 COFFEE ROAD, SUITE 9
MODESTO, CALIFORNIA

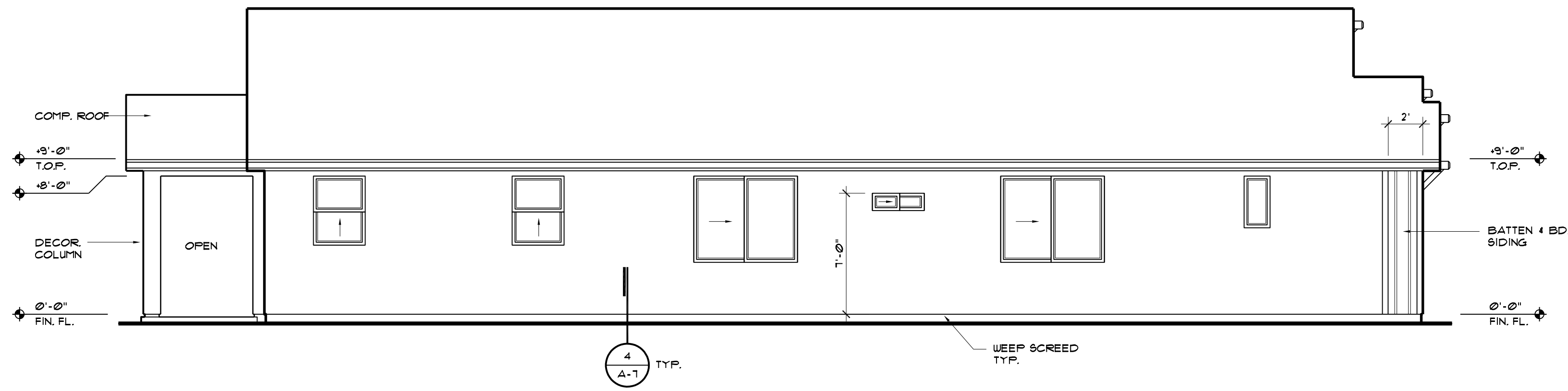
EXTERIOR ELEVATIONS
ELEVATION "C"

REVISIONS:

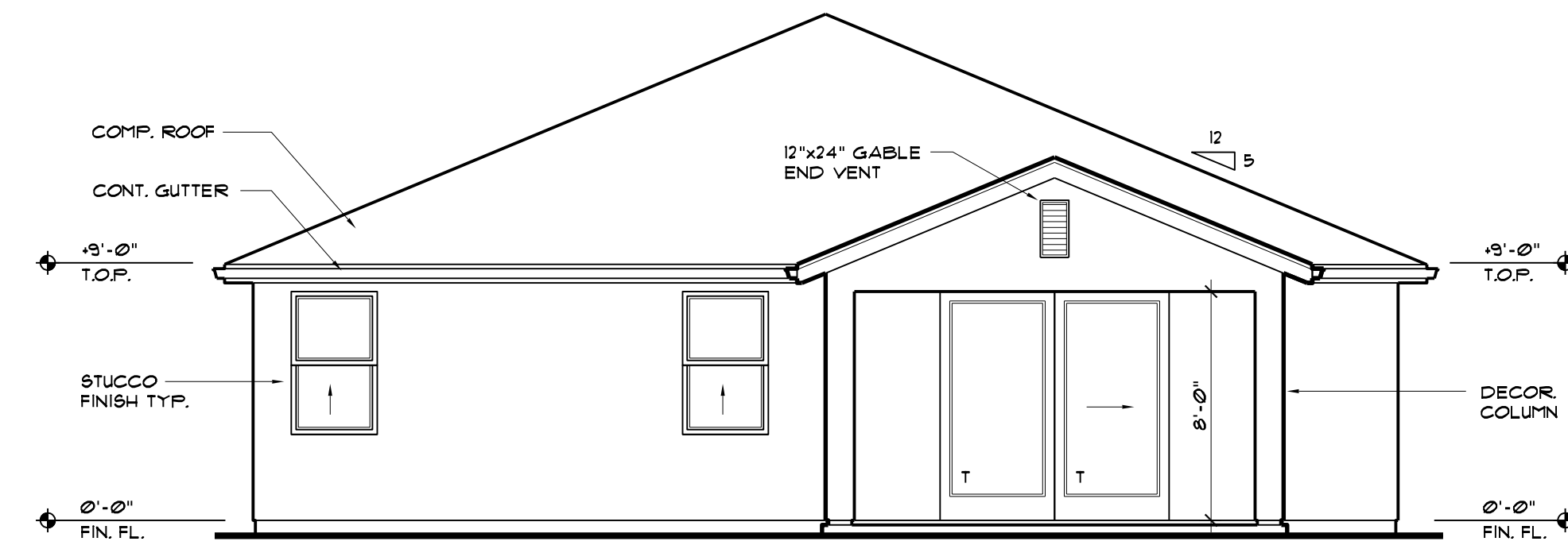
BY : CP
LIST : COUNTRYSIDE
DATE : 05/21/2020
JOB : 19M061

SHEET :

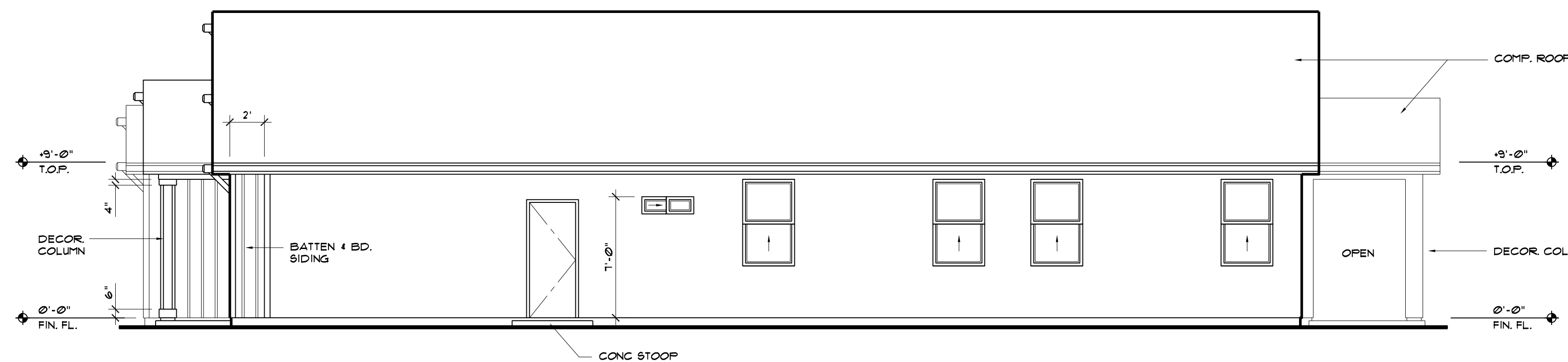
A-5



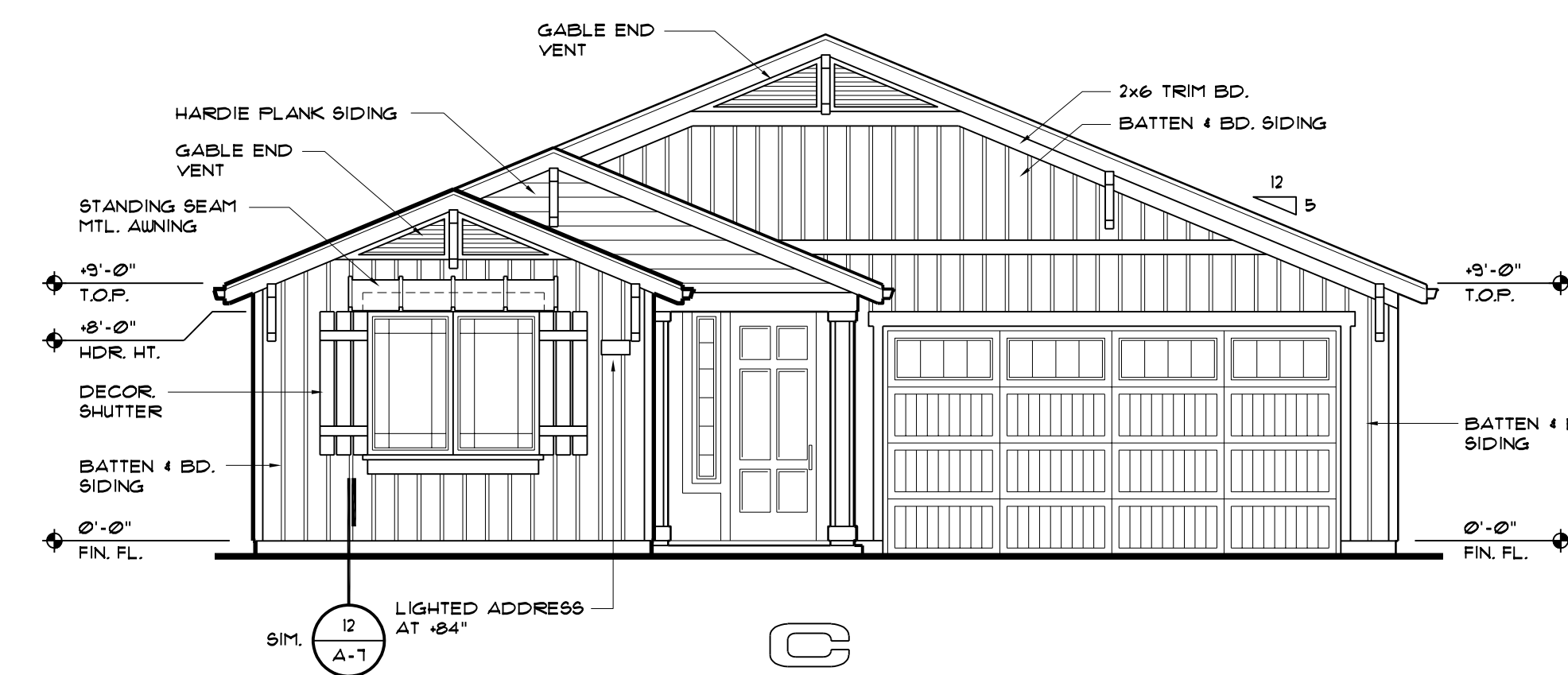
LEFT ELEVATION - C



REAR ELEVATION - C



RIGHT ELEVATION - C



FRONT ELEVATION - C

EXTERIOR ELEVATIONS - ELEVATION "C"

3/16" = 1'-0"

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.3 **August 17, 2021**

APPLICATION: **Tentative Map 01-2021 / Architecture and Site Plan Review 02-2021 / Planned Development (Rezone) 01-2021 (Dept. File 20-0005) – The Heritage Collection at Sierra Street – 6448 Claus Road (APNs: 062-020-001).** The applicant is requesting approval of a rezone to Planned Development, approval of a Tentative Map to subdivide an approximately 12.27-acre parcel into forty-seven (47) single-family lots with a remainder parcel of approximately 5.9 net acres, and the Architecture and Site Plan Review of the housing products. The subject site is 6448 Claus Road, the northwest corner of Claus and Patterson Roads.

OWNER: SCM Hearthstone LLC
1920 Standiford Avenue, Suite 1
Modesto, CA 95350

APPLICANT: Terry Whitsitt (SCM Hearthstone LLC)
1920 Standiford Avenue, Suite 1
Modesto, CA 95350

ENGINEER: Jim Freitas (Associated Engineering Group, Inc.)
4206 Technology Drive, Suite 4
Modesto, CA 95356

LOCATION/APN: The proposed project is located east of Claus Road, south of Sierra Street, west of Central Avenue, and north of the railroad tracks and Patterson Road. The address is 6448 Claus Road APN: 062-020-001.

GENERAL PLAN: Medium Density Residential (LDR)

ZONING: Current: General Commercial (C-2)
Proposed: Planned Development (PD)

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, the proposed Tentative Map is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

PROJECT PLANNER: Gabriel R. Salazar, Associate Planner

RECOMMENDATION: Approval of Resolution No. 2021-015 recommending to the City Council the approval of a Rezone to Planned Development; approval of Resolution No. 2021-016 recommending to the City Council the approval of Tentative Map No. 01-2021; and approval of Resolution No. 2021-017 to approve Architecture and Site Plan Review 02-2021 based on the analysis and findings presented for the Heritage Collection at Sierra Street.

ACRONYMS: CEQA – California Environmental Quality Act
CFD – Community Facilities District
DU – Dwelling Units
LDR – Low Density Residential
LID – Low Impact Design
RMC – Riverbank Municipal Code
TM – Tentative Map

EXECUTIVE SUMMARY

The proposed project consists of a Rezone to Planned Development (PD) and a Tentative Map to subdivide a parcel of approximately 12.27-acres into forty-seven (47) single-family lots (5.78 gross acres) with a remainder parcel for a future self-storage facility (approximately 5.9 net acres). In addition, Architecture and Site Plan Review is requested for the housing products. The project site has a General Plan Land Use designation of Medium Density Residential (LDR) and is currently zoned General Commercial (C-2). The applicant is applying for a zone change to Planned Development since the proposed lots are smaller than the minimum lot size standard for the R-1 Single-Family zoning district.

BACKGROUND

The developer had previously submitted applications for Vesting Tentative Map 01-2005 and Conditional Use Permit 01-2005 for 139 clustered “pull-apart” single-family residential lots, ranging in size from 964 square feet to 1,776 square feet, and an open space lot. The Conditional Use Permit was approved by the Planning Commission with Resolution 2005-008 on March 15, 2005 and they recommended approval of the map to the City Council on the same day. Vesting Tentative Map 01-2005 was approved under Resolution 2005-089 by the City Council on June 13, 2005. Due to the economic recession of 2008, the project was unable to move forward for development, and the entitlements expired.

The total area of the proposed subdivision is approximately 5.78 acres (8.13 units/net acre). The project site is situated on the eastern side of Riverbank and is bounded by the Diamond Bar West subdivision to the north; a ranchette to the east; the railroad tracks to the south with Riverbank High School across Patterson Road; and the remainder parcel to the west with single-family residential across Claus Road. The formal address of the

proposed project site is 6448 Claus Road. The project site is comprised of undeveloped land.

PROJECT ANALYSIS

A. Rezone to Planned Development

The developer is requesting relief from Single Family Residential (R-1) standards (6,000 sf lots) by rezoning the property to Planned Development (PD) (Attachment 1). The Table below shows the development standards of the R-1 zoning district since the project proposes single-family dwelling units. The Table compares the proposed Planned Development standards with the R-1 standards. Those standards that deviate from R-1 zoning are marked with an asterisk (*).

Type of Standard	LDR Zoning Standards	Proposed The Heritage Collection PD Standards
Lot Size	6,000 square feet minimum	3,200 square feet minimum *
Lot Width	60/65 feet minimum	43/50 feet minimum *
Lot Depth	100 feet minimum	83 feet minimum*
Density	8 units per net acre	8.13 units per net acre*
Height	35 feet maximum	27'-1"
Front Setback	10 feet minimum	10 feet minimum
Garage Setback	20 feet minimum	20 feet minimum
Side Setback	5 feet minimum	5 feet minimum
Rear Setback	5 feet minimum	10 feet minimum
Lot Coverage	50% maximum	50% maximum
Accessory Height	15 feet maximum	To Be Determined
Local Street Width	64 feet	50 feet minimum *
Sidewalks	Both sides of street	Both sides of street
Onsite Parking	2 covered spaces	2 covered spaces
Street Parking	Both sides of street	Both sides of street

The average minimum lot size within the project is 3,320 square feet. The proposed lot coverage for the lots is 50 percent. The majority of the lots comply with the 50 percent maximum threshold with the exception of two lots (42 and 43).

Pursuant to RMC section 153.162 (E)(3), the developer is providing amenities to compensate the neighborhood for deviating from the minimum standards above. These amenities could include enhanced landscaping, a colored concrete or brick crosswalk, upgraded front doors and garage doors, decorative wrought iron fencing in the front, open space furniture, French doors instead of sliders, etc. Other suggestions are considered by

staff. The developer has proposed some amenities such as decorative garage doors, decorative garage lights, and pavers or colored pavement at crosswalks at the subdivision entrance.

Rezone Findings

In recommending approval of the Rezone to the City Council (Attachment 1 Exhibit A), the Planning Commission must find the project meets the required findings of fact:

1. Each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development. *The development could be built in stages and exist as independent units capable of creating a good environment.*
2. The uses proposed will not be a detriment to the present and proposed surrounding land uses but will enhance the desirability of the area and have a beneficial effect. *The site is currently a vacant parcel subject to sporadic dumping. A new subdivision will reduce opportunities for blighted conditions as well as add to the diverse and compact housing stock the City has to offer to potential new residents.*
3. Any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offers certain redeeming features to compensate for any deviations that may be permitted. *Amenities proposed by the developer and staff for the deviations from R-1 included amenities such as decorative garage doors, decorative garage lights, and pavers or colored pavement at crosswalks at the subdivision entrance.*
4. The principles incorporated in the proposed master plan identify unique characteristics which could not otherwise be achieved under other zoning districts. *Smaller lots could not be achieved under other zoning districts; hence, the zone change to accommodate the more compact housing subdivision proposal.*
5. Where a PD rezone is initiated by the City, the previous findings are not required. *This PD was not initiated by the City.*

B. Tentative Map 01-2021

Tentative Map 01-2021 (Attachment 2 Exhibit A) proposes forty-seven (47) small buildable lots for a single-family residential subdivision. The lot sizes are below the R-1 standard size of 6,000 square feet; therefore, the applicant is requesting approval for a rezone to PD which accommodates the proposed lot sizes. The lots range in size from

3,662 square feet to 6,743 square feet. All proposed streets are designed to accommodate City Street Designs with consideration for low-impact design standards as well as to encourage Complete Streets for vehicles as well as pedestrians.

The applicant will be required to connect to the Diamond Bar West storm drain basin to the north to ensure adequate site drainage. This existing oversized basin is expected to manage the storm water from Sierra Street, Central Avenue, and all interior streets and lots per City Standards. The City has developed LID guidelines due to storm water discharge standards implemented by the State of California through the MS4 permit process. The proposed project embraces the City's and State's LID guidelines. All project storm water will be collected and disposed of on-site through the use of a storm water detention basin. The project is required to annex into Community Facilities District (CFD) 2016-01 for the future maintenance of the storm water system as well as the streets, waste water, and water systems.

The tentative map proposes forty-seven (47) buildable single-family residential lots. Before Final Map stage, the proposed street names will be reviewed by staff and outside agencies such as Fire and 911 to see if they are currently in use. Per RMC section 152.026 (L) all street names shall be approved by City Council. Duplication of existing names within the County will not be allowed unless the streets are obviously in alignment with existing streets and likely to sometime be a continuation of the other street. The City is requiring the applicant to improve portions of Claus Road, Central Avenue, and Sierra Street including the project's frontage, to be consistent with the City's Circulation Element Street Design Standards. The temporary sidewalk on the east side of Claus Road will be replaced with curb, gutter, and sidewalk. A crosswalk is required for school children to cross Claus Road at Sierra Street.

If the remainder parcel is developed with housing in the future instead of mini storage units, a tentative map for that area is required.

The Planning Commission is required to make the findings below for Tentative Map 01-2021 to ensure its consistency with the General Plan and recommend it to the City Council (Attachment 2):

1. The proposed map is consistent with applicable general and specific plans. *The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted.*
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. *The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted as they relate to connectivity, sidewalks, and the provision of amenities.*

3. The site is physically suitable for the type of development. *The site is suitable for a new subdivision of this type.*
4. The site is physically suitable for the proposed density of the development (8.13 dwelling units per net acre are proposed). *The subject site is designated as Medium Density Residential per the General Plan. The site is physically suitable for a proposed density of between eight (8) and sixteen (16) dwelling units per net acre.*
5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats. *The design of the subdivision should not injure fish, wildlife, or their habitats, none of which are present on the site.*
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. *The design of the subdivision should not cause serious health problems.*
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction. *The design of the subdivision should not conflict with any easements of record.*

C. Architecture and Site Plan Review 02-2021

Site Design

The design of the project as proposed is a small lot, compact, detached single-family residential subdivision. The proposed lot sizes vary in range. The typical minimum interior lot size dimensions are 40 feet by 80 feet. The typical minimum corner lot size dimensions are 45 feet by 80 feet. The minimum lot size proposed for the subdivision is 3,720 square feet and the maximum lot size proposed is 6,743 square feet.

Architecture / Design Guidelines

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 (Attachment 3). There are four (4) floor plan models, two (2) architecture types: Craftsman and Cottage, and six (6) color schemes (Attachment 3 Exhibit A). The table below provides information on the models, types, and color schemes.

Model Number / Total Square Feet	Stories	Bedrooms	Bathrooms	Amenities (all models)
---	----------------	-----------------	------------------	-------------------------------

1. 1174 sf	1	2	2	The developer is providing the following amenities: decorative garage doors, decorative garage lights, and pavers or colored pavement at crosswalks.
2. 1943sf	2	3	2.5	
3. 1977 sf	2	3	2.5	
4. 2259 sf	2	4	2.5	

There are color palettes proposed:

	Scheme 1 Cottage – Plan 2	Scheme 2 Cottage – Plan 3	Scheme 3 Cottage – Plan 1 and Plan 4	Scheme 4 Craftsman – Plan 1 and Plan 4	Scheme 5 Craftsman – Plan 2	Scheme 6 Craftsman – Plan 3
Comp Roof	Brown	Mild Brown	Brown	Brown	Brown	Brown
Tile Roof	-	-	-	-	-	-
Main Body	Light Pink	Lavender	Lavender	Lavender	Lavender	Lavender
Siding	Light Brown	Striped Light pink	Striped Brown	Striped Grey (accent)	Striped Grey (accent)	Striped Light Brown (accent)
Trim	Grey	Brown	Light Grey	Dark Grey	White	Dark Brown
Front Door	Dark Grey	Dark Brown	Clay Brown	Brown	Brown	Grey
Shutters	Dark Grey	Masonry Veneer (no shutters)	Clay Brown	Masonry Veneer (no shutters)	-	Masonry Veneer (no shutters)

1. Porches, Entries, and Windows – A clear sense of entry and design interest to a home is provided through the inclusion of architectural elements that contribute to a sense of place and activity. All four (4) floor plans include a small front porch. In addition, all have a foyer or entry hall at the front door. Large front facing windows provide “eyes on the street” for security.
2. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. 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. Street parking is permitted

4. Fence and Wall 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. Per the City of Riverbank Standard Conditions, Resolution 2013-014 #22, if the project is a Planned Development, the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer. The property is required to annex into the City's maintenance district – CFD 2006-01.
6. If the remainder parcel is developed with housing in the future instead of mini storage units, Architecture and Site Plan Review is required.

GENERAL PLAN CONSISTENCY FINDINGS

The project site's density is 8.13 dwelling units per net acre. At this density, the Project is consistent with a General Plan designation of Medium Density Residential (MDR, net density of 8-16 units per net acre). Below is a discussion of General Plan Policies with which the proposed project is consistent:

1. Policy DESIGN-2.7

"In general, the City will require the construction of sidewalks on both sides of all new streets." *The applicant has provided sidewalks on both sides of all new proposed streets within the cul-de-sac and interior streets.*

2. Policy DESIGN-3.1

"The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods." *The City is requiring the applicant to make improvements at the intersection of Claus Road and Sierra Street in order to accommodate resident safety and support vehicular movements.*

3. 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. Approved plans, projects and subdivision requests will minimize the visual prominence of garages and instead incorporate porches, stoops, active rooms, and functionally opening windows that face the street." *Architecture and Site Plan Review*

is included with this Tentative Map application. The visual prominence of garages is reduced.

4. 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 applicant has provided architectural details for the use of porches and stoops.

5. Policy CONS-4.2

“Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.” The Developer has not provided a stormwater basin within the project site but will connect to the existing oversized Diamond Bar West basin to the north. The developer is required to annex into Community Facilities District 01-2016 for future maintenance or replacement of facilities.

6. 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 four (4) models, two (2) variations (Craftsman, and Cottage) and six (6) 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.

PARK-IN-LIEU FEE

Pursuant to RMC Section 11-3-12(c), the Project has an obligation to dedicate park land or pay a park-in-lieu fee. The developer has not set aside land for a park so must pay the fee. The obligation for this project is 0.43 acres to be paid based on values of land at the time the Final Map is recorded. A recent appraisal by another developer shows an acre of residential/park land is valued at \$130,000 per acre. Therefore, if this does not change by Final Map, the project will owe \$55,900 in park in-lieu fees for the forty-seven (47) houses (\$1,140 per unit). If the remainder parcel is developed with housing in the future instead of mini storage units, additional park-in-lieu fees will be required.

DEVELOPMENT AGREEMENT

The developer has submitted a request and a deposit for a Development Agreement. A development agreement vests the rights of the developer like a Vesting Map does. The term of the Development Agreement is normally five (5) years unless the agreement is terminated, modified, or extended. The developer may request to extend the term of the agreement one time for the length of five (5) years. The City Council may approve the extension which would then be recorded on the property in the official records of Stanislaus County. Staff will work with the applicant to complete the Development Agreement and present it to City Council when negotiations are complete.

ENVIRONMENTAL DETERMINATION

The project is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy. Therefore, the project qualifies for this exemption.

PUBLIC NOTICE

On August 4, 2021, public notices for the Planning Commission hearing were mailed to interested parties and property owners (26) within 300 feet of the project location. The Planning Commission hearing notice was published in the Riverbank News on August 4, 2021. The notice was posted on the City's website and physically posted at City Hall North, South, the post office and sent to the library on August 5, 2021. The subject property public notice sign was posted on August 5, 2021.

ATTACHMENTS

1. Planning Commission Resolution No. 2021-015 (Rezone)
Exhibit A – City Council Ordinance 2021-TBD
2. Planning Commission Resolution No. 2021-016 (TM)
Exhibit B – Tentative Map 01-2021
3. Planning Commission Resolution No. 2021-017 (ASPR)
Exhibit A – Site Plans and Elevations

Respectfully Submitted By:

Gabriel R. Salazar
Associate Planner

**City of Riverbank
Planning Commission
Resolution No. 2021-015**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
THE APPROVAL OF ORDINANCE NO. 2021-TBD TO REZONE 5.78±
ACRES, KNOWN AS THE HERITAGE COLLECTION AT SIERRA STREET
TO PLANNED DEVELOPMENT (PD), LOCATED AT 6448 CLAUS ROAD
APN: 062-020-001**

WHEREAS, an application has been received from SCM Hearthstone LLC, with a proposal to subdivide approximately 12.27± acres into forty-seven (47) single family lots and a remainder lot which allows for a net density of eight to sixteen (8-16) dwelling units per acre; and

WHEREAS, the project site is currently zoned General Commercial (C-2) with a General Plan Land Use designation of Medium Density Residential (MDR); and

WHEREAS, the applicant is proposing to rezone the property to Planned Development (PD) from General Commercial (C-2); and

WHEREAS, the Planning Commission held a public hearing on August 17, 2021, to consider Rezone 01-2021; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on August 4, 2021; and

WHEREAS, notices of the public hearing on the Rezone were mailed to all property owners within three hundred (300) feet of the property, according to the most recent assessor's roll, on August 5, 2021; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on August 17, 2021 in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2021-TBD, REZONING 5.78± ACRES TO PLANNED DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.

- a. The property identified in this action has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned General Commercial (C-2). The project proposes a Rezone to Planned Development (PD).
 - b. The proposed Rezone to PD will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.
2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.
3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.
4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.
5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.
6. The PD rezone was not initiated by the City, so the findings above are required.

Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution 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 resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or 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.

The City finds that the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of August 2021, by the following roll call vote___:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

Attachment: **Exhibit A** – Draft City Council Ordinance No. 2021-TBD

**CITY OF RIVERBANK
ORDINANCE NO. 2021-TBD**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING THE REZONING OF 12.27± ACRES TO PLANNED DEVELOPMENT,
LOCATED AT 6448 CLAUS ROAD (APN 062-020-001) –
A PROJECT KNOWN AS THE HERITAGE COLLECTION AT SIERRA STREET**

WHEREAS, an application has been received from SCM Hearthstone LLC, with a proposal to subdivide approximately 12.27± acres into forty-seven (47) single family lots and a remainder lot (5.9 net acres) which allows for a density of eight to sixteen (8-16) dwelling units per net acre; and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, August 17, 2021 to consider the proposed Rezone Ordinance in Riverbank; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. An application has been received from SCM Hearthstone LLC with a proposal to subdivide approximately 12.27± acres into forty-seven (47) single-family residential lots and a remainder lot (5.9 net acres), which allows for a density of 8-16 dwelling units per net acre; and
2. The project site is currently zoned General Commercial (C-2) with a General Plan Land Use Designation of Medium Density Residential (MDR); and
3. The applicant is proposing to rezone the subject property to Planned Development (PD); and
4. Notice of the public hearing on the proposed Rezone Ordinance was published in the *Riverbank News*, a newspaper of general circulation, on August 4, 2021; and,
5. Notices of the public hearing on the proposed Rezone Ordinance were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on August 4, 2021; and
6. The City finds that Pursuant to the California Environmental Quality Act, the Project is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and

surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

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

Section 1: The City Council of the City of Riverbank approves Rezoning 12.27± acres to the Planned Development zoning district, located at 6448 Claus Road APN 062-029-001.

Section 2: Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution 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 resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution 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 3: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is 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 17th day of August 2021; 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

DRAFT

City of Riverbank
Planning Commission
Resolution No. 2021-016

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF RIVERBANK RECOMMENDING APPROVAL OF THE
REQUEST OF SCM HEARTHSTONE LLC FOR TENTATIVE MAP 01-
2021 TO SUBDIVIDE 12.27± ACRES INTO 47 PLANNED
DEVELOPMENT SINGLE FAMILY RESIDENTIAL LOTS AND A
REMAINDER LOT, LOCATED AT 6448 CLAUS ROAD APN: 062-020-
001**

WHEREAS, an application has been received from SCM Hearthstone LLC, with a proposal to subdivide approximately 12.27± acres into forty-seven (47) single family lots and a remainder lot (6.49 gross acres), which allows for a net density of eight to sixteen (8-16) dwelling units per acre; and

WHEREAS, the City Subdivision Ordinance, Section 152.037 states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.43 acres;

WHEREAS, the proposed tentative map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.7 (sidewalks), DESIGN-3.1 (continuity), DESIGN-3.2 (pedestrian-friendly), DESIGN 5.2 (eyes on the street), CONS-4.2 (stormwater); and

WHEREAS, Tentative Map 01-2021 was reviewed by the Riverbank Planning Commission at a regular meeting held on August 17, 2021 in the manner prescribed by law; and

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Tentative Map dated June 15, 2021 prepared by Associated Engineering Group, Inc. and modified by adopted Conditions of Approval, and 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 with modification by the adopted conditions of approval.
- B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code was provided.

- C. The City finds that Pursuant to the California Environmental Quality Act, the proposed Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.
- D. The approval of Tentative Map 01-2021 to divide parcel APN 062-020-021 (12.27± acres) into 47 single family lots and a remainder lot (5.9 net acres) will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that the project is similar to, and compatible with, neighboring uses in the area.

Whereas, the request for the Tentative Map is hereby recommended for conditional approval by the Planning Commission of the City of Riverbank, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01 (currently in process), or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. The project storm drainage system shall be sized to manage the storm water from Sierra Street, Central Avenue, and all interior streets and lots within a storage basin per City Standards.
3. Connection to the existing Diamond Bar West storm drain basin is required in the first phase of the project
4. Storm water on the west side of Central Avenue shall also be managed with roadside swales and horizontal drains or connected to the storm basin.
5. Additional storm water inlets are required per City Standards and are not to exceed 500 feet spacing.
6. Sierra Street shall be fully constructed from Claus Road to the existing improvements constructed with Diamond Bar West.
7. Complete street improvements are required on Claus Road which includes curb, gutter, and sidewalk. A crosswalk for school children shall be constructed at Claus Road and Sierra Street.
8. A concrete sound wall is required along the railroad tracks.

9. Three amenities are required per the Rezone application: (1) decorative garage doors, (2) decorative garage lights, and (3) pavers or colored pavement at crosswalks at the subdivision entrance.
10. Three (3) sets of landscape and irrigation plans conforming to the state's MWELo requirements shall be prepared and submitted with fee for review and approval by the City's contract landscape architect before Final Map. The storm basin shall be fully landscaped and slope protection provided; and
11. The City's Post Construction Standards Plan needs to be followed including DMA's LID standards, and the required worksheets located in the Appendix of the document. The document is available on the City's website; and
12. All existing overhead electrical shall be placed underground; and
13. Applicant shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.43 acres; and
14. All wet utilities are to be cleaned, tested, and videotaped prior to acceptance by the City of Riverbank; and
15. Street names shall be approved by City Council on the Final Map; and
16. An automatic fire system shall be provided for all Group R occupancies. **CFC 903.2.8**; and
17. Buildings shall be provided with proper address identification in accordance with the California Fire Code as amended by the Stanislaus Consolidated Fire Protection District. **CFC 505.1**; and
18. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into the jurisdiction. All fire apparatus access roads shall meet the design requirements of the California Fire Code. **CFC 503.1.1**; and
19. During construction, Fire apparatus access roads shall be clearly marked with notices or markings that include the words NO PARKING – FIRE LANE. The markings shall be clean and legible at all times. **CFC 503.3**; and
20. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the site. **CFC 507.1**; and
21. Fire apparatus access roads and a water supply for fire protection shall be installed and made serviceable prior to and during the time of construction. **CFC 501.4**; and
22. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two (2) times per day; and
23. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; and

24. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; and
25. All vehicle speeds on unpaved roads shall be limited to fifteen (15) miles per hour; and
26. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binding are used; and
27. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes. Clear signage shall be provided for construction workers at all access points; and
28. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified visible emissions evaluator; and
29. Post a publicly visible sign with the telephone number and person to contact at the Air District regarding dust complaints. The Air District shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations; and
30. Applicant shall comply with San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review; and
31. If potential human remains are encountered, the construction contractor shall halt work in the vicinity (within 100 feet) of the find and contact the City of Riverbank. The project applicant and/or contractor shall be required to contact the Stanislaus County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, If the coroner determines the remains are Native American, the coroner would contact the Native American Heritage Commission (NAHC). As provided in Public Resources Code Section 5097.98, the NAHC would identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; and
32. Consistent with the requirements of the City of Riverbank Municipal Code, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts on surface water quality through the project construction period. The SWPPP shall be designed to address the following objectives:
 - a. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled using source control and treatment control best management practices (BMPs).
 - b. Where not otherwise permitted by the Regional Water Quality Control Board, all non-

stormwater discharges are identified and eliminated.

- c. BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity in accordance with the Construction General Permit; and

33. The project applicant shall fully comply with the City of Riverbank Municipal Code and all Regional Water Quality Control Board stormwater permit requirements, including Provision C.3 of the Municipal Regional Permit (MRP). This will require preparation and implementation of a complete Stormwater Control Plan (SCP) for the project, which shall be submitted to the City Engineer for review and approval prior to any construction activity. The SCP shall act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project and shall be designed to comply with both MRP and City of Riverbank requirements. At a minimum, the SCP for the project shall include the following:

- a. An inventory and accounting of existing and proposed impervious areas.
- b. Low Impact Development (LID) design details incorporated into the project. Specific LID design details may include but are not limited to rain gardens, bio retention areas, pervious pavements, harvesting and reuse of stormwater, dispersal of runoff to landscaped areas, and/or routing of runoff swales and other small-scale facilities distributed throughout the site.
- c. Measures to address potential stormwater contaminants. These may include measures to address potential sources of stormwater pollutants at the project site, covering trash collection and parking areas.
- d. A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which shall include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan shall be finalized prior to the issuance of any building permits for the project; and

34. Construction equipment shall be well maintained to be as quiet as possible. The following measures, when applicable, shall be implemented to reduce noise from construction activities:

- a. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
- b. "Quiet" models of air compressors and other stationary noise sources shall be used, where technology exists.
- c. Stationary noise-generating equipment shall be located as far as feasible from sensitive receptors (neighboring dwellings).
- d. Unnecessary idling of internal combustion engines shall be prohibited.
- e. Staging areas and construction material storage areas shall be located as far away as possible from adjacent sensitive land uses (neighboring dwellings).
- f. Construction-related traffic shall be routed along major roadways (Claus Road and

Patterson Road) and as far as feasible from sensitive receptors.

- g. Residences or noise-sensitive land uses adjacent to construction sites shall be notified of the construction schedule in writing. The construction contractor shall designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison shall determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and shall institute reasonable measures to correct the problem. The construction contractor shall conspicuously post a telephone number for the liaison at the construction site.
- h. The construction contractor shall hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and construction liaison) are completed.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends for approval Tentative Map No. 01-2021 (**Exhibit A**), subject to these Conditions of Approval established by Resolution No. 2021-016 and to be recorded as modified.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of August 2021, by the following vote ____:

AYES:

NOES:

ABSENT:

ABSTAIN:

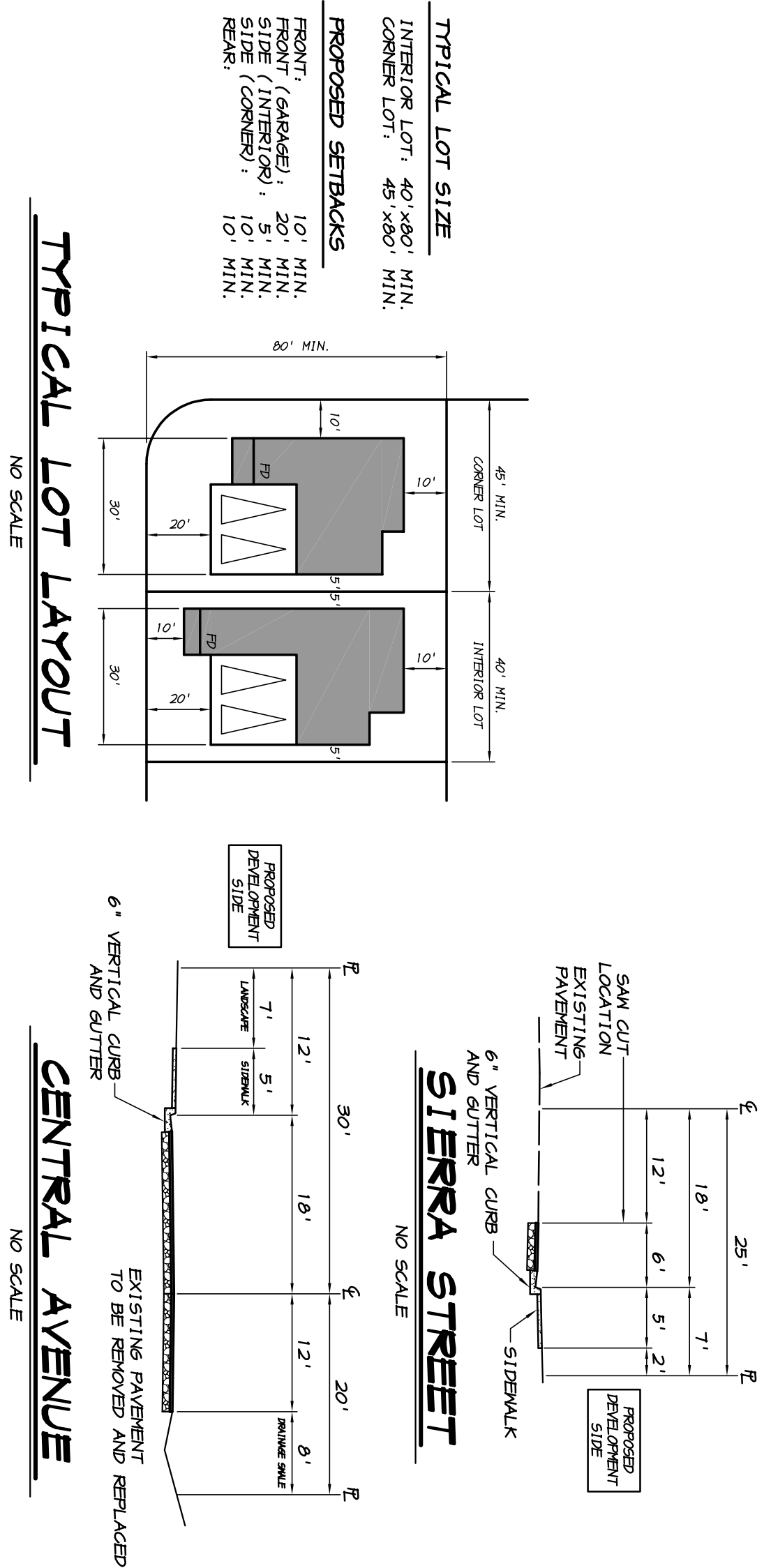
Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Joan Stewart, Chairperson
Planning Commission

Attachment: Exhibit A – Tentative Map 01-2021



STATEMENT OF SUBDIVIDER

A. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF RIVERBANK STANDARD SPECIFICATIONS.

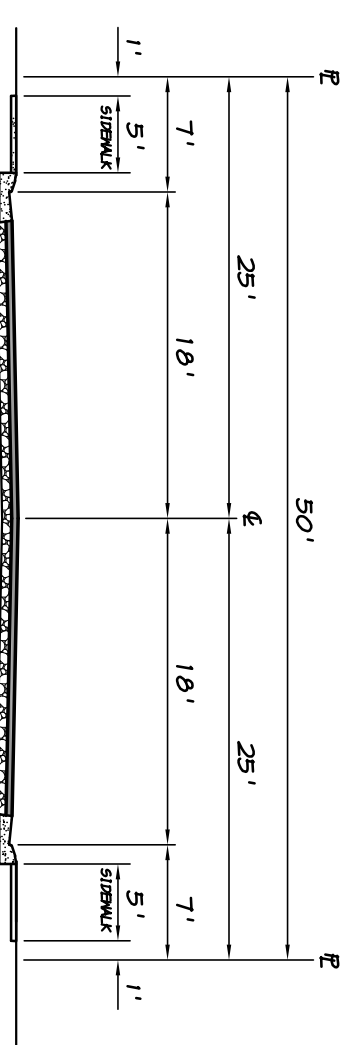
B. STORM DRAINAGE: CITY OF RIVERBANK, CONNECT TO FUTURE REGIONAL STORM DRAINAGE BASIN AND SEE SITE PLAN.

FACILITIES TO BE CONSTRUCTED PRIOR TO SUBDIVISION.

C. SEWAGE DISPOSAL: CITY OF RIVERBANK SYSTEM.

D. WATER SUPPLY: CITY OF RIVERBANK SYSTEM.

E. NO PUBLIC AREAS ARE PROPOSED.

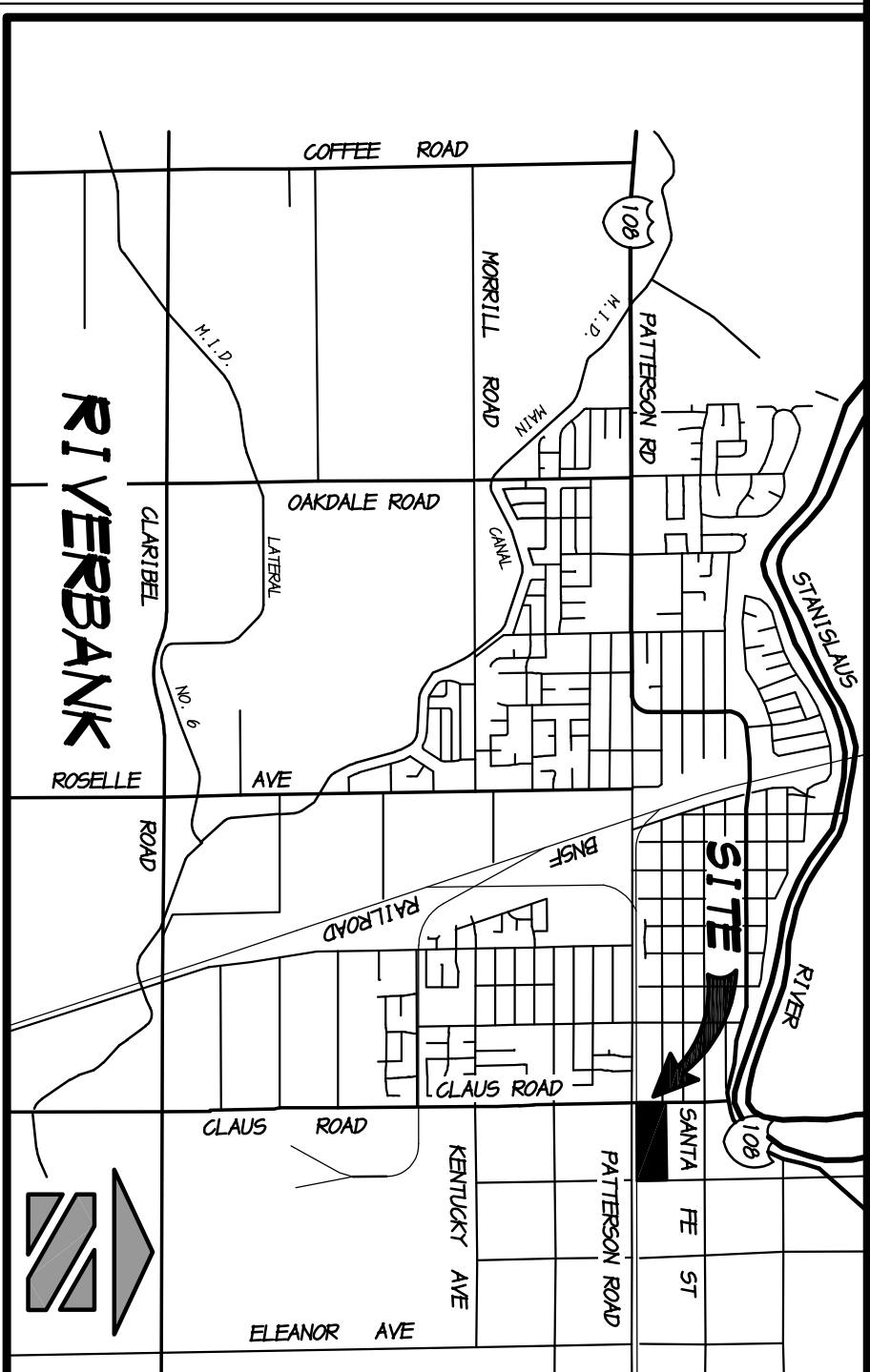


OWNERS & SUBDIVIDERS

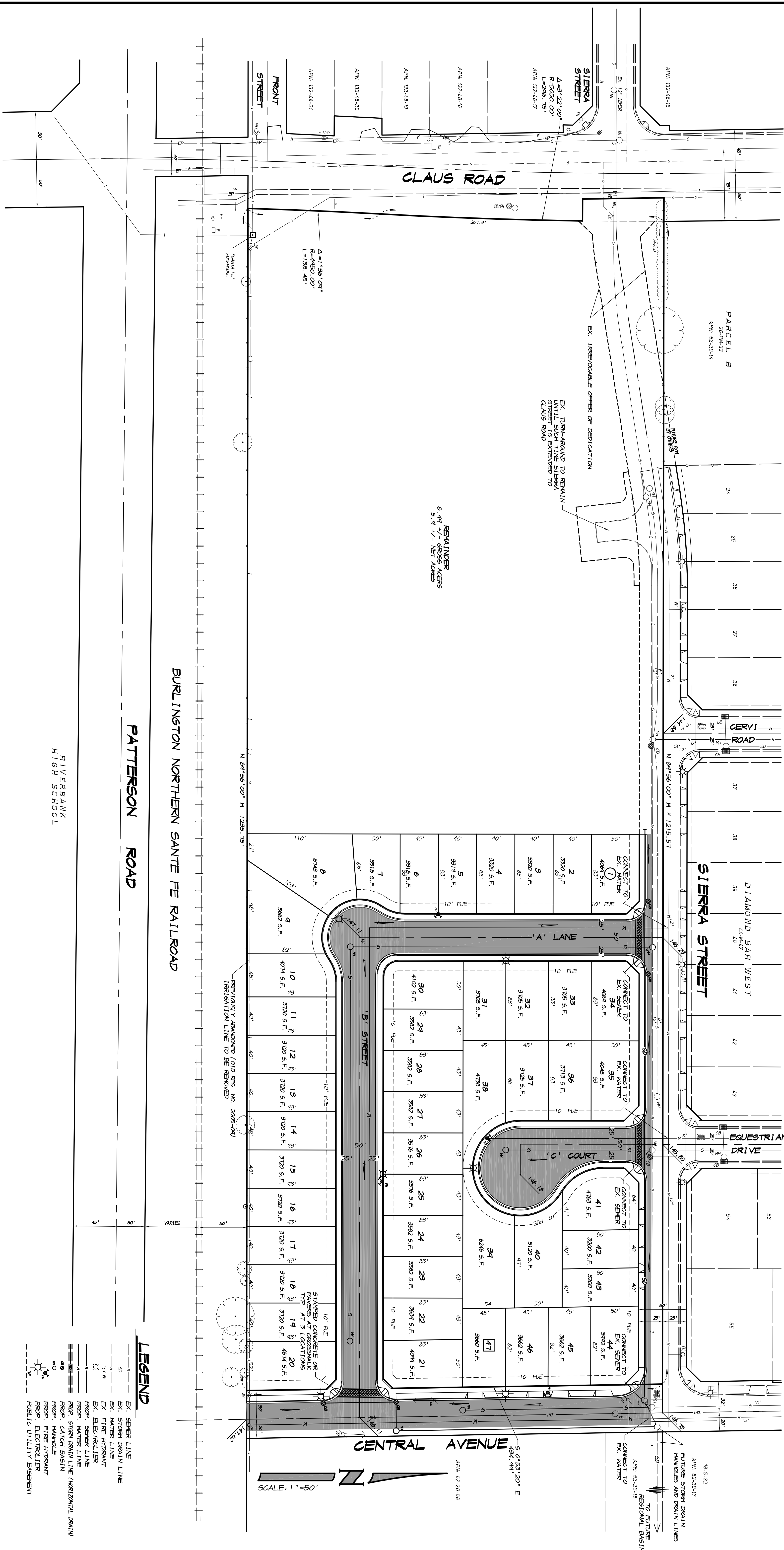
SCM HEARTHSTONE LLC
1920 STANDIFORD AVENUE, SUITE 1
MODESTO, CA 95350

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 062-020-001
2. ZONING: COMMERCIAL
3. GENERAL PLAN, MEDIUM DENSITY RESIDENTIAL
4. SITE SUMMARY: TOTAL PROJECT SITE = 12.27 ACRES BEING DIVIDED INTO 47 SINGLE-FAMILY LOTS AND A REMAINDER SUBDIVISION = 5.70 +/- 66055 ACRES
5. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, OBSERVATIONS BY OFFICE PERSONNEL, AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.
6. RESIDENT TO THE SECTION 66443.9 OF THE SUBDIVISION MAP ACROSS THE OWNER-SUBDIVIDED HERBERT RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS.
7. THIS PROJECT SITE IS RELATIVELY FLAT, SLOPING FOR IRRIGATION PURPOSES. THE LAND HEREON LIES BETWEEN 142 AND THE 146 FOOT ELEVATION CONTOURS AS SHOWN ON UTM MAPS.
8. UTILITY LINES SHOWN ON THIS MAP ARE BASED ON PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE AT THE TIME OF THE DEVELOPMENT OF THE PROJECT IMPROVEMENT PLANS.



VICINITY MAP

[illegible]

TENTATIVE SUBDIVISION MAP

THE HERITAGE COLLECTION
AT SIERRA STREET

RIVERBANK

CALIFORNIA



**ASSOCIATED
ENGINEERING
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

RYAN CARREL, R.C.E. 61619
DAVE SKIDMORE, L.S. 7126

DRAWN BY: JF

DATE: 6/15/21 3:51

SCALE: 1"=50'

DWG: 383-TSM_RE

CHECKED: _____

JOB #: 383C-21

SHEET 1

1

OF

**City of Riverbank
Planning Commission
Resolution No. 2021-017**

**APPROVAL OF ARCHITECTURE SITE PLAN REVIEW 02-2021
FOR THE HERITAGE COLLECTION AT SIERRA STREET
LOCATED AT 6448 CLAUS ROAD APN: 062-020-001**

WHEREAS, an Architecture and Site Plan Review application has been received from SCM Hearthstone LLC with a proposal for forty-seven (47) single family dwelling units located at Claus Road and Sierra Street (APN: 062-020-001); and

WHEREAS, the Planning Commission held a public hearing on August 17, 2021, to consider Architecture and Site Plan Review 02-2021 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; and
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-2.7: In general, the City will require the construction of sidewalks on both sides of all new streets.
2. Policy Design-3.1: The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods.
3. 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.

4. 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.
5. Policy CONS-4.2: Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.
6. 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.

WHEREAS, the plans and elevations of SCM Hearthstone LLC are hereby 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. Three amenities are required for the project and will be included in the subdivision: (1) decorative garage doors, (2) decorative garage lights, and (3) pavers or colored pavement at crosswalks at the subdivision entrance; and
3. 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
4. The Community Development Director shall approve block walls and fencing; and
5. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation; and
6. A Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption; and
7. Street names shall not be final until Final Map adoption; and
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 02-2021 is hereby approved, subject

to those conditions established by Resolution No. 2021-017 and as illustrated in **Exhibit “A”** Site Plans and Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of August, 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

Attachment: **Exhibit A** – Site Plan and Elevations

THE HERITAGE COLLECTION AT RIVERBANK

40' WIDE LOTS



CITY OF RIVERBANK,
CALIFORNIA
05.25.2021

SHEET INDEX

0.	COVER SHEET
A2.0	PLAN 1 FLOOR PLAN
A2.1	PLAN 1 PERSPECTIVE - "COTTAGE"
A2.2	PLAN 1 ELEVATIONS - "COTTAGE"
A2.3	PLAN 1 PERSPECTIVE - "CRAFTSMAN"
A2.4	PLAN 1 ELEVATIONS - "CRAFTSMAN"
A3.0	PLAN 2 FLOOR PLAN
A3.1	PLAN 2 PERSPECTIVE - "COTTAGE"
A3.2	PLAN 2 ELEVATIONS - "COTTAGE"
A3.3	PLAN 2 PERSPECTIVE - "CRAFTSMAN"
A3.4	PLAN 2 ELEVATIONS - "CRAFTSMAN"
A4.0	PLAN 3 FLOOR PLAN
A4.1	PLAN 3 PERSPECTIVE - "COTTAGE"
A4.2	PLAN 3 ELEVATIONS - "COTTAGE"
A4.3	PLAN 3 PERSPECTIVE - "CRAFTSMAN"
A4.4	PLAN 3 ELEVATIONS - "CRAFTSMAN"
A5.0	PLAN 4 FLOOR PLAN
A5.1	PLAN 4 PERSPECTIVE - "COTTAGE"
A5.2	PLAN 4 ELEVATIONS - "COTTAGE"
A5.3	PLAN 4 PERSPECTIVE - "CRAFTSMAN"
A5.4	PLAN 4 ELEVATIONS - "CRAFTSMAN"
A6.0	COLOR + MATERIALS SCHEMES 1-3 - "COTTAGE"
A6.1	COLOR + MATERIALS SCHEMES 4-6 - "CRAFTSMAN"

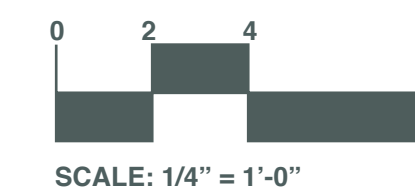


THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC FLOOR PLAN | PLAN 1 - 1,174 SF



5905 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A2.1

SHEET NOTES

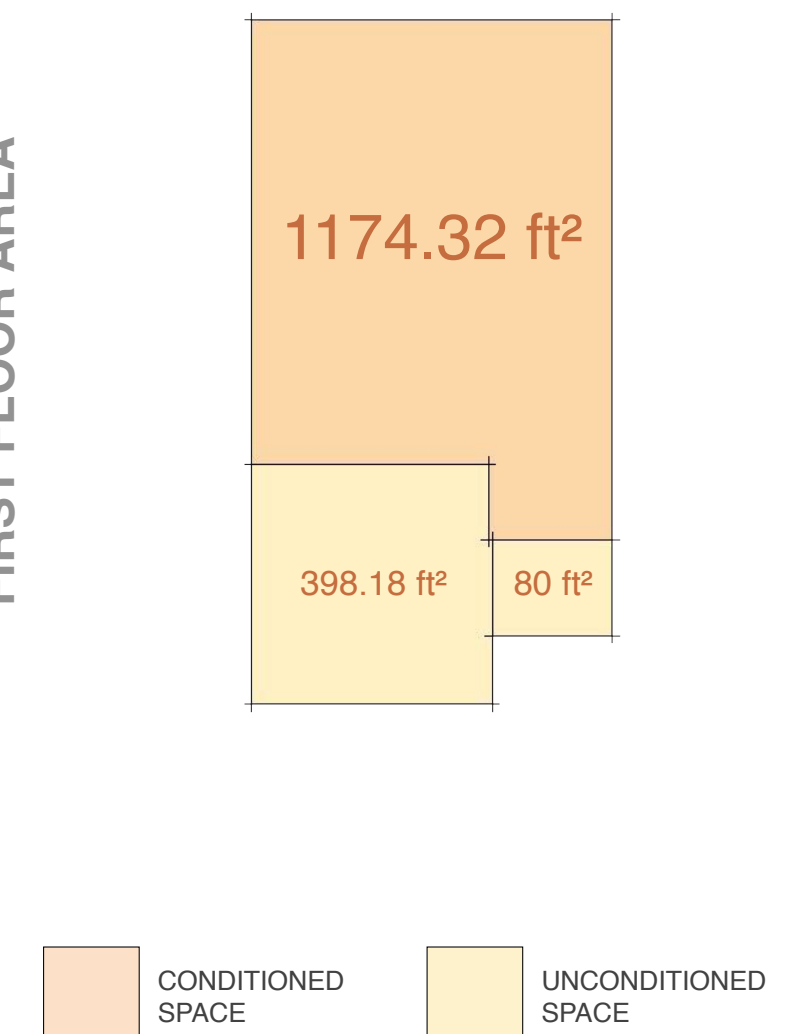
PROGRAM

STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM		

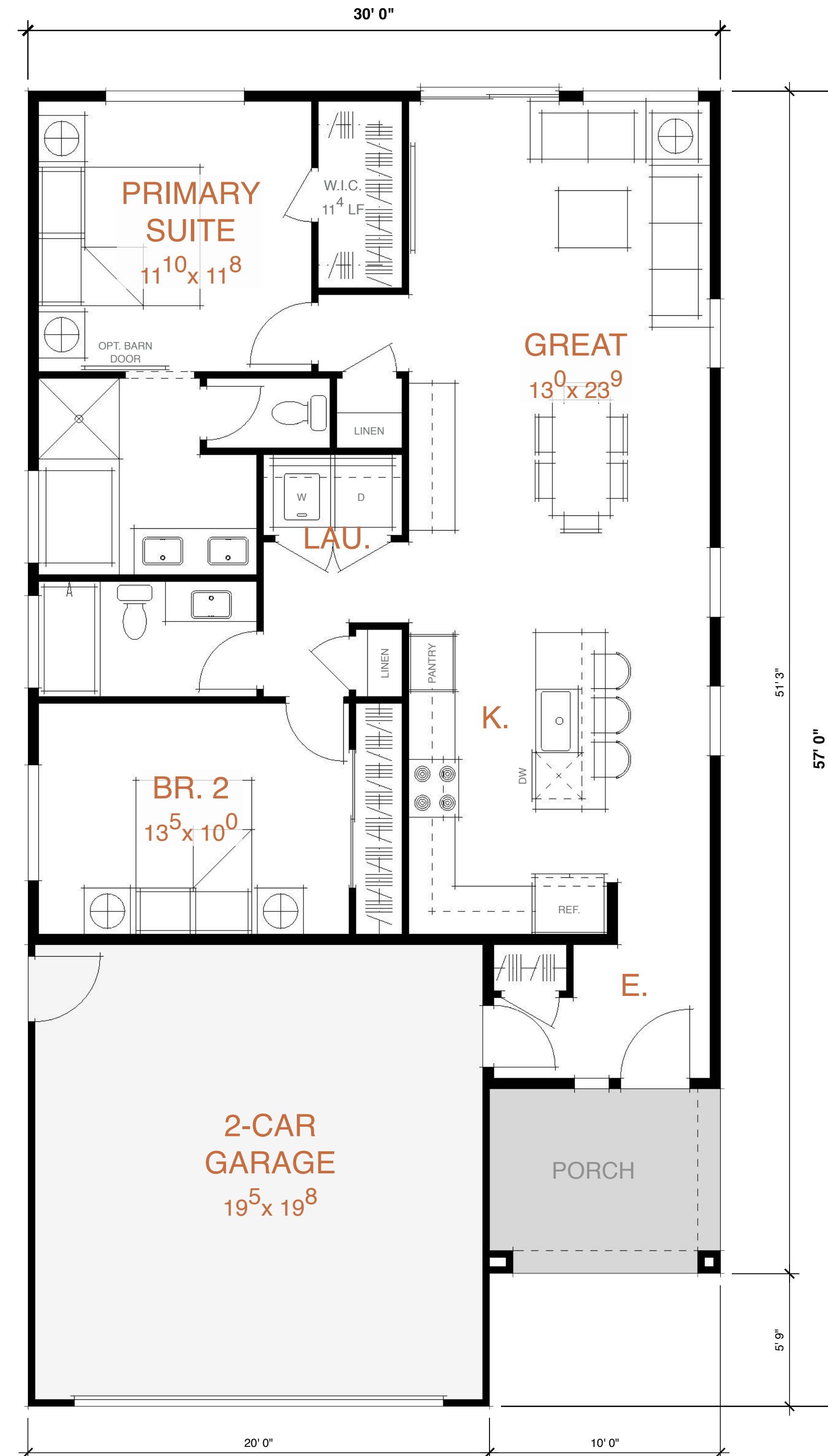
AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,174.32 SF
GARAGE	=	398.18 SF
PORCH / PATIO	=	80 SF

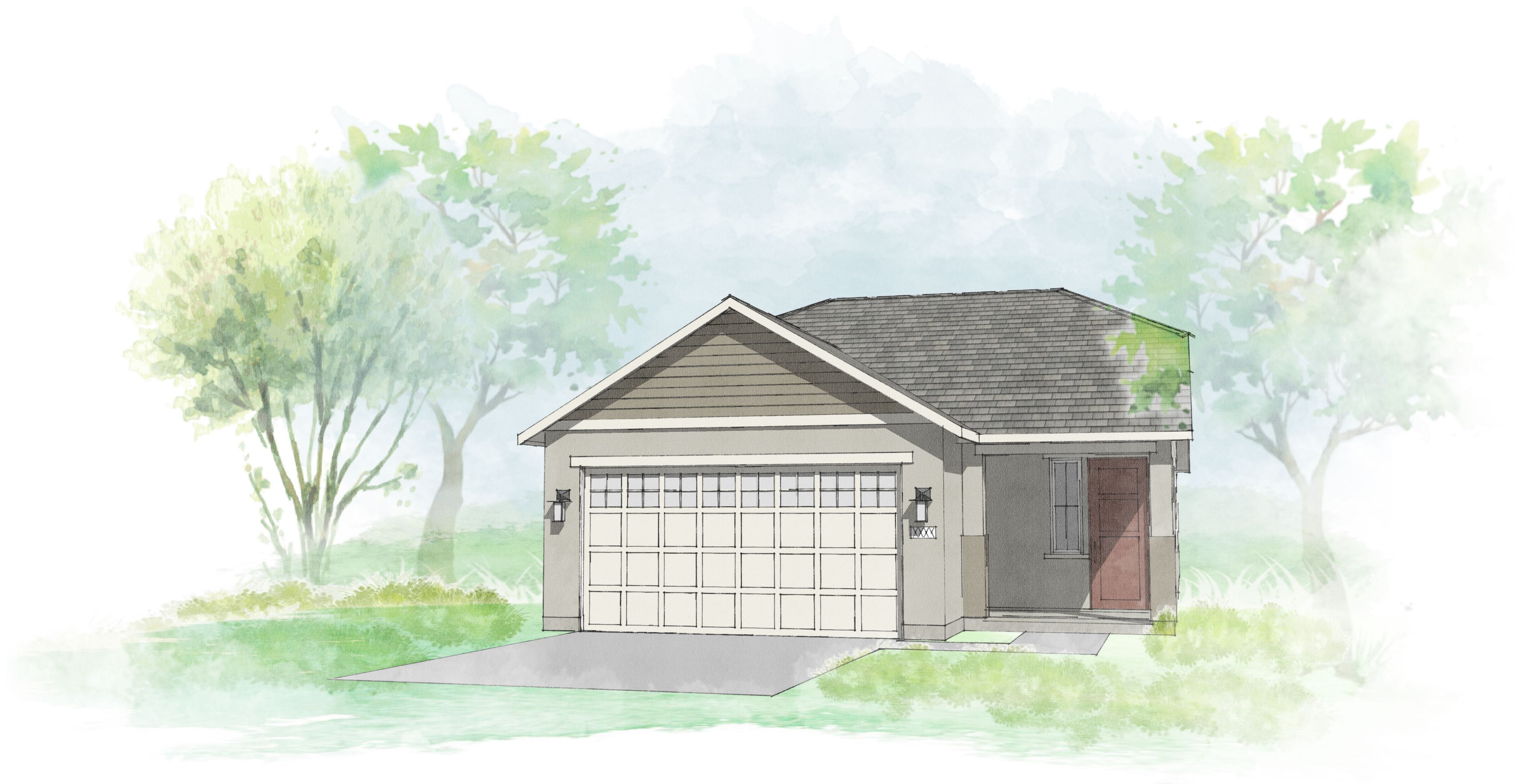
FIRST FLOOR AREA

1174.32 ft²398.18 ft²30 ft²

CONDITIONED
SPACE

UNCONDITIONED
SPACE

FIRST FLOOR | 1,174 SF



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 1 - 'COTTAGE'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A2.2

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 1

SQUARE FOOTAGE	=	1,174 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

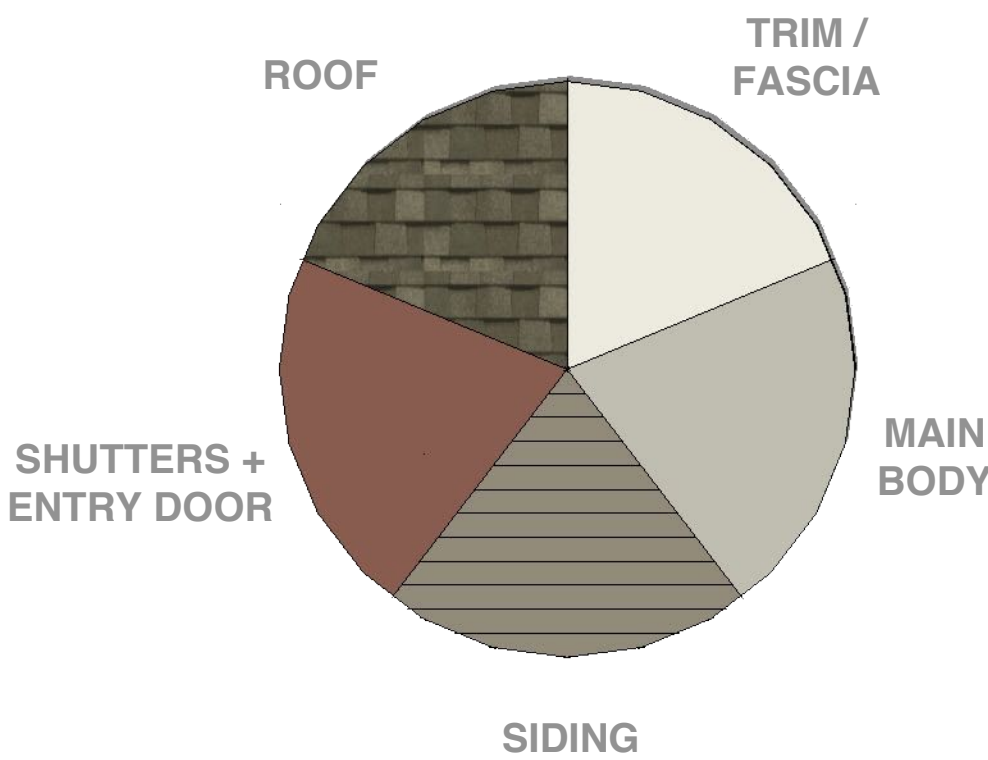
- 1

COMPOSITION ROOF
CERTAINTEED | LANDMARK SOLARIS
(OR SIMILAR)
- 2

STUCCO
SMOOTH FINISH | 1-COAT
- 3

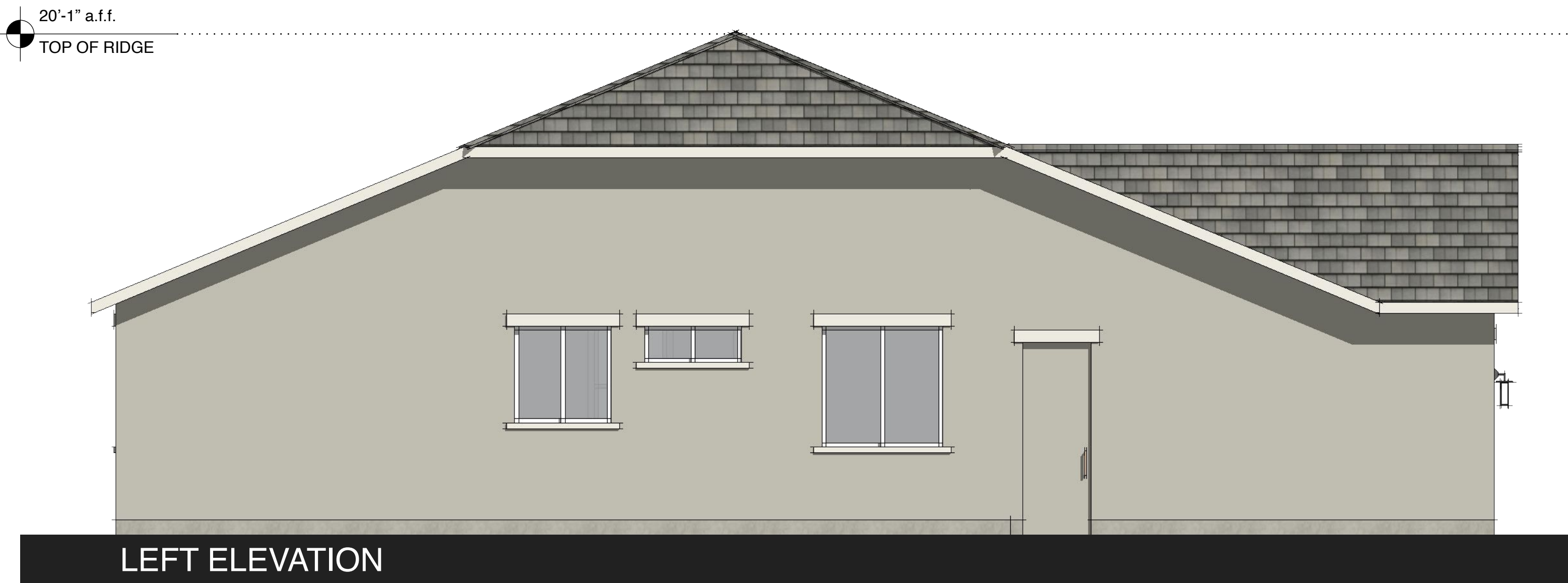
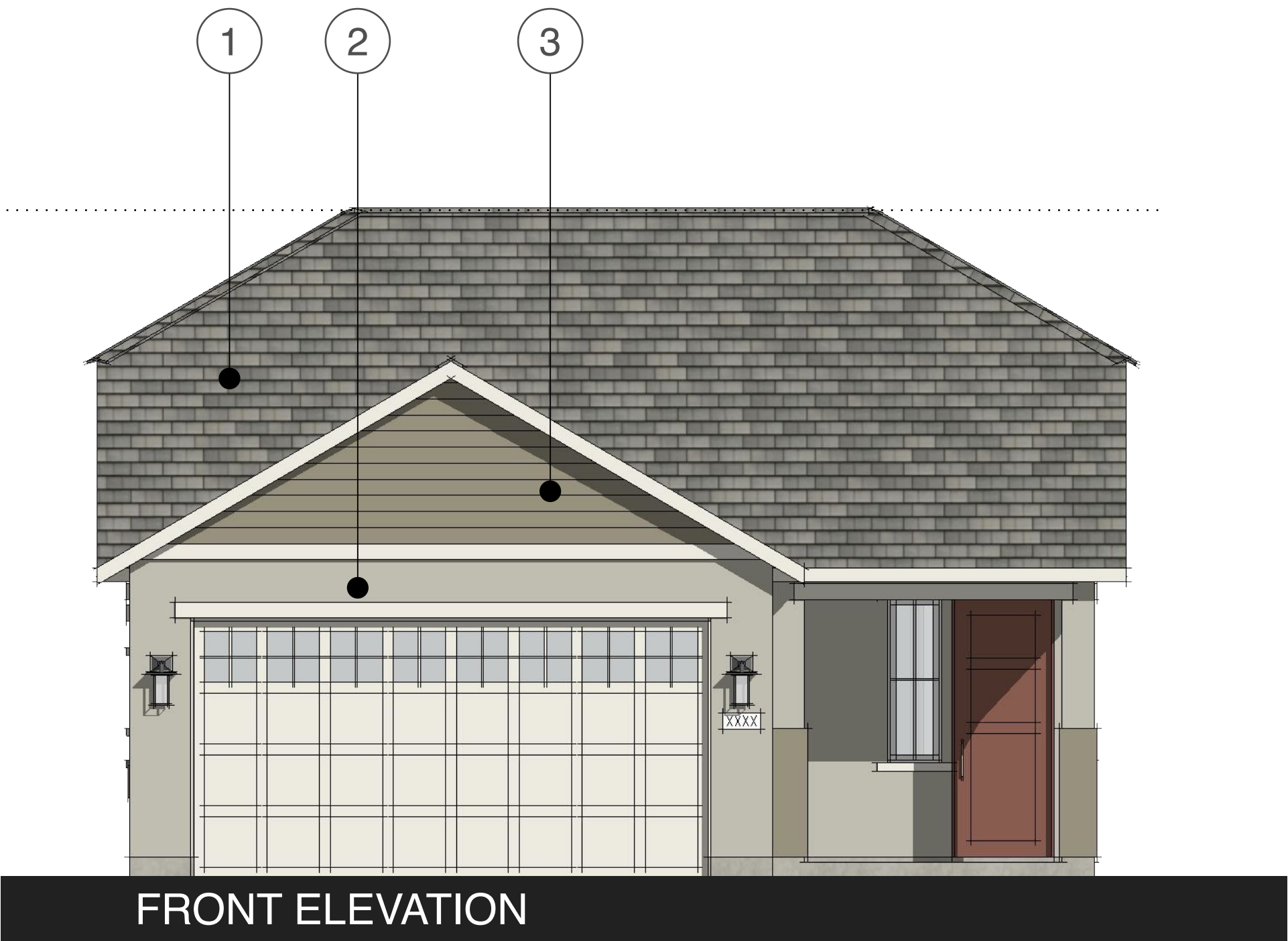
SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE

COLOR SCHEME
[COTTAGE] | SCHEME 3

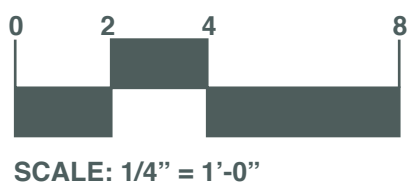


WINDOWS & DOORS

- TRIM (TYP):
- 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD



SCHEMATIC ELEVATIONS | PLAN 1 - 'COTTAGE'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A2.3



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 1 - 'CRAFTSMAN'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A2.4

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 1

SQUARE FOOTAGE	=	1,174 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- 1

COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
- 2

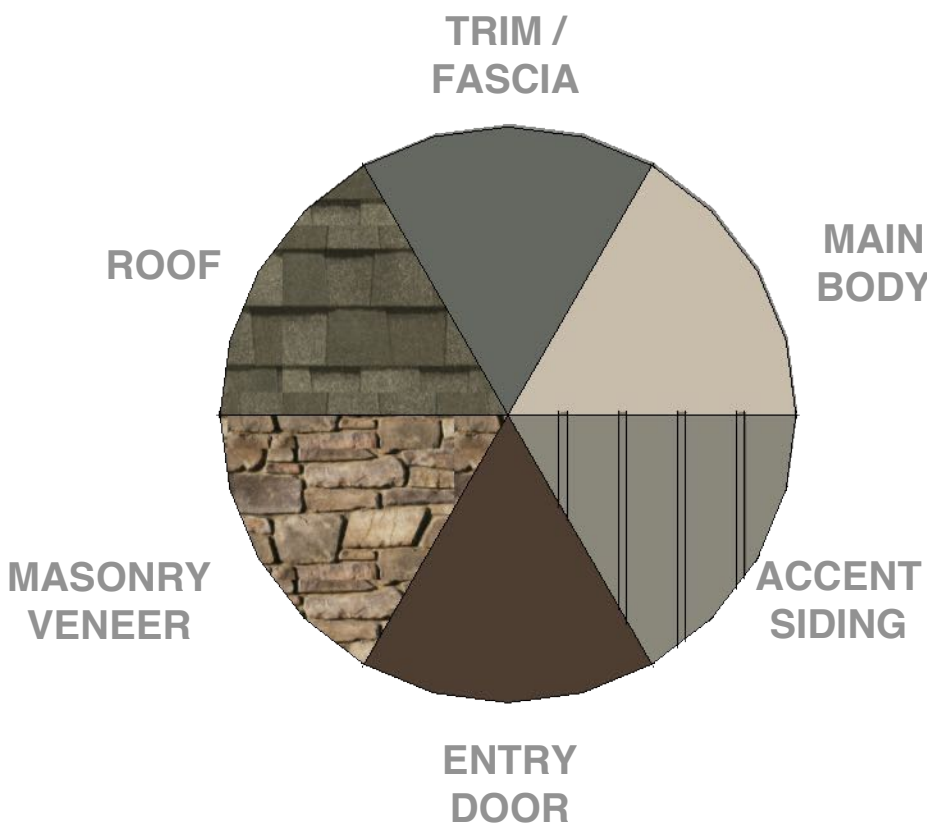
STUCCO
SMOOTH FINISH | 1-COAT
- 3

SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE
- 4

SIDING & TRIM BOARDS
HARDIEPANEL
- 5

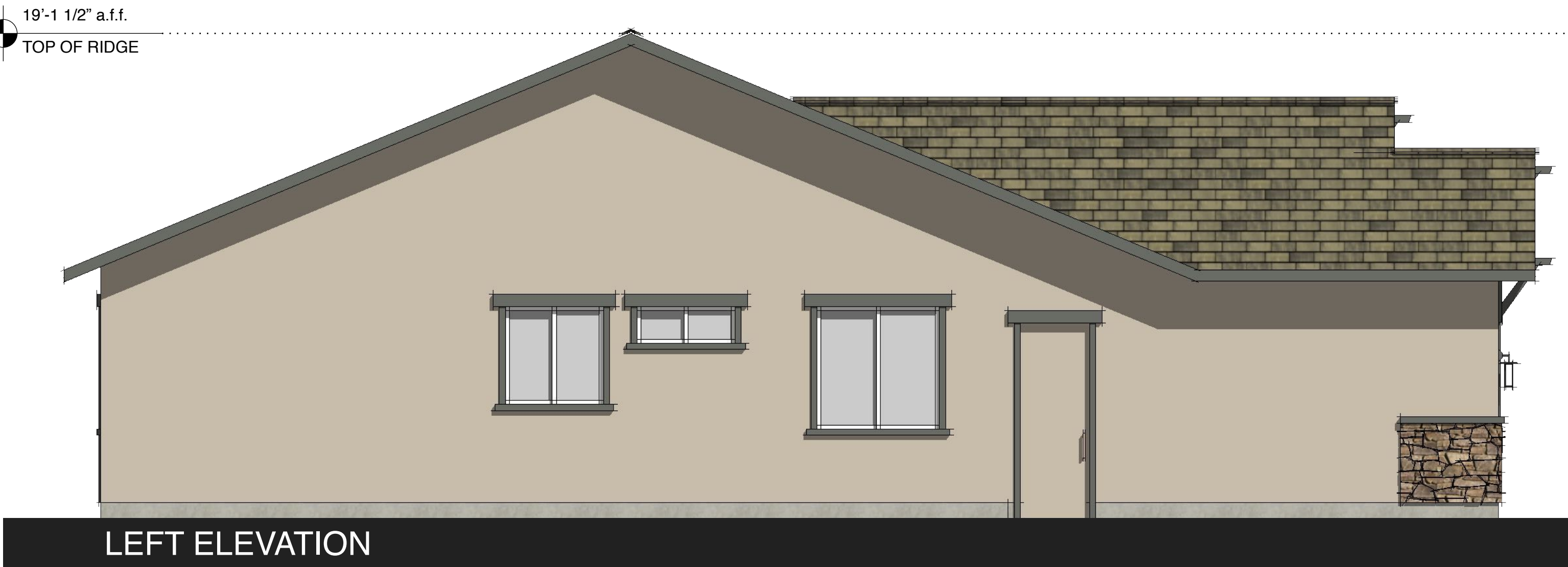
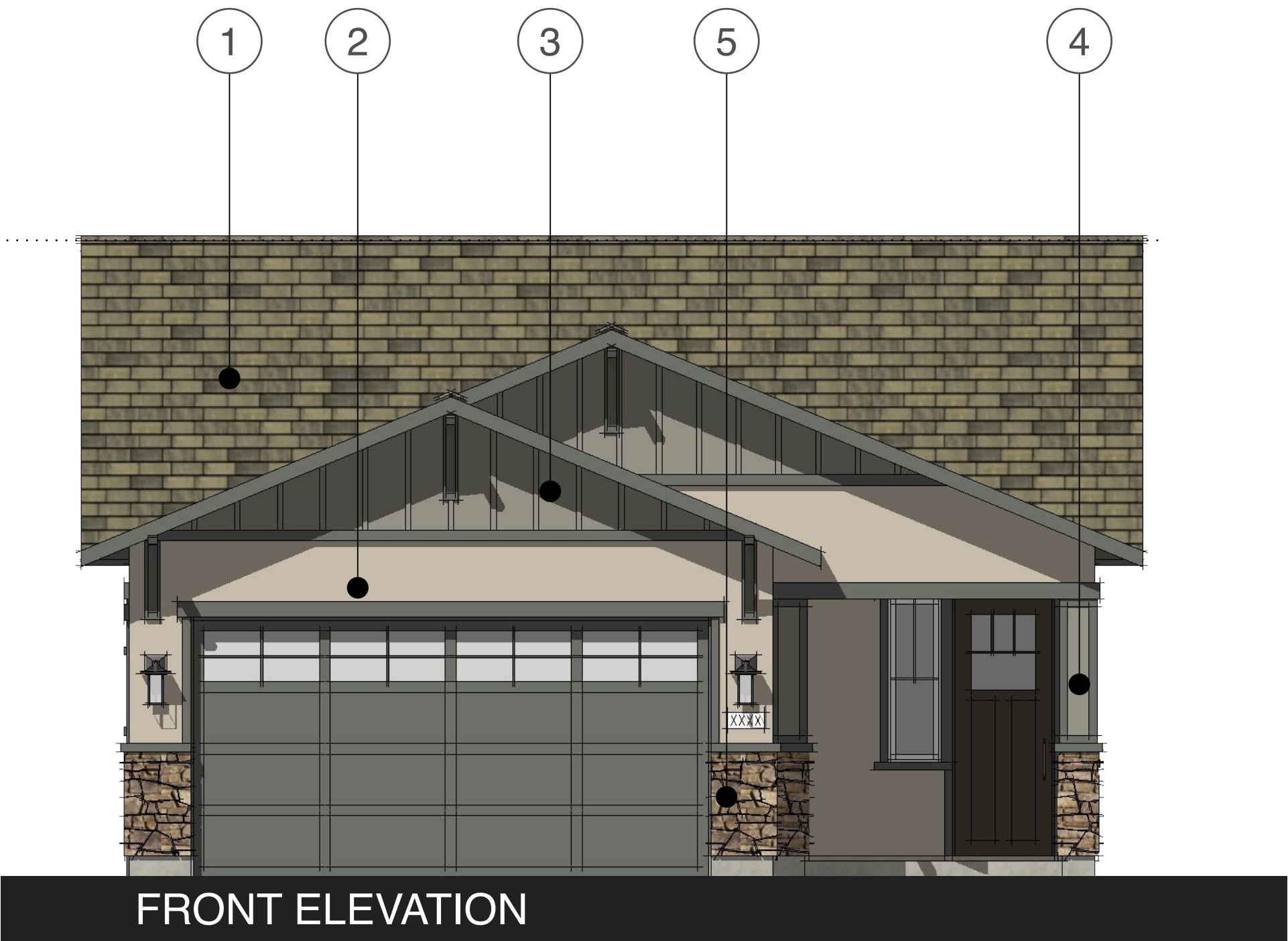
MASONRY VENEER
EL DORADO STONE | FIELDLEDGE

COLOR SCHEME
[CRAFTSMAN] | SCHEME 4



WINDOWS & DOORS

- TRIM (TYP):
- 3" SIDES, 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD



SCHEMATIC ELEVATIONS | PLAN 1 - 'CRAFTSMAN'

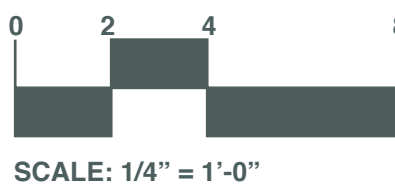
05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.



5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM



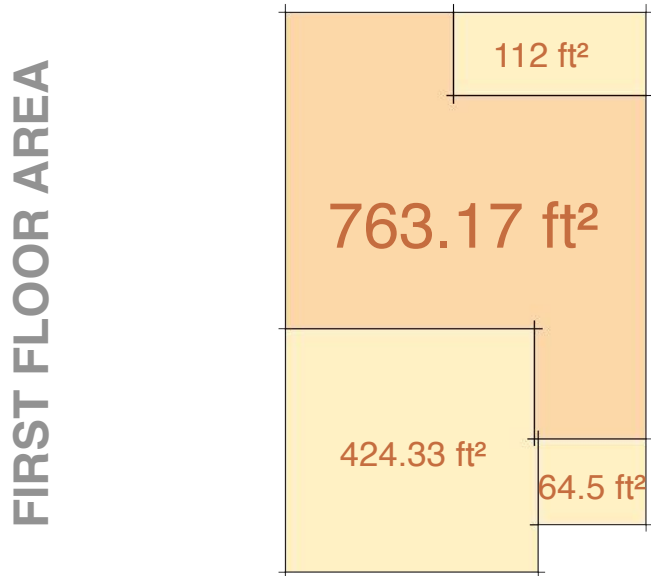
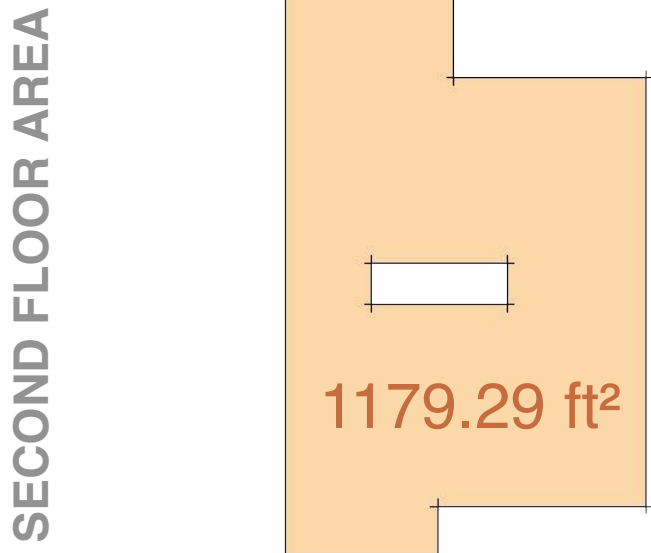
JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A2.5

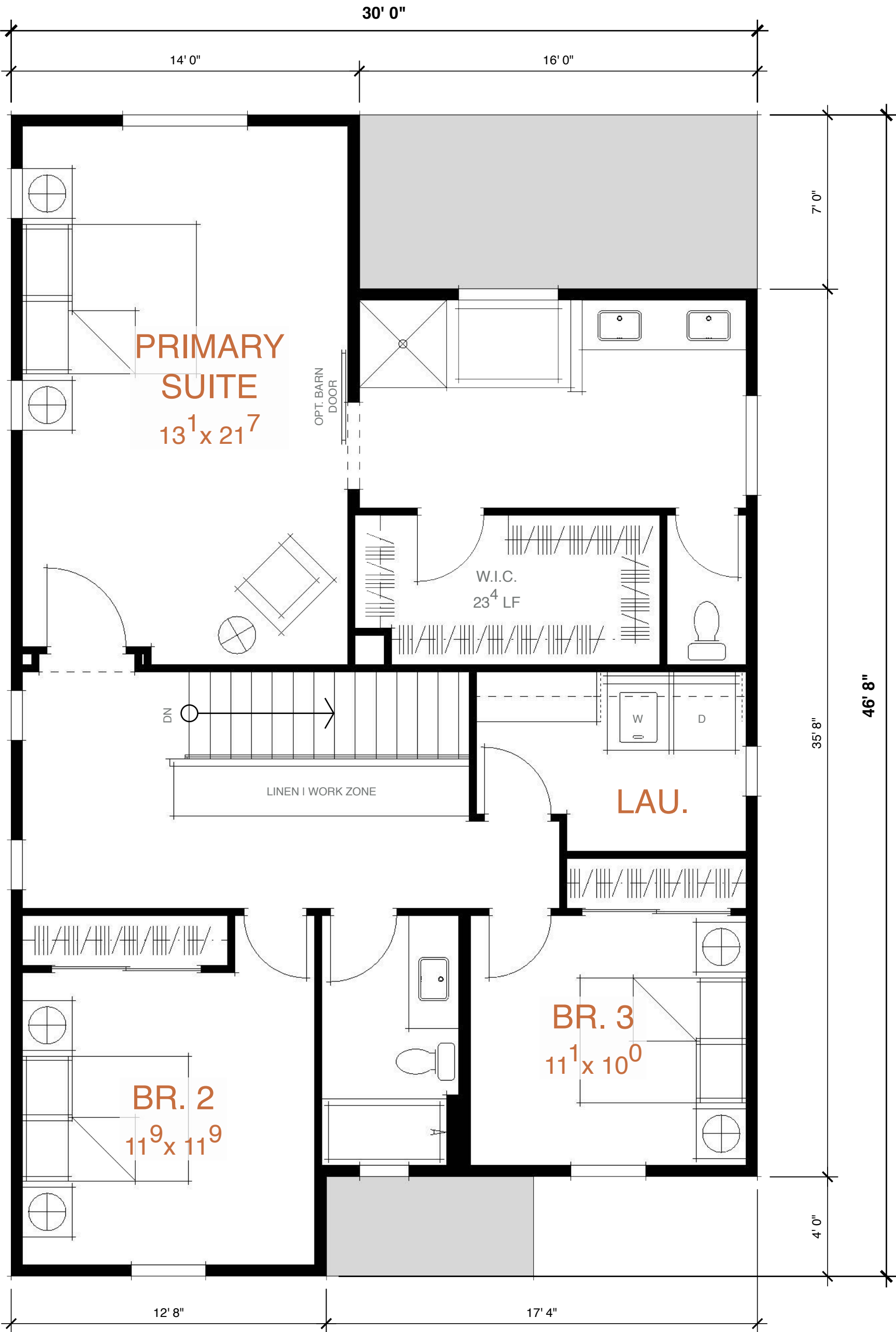
SHEET NOTES

PROGRAM		
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN		
LIVING		
DINING		
COVERED PATIO		

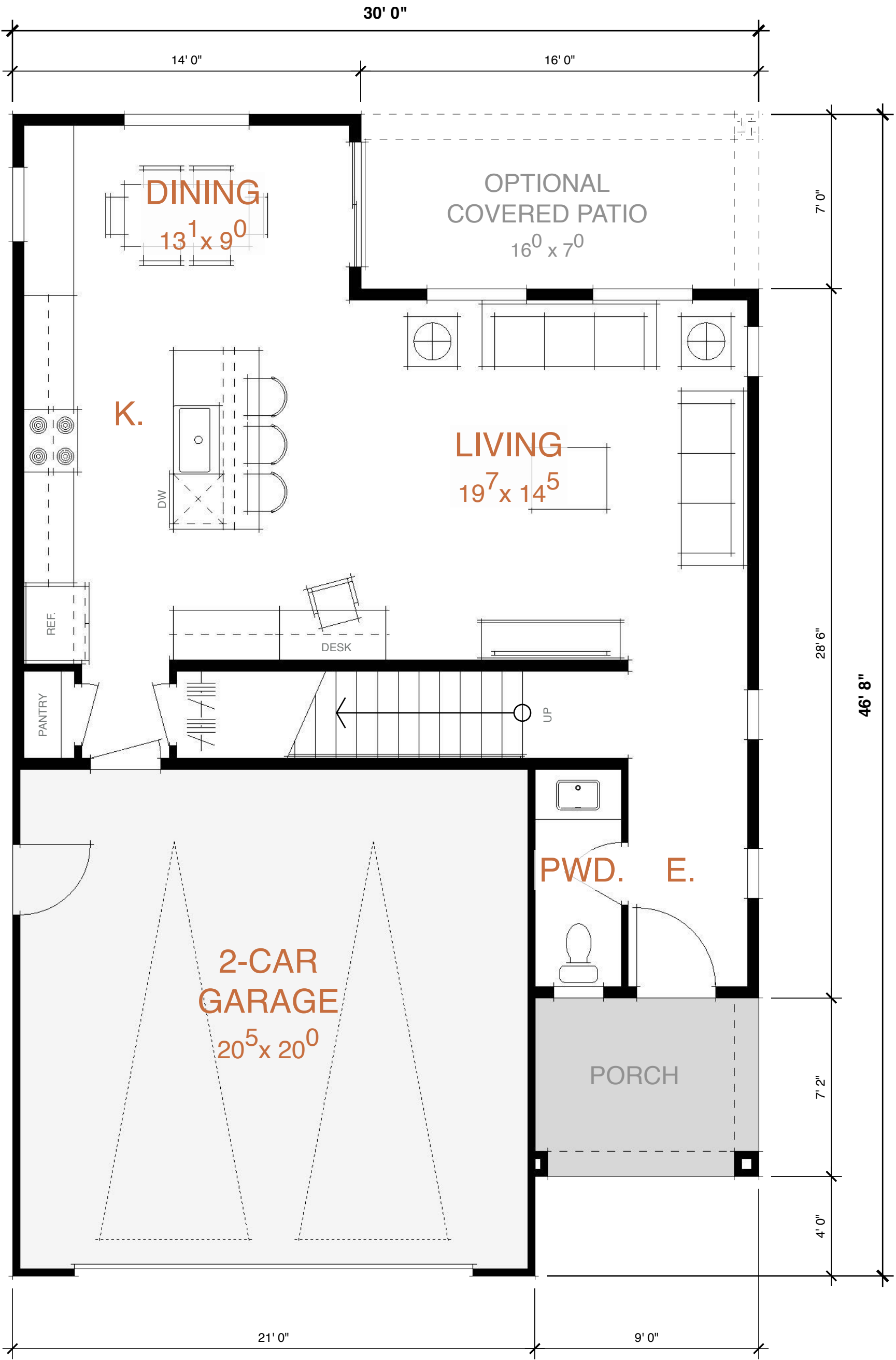
AREA CALCS (Building Total)		
LIVING (Conditioned)	=	1,942.46 SF
GARAGE	=	424.33 SF
PORCH / PATIO	=	176.5 SF



CONDITIONED SPACE	UNCONDITIONED SPACE
-------------------	---------------------

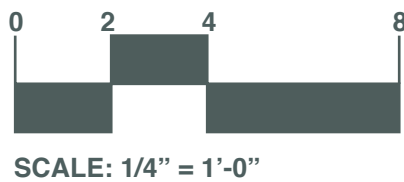


SECOND FLOOR | 1,179 SF



FIRST FLOOR | 763 SF

SCHEMATIC FLOOR PLAN | PLAN 2 - 1,943 SF



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A3.1



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 2 - 'COTTAGE'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A3.2

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 2

SQUARE FOOTAGE	=	1,943 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

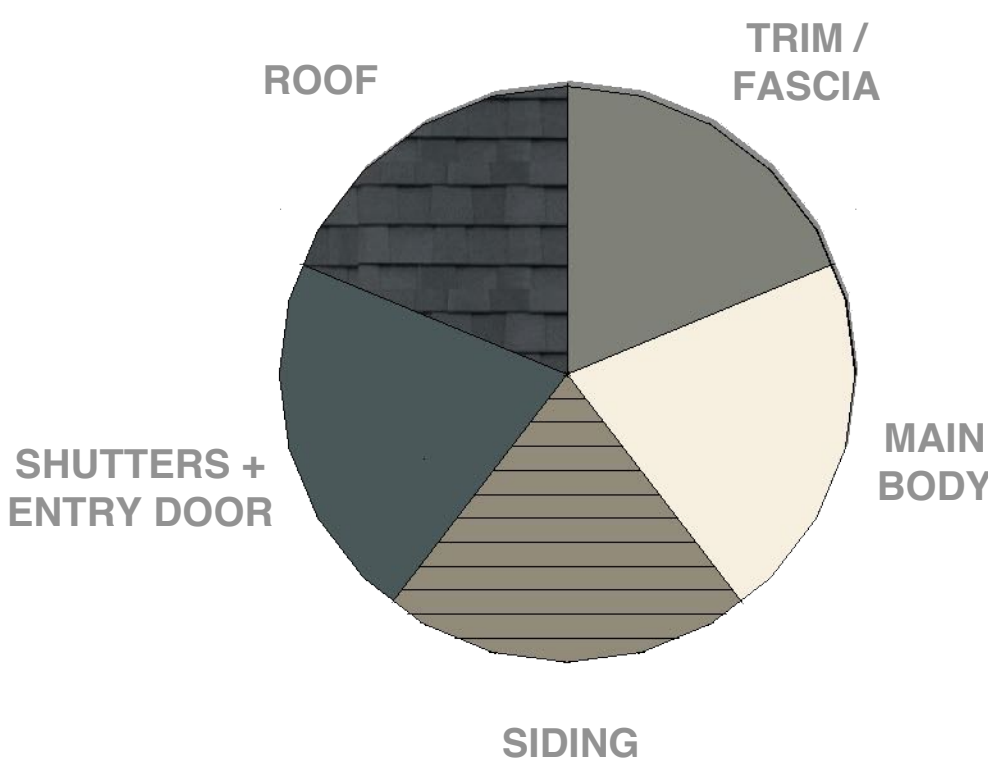
- 1

COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
- 2

STUCCO
SMOOTH FINISH | 1-COAT
- 3

SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE

COLOR SCHEME
[COTTAGE] | SCHEME 1



WINDOWS & DOORS

- TRIM (TYP):
- 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD

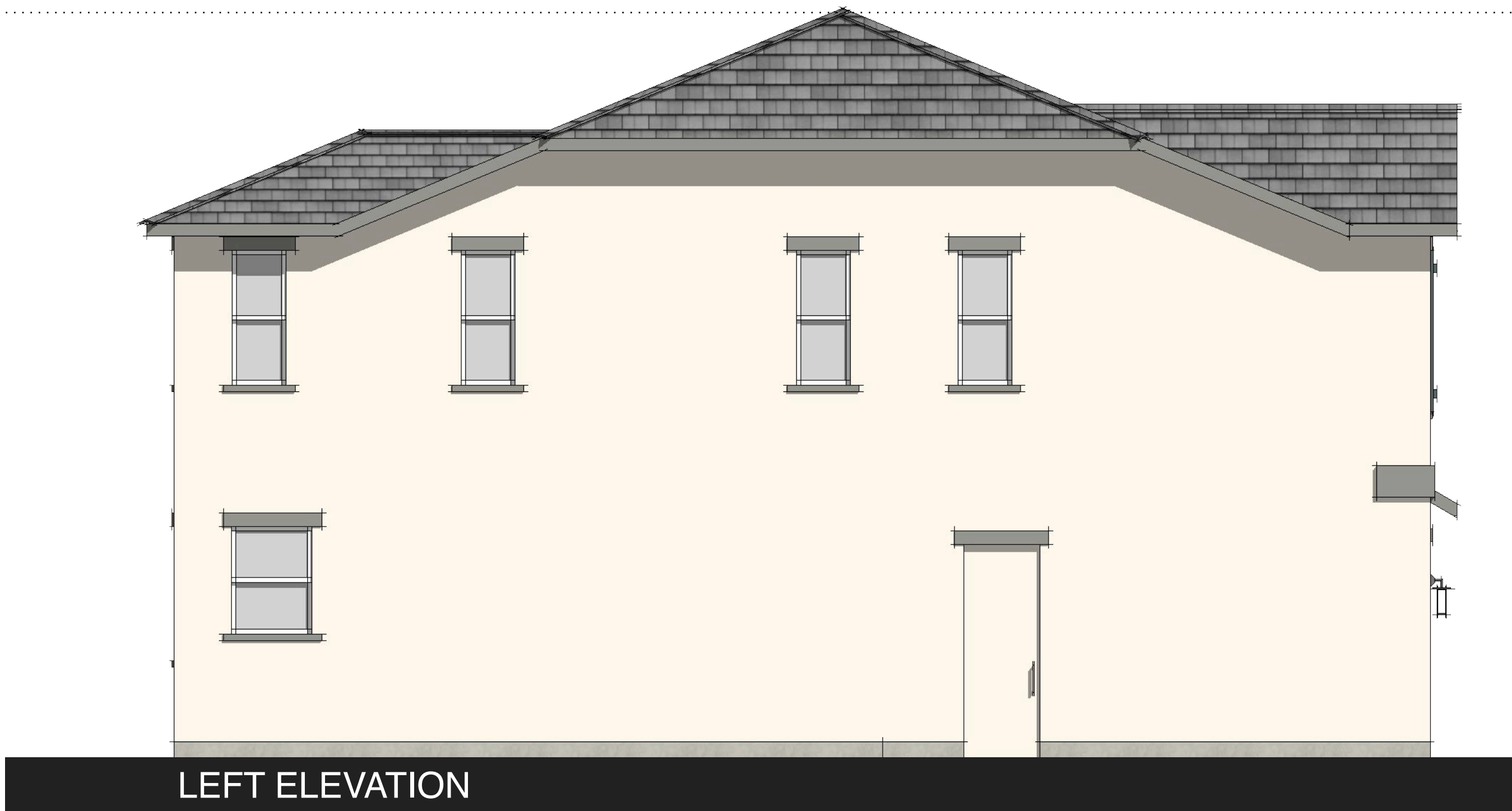
27'-1" a.f.f.
TOP OF RIDGE



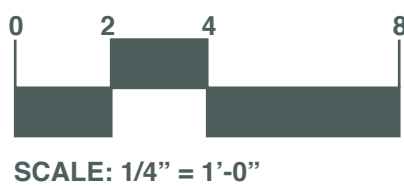
1 3 2



27'-1" a.f.f.
TOP OF RIDGE



SCHEMATIC ELEVATIONS | PLAN 2 - 'COTTAGE'

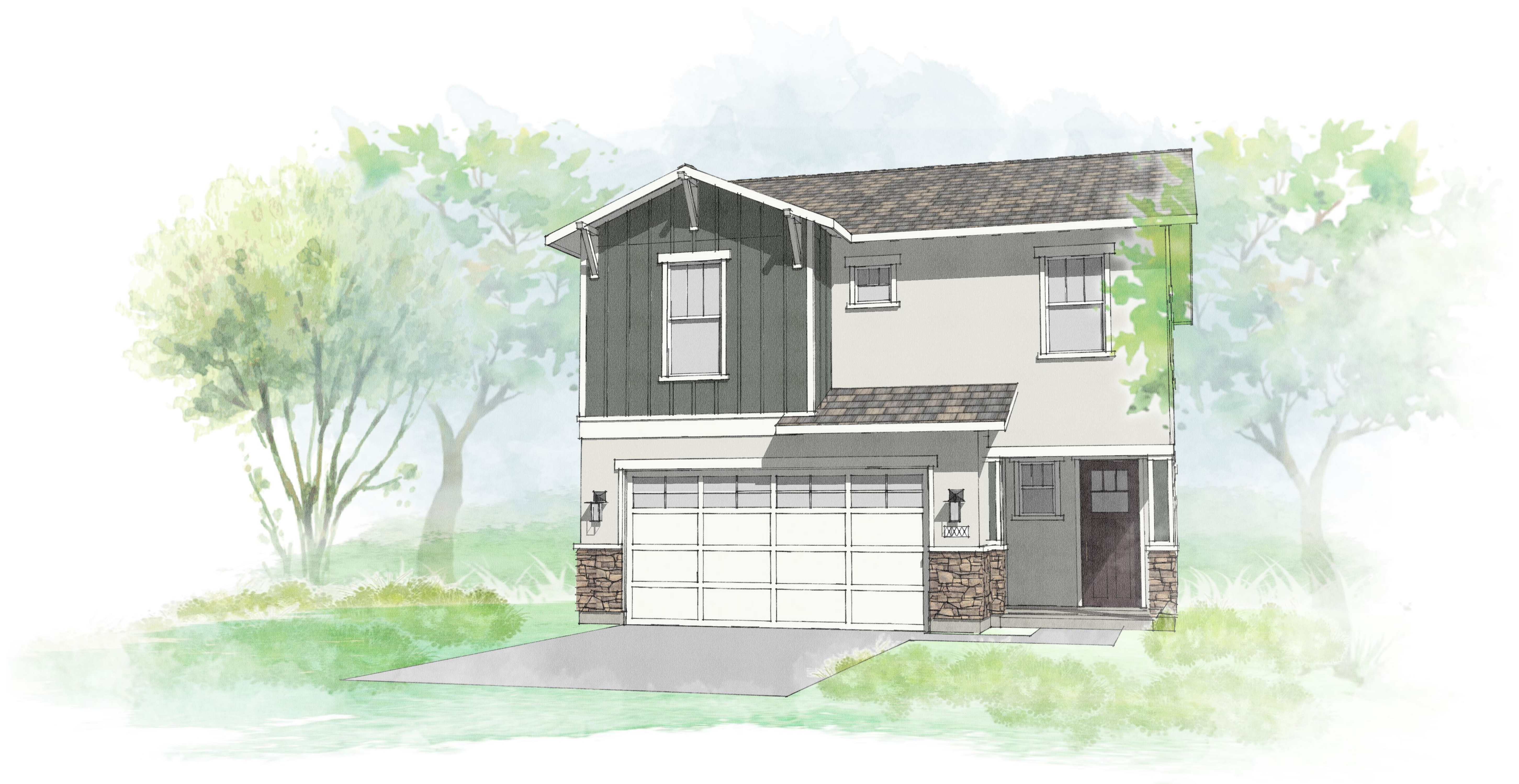


SCALE: 1/4" = 1'-0"



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A3.3



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 2 - 'CRAFTSMAN'



5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A3.4

SHEET NOTES

PLAN 2

SQUARE FOOTAGE	=	1,943 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1

COMPOSITION ROOF
CERTAINTED I LANDMARK SOLARIS
(OR SIMILAR)
- 2

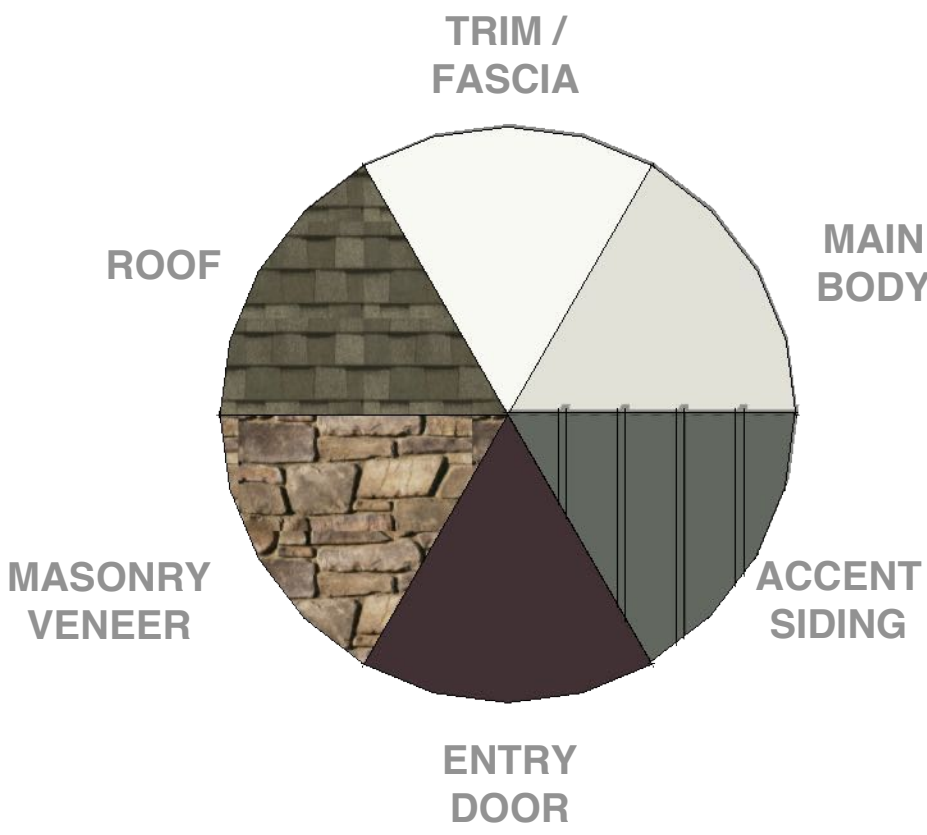
STUCCO
SMOOTH FINISH I 1-COAT
- 3

SIDING & TRIM BOARDS
HARDIEPLANK I HORIZONTAL LAP
6" EXPOSURE
- 4

SIDING & TRIM BOARDS
HARDIEPANEL
- 5

MASONRY VENEER
EL DORADO STONE I FIELDLEDGE

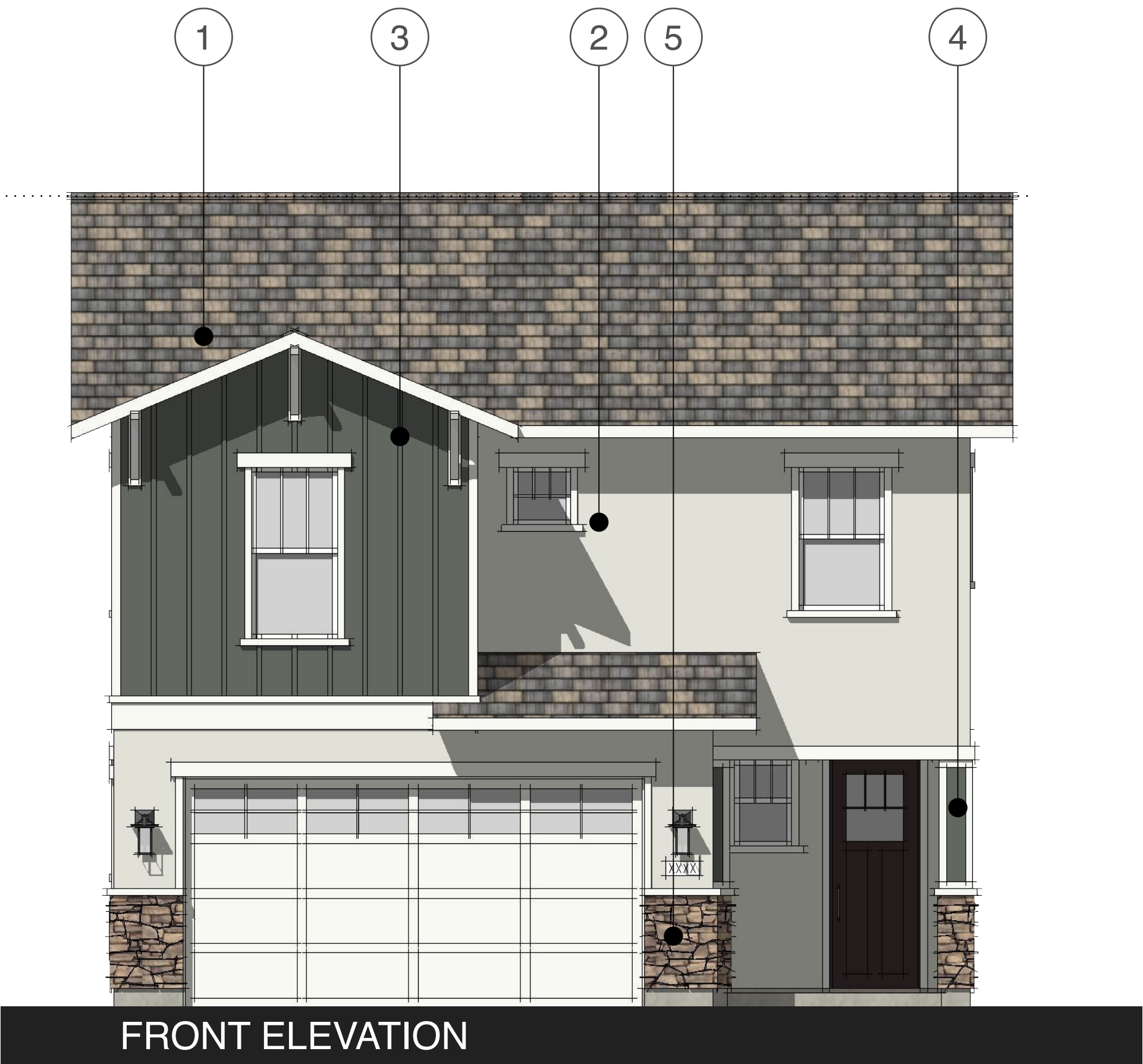
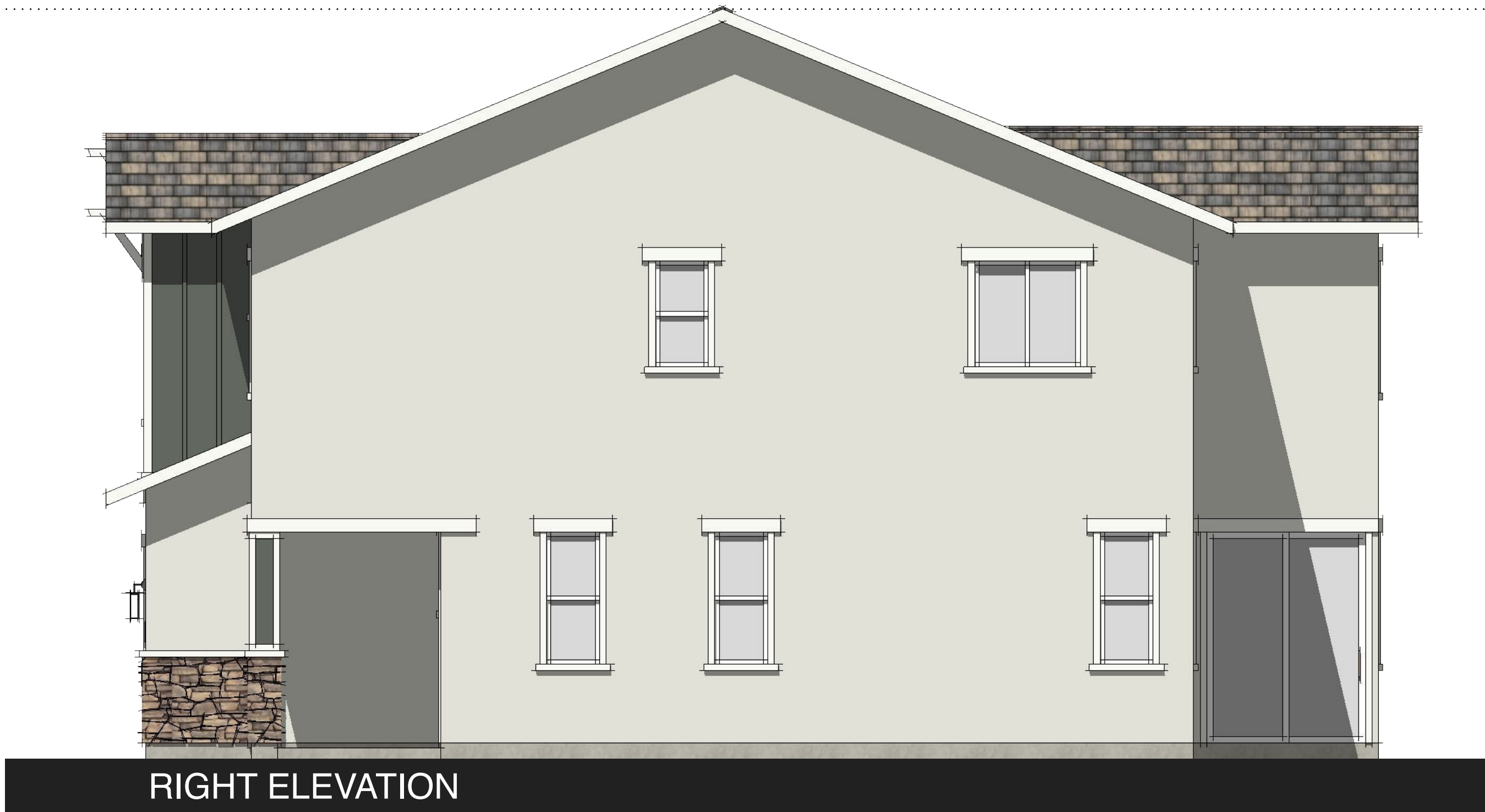
COLOR SCHEME
[CRAFTSMAN] I SCHEME 5



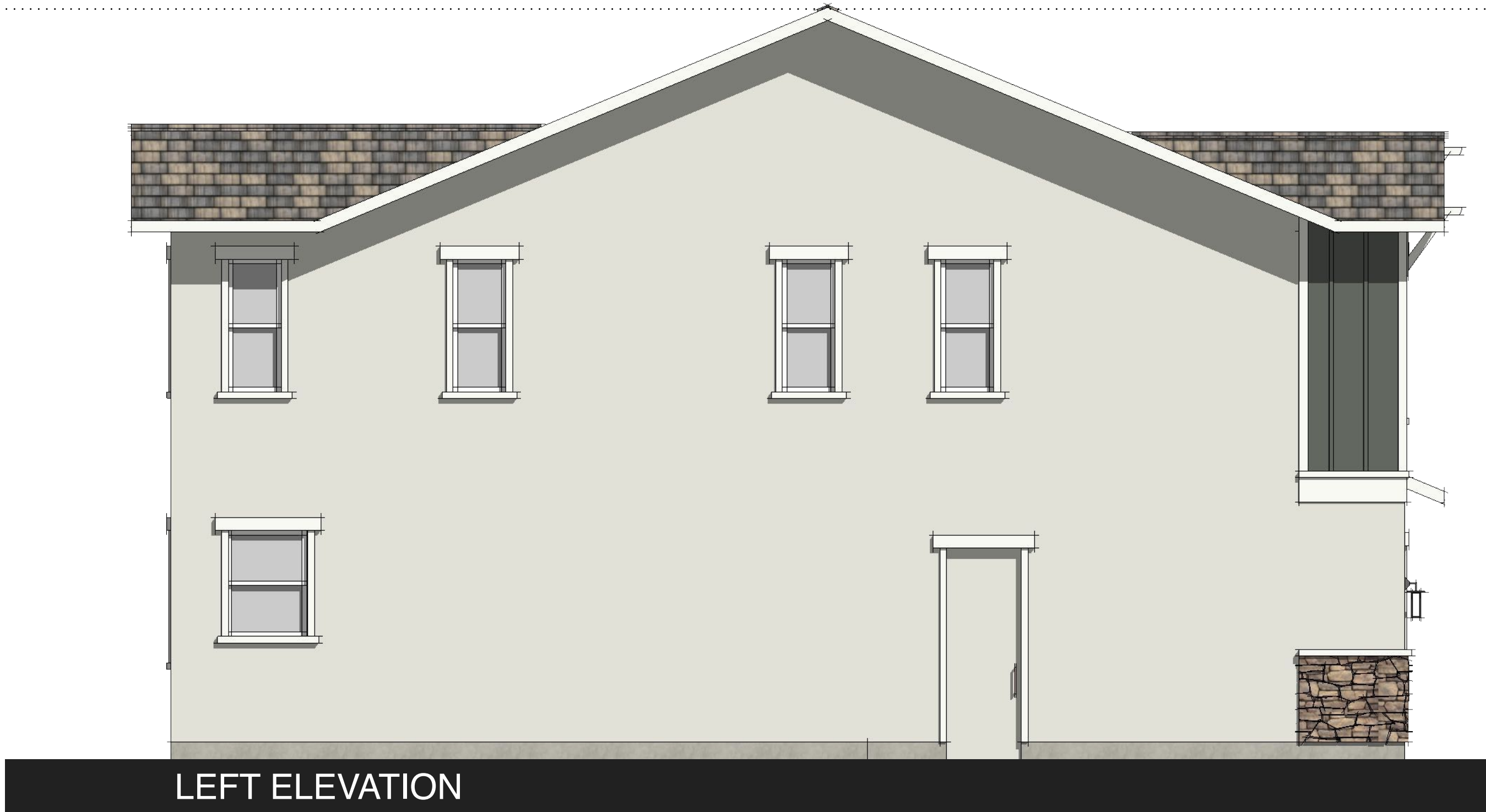
WINDOWS & DOORS

- TRIM (TYP):
- 3" SIDES, 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS I TBD
 - ENTRY DOOR I TBD
 - GARAGE DOOR I TBD

27'-10" a.f.f.
TOP OF RIDGE



27'-10" a.f.f.
TOP OF RIDGE

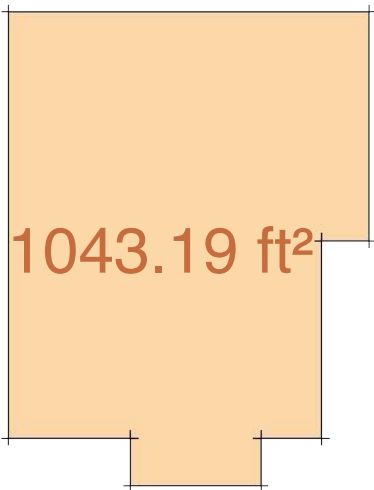


SHEET NOTES

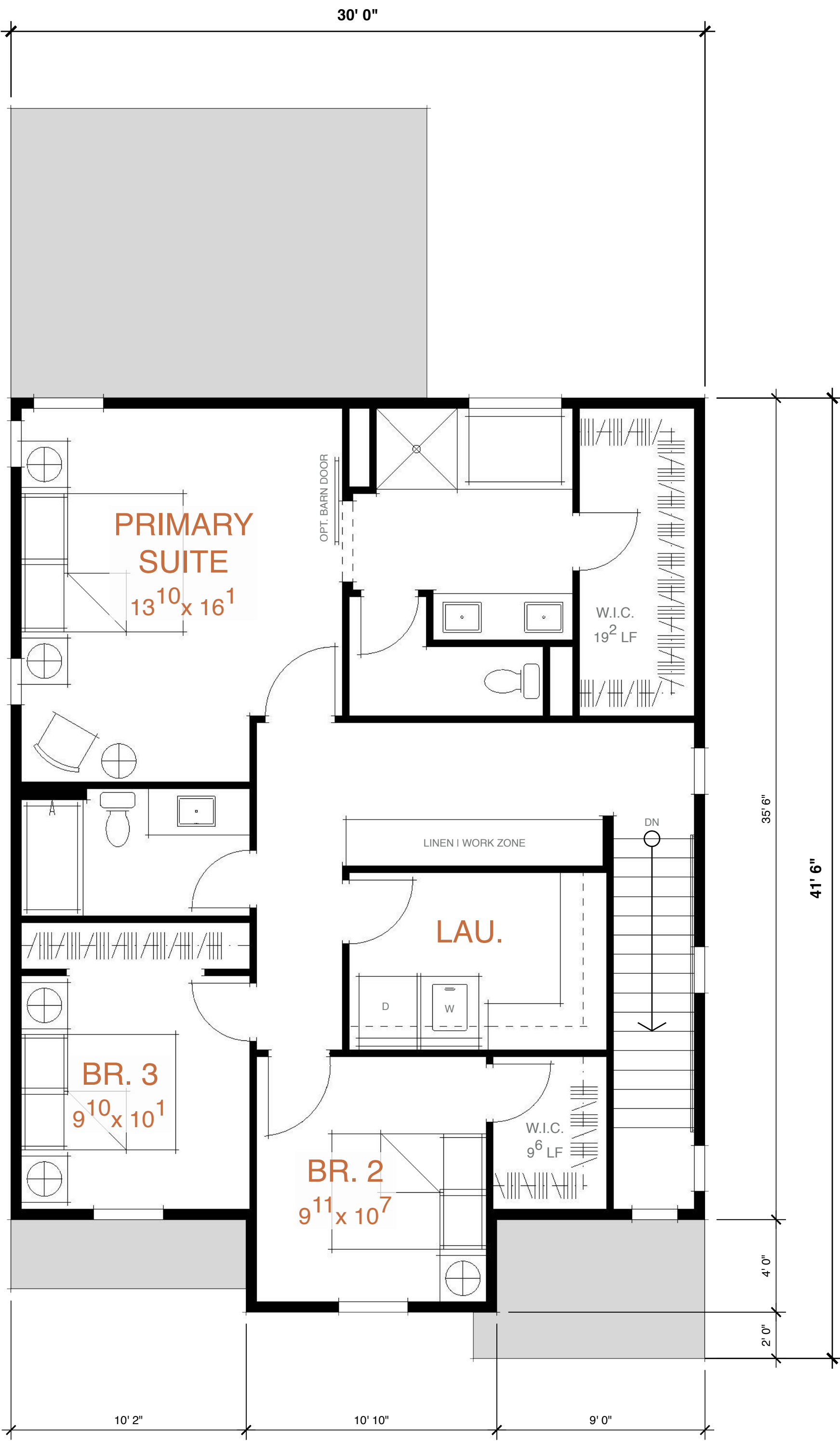
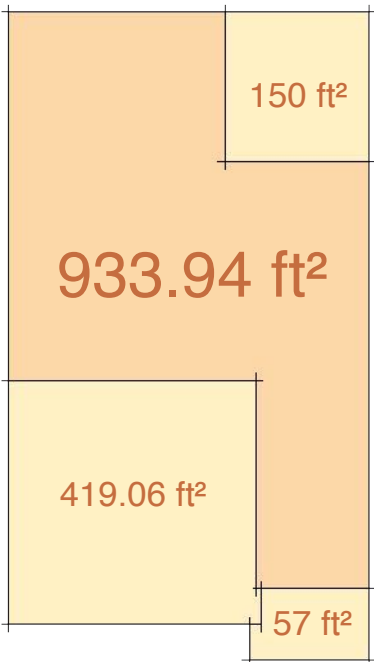
PROGRAM		
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN		
LIVING		
DINING		
COVERED PATIO		

AREA CALCS (Building Total)		
LIVING (Conditioned)	=	1,977.13 SF
GARAGE	=	419.06 SF
PORCH / PATIO	=	207 SF

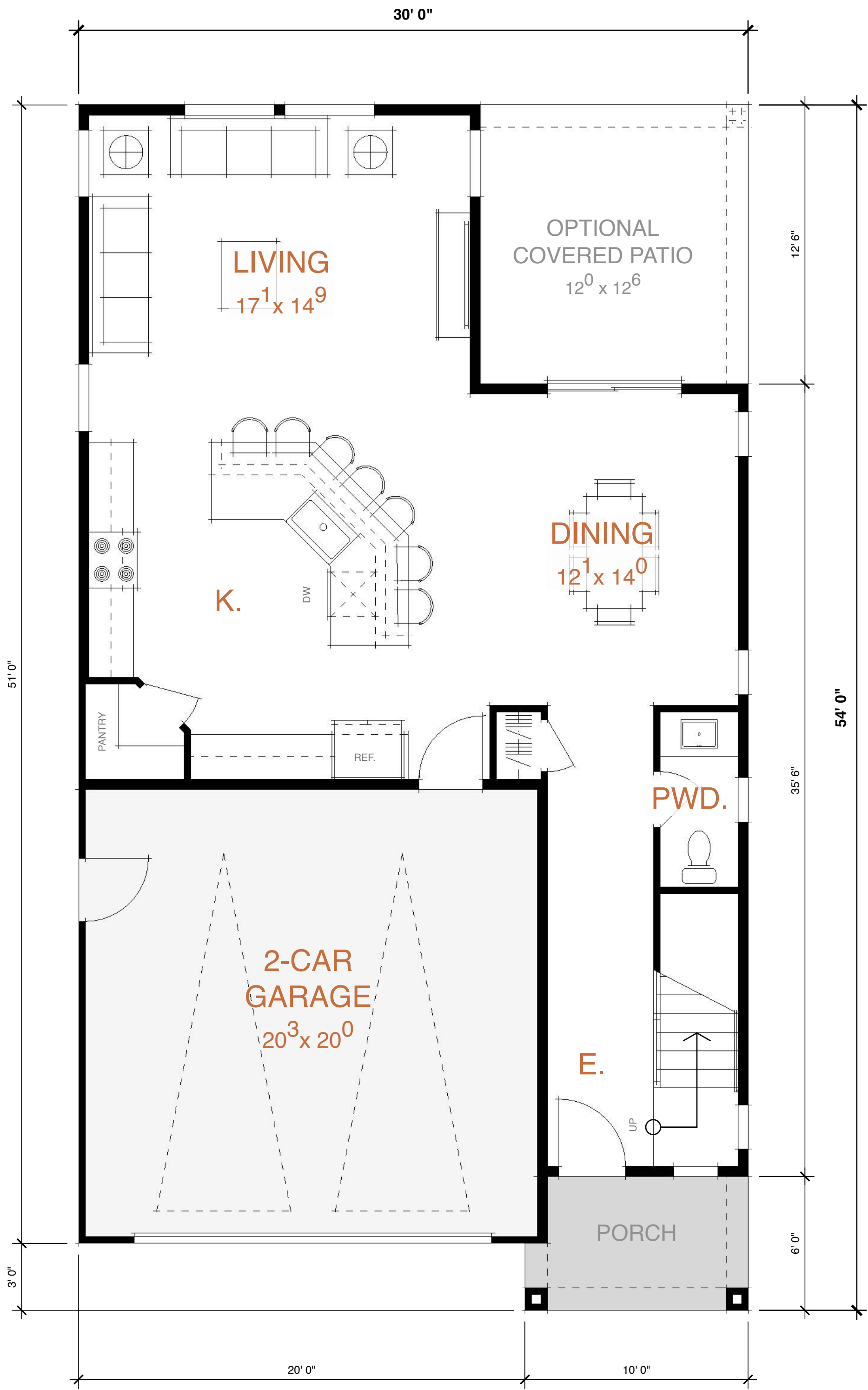
SECOND FLOOR AREA



FIRST FLOOR AREA

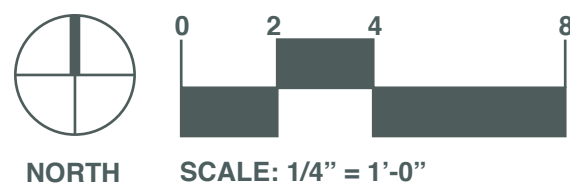


SECOND FLOOR | 934 SF



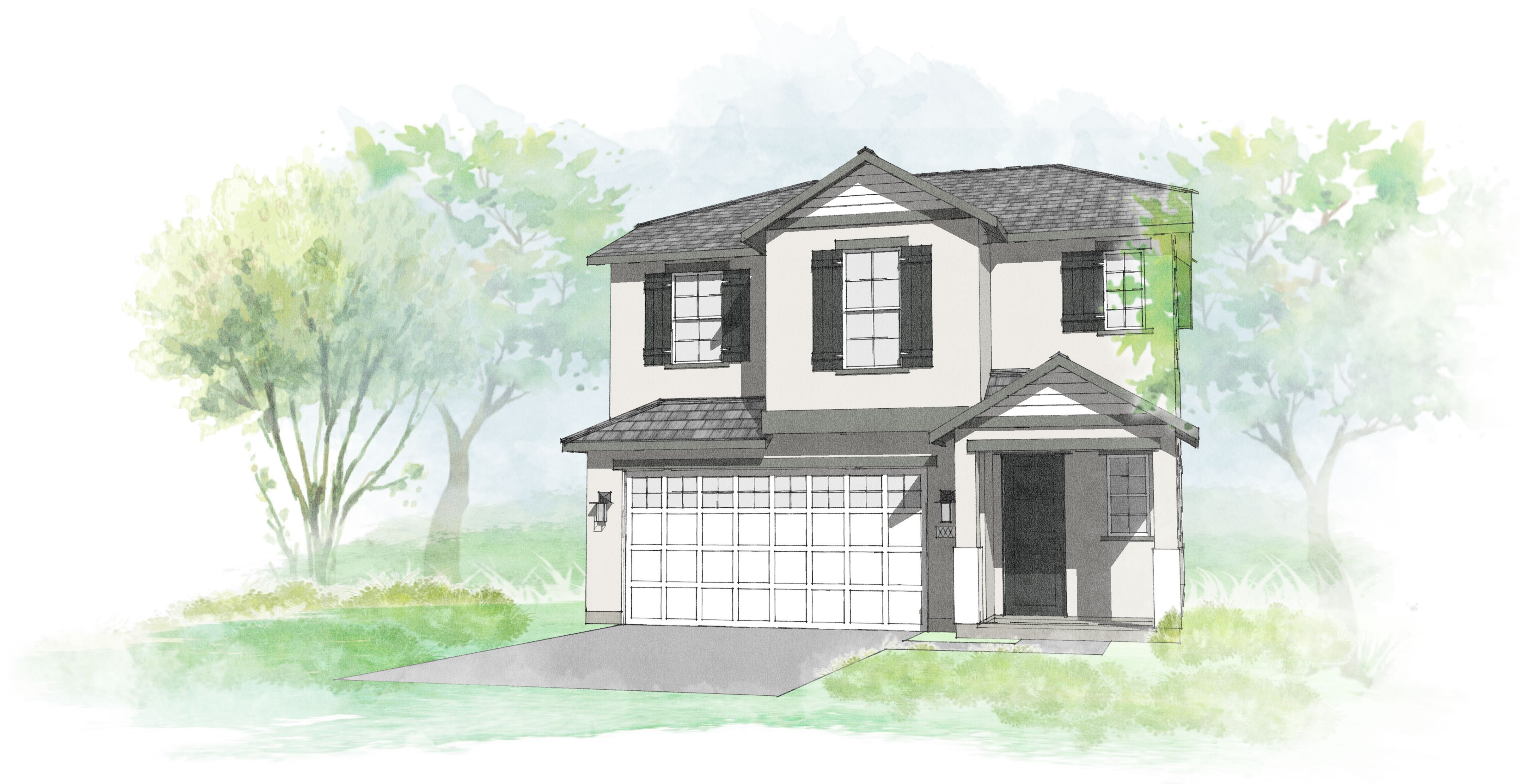
FIRST FLOOR | 11,043 SF

SCHEMATIC FLOOR PLAN | PLAN 3 - 1,977 SF



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A4.1



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 3 - 'COTTAGE'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A4.2

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

SHEET NOTES

PLAN 3

SQUARE FOOTAGE	=	1,977 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

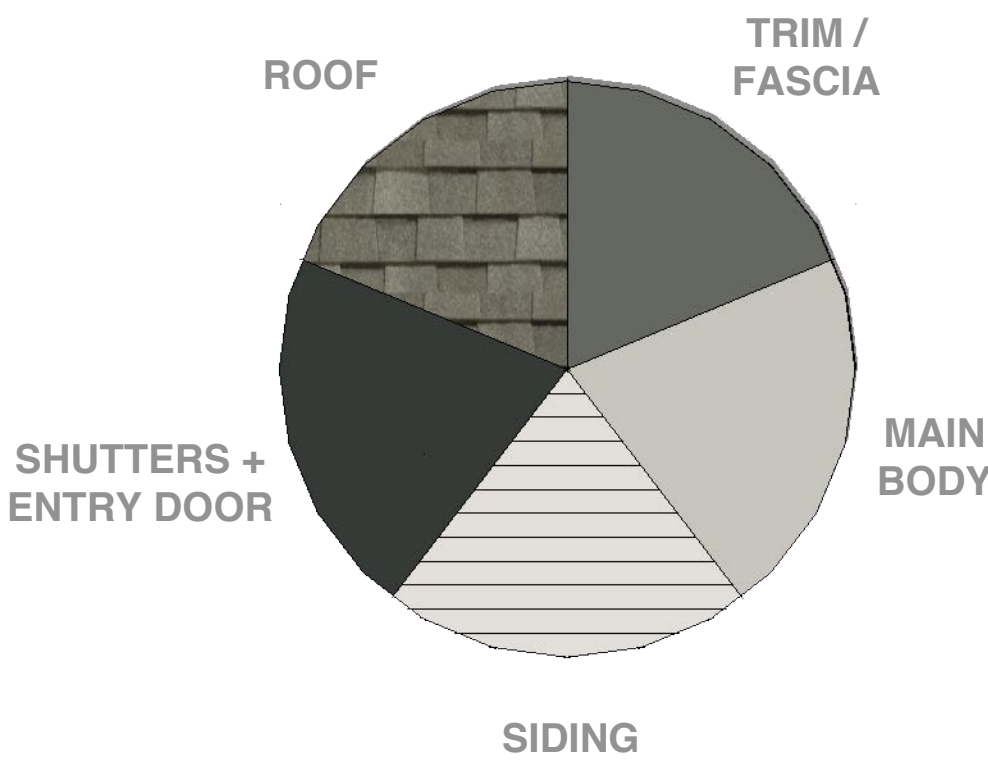
- 1

COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
- 2

STUCCO
SMOOTH FINISH | 1-COAT
- 3

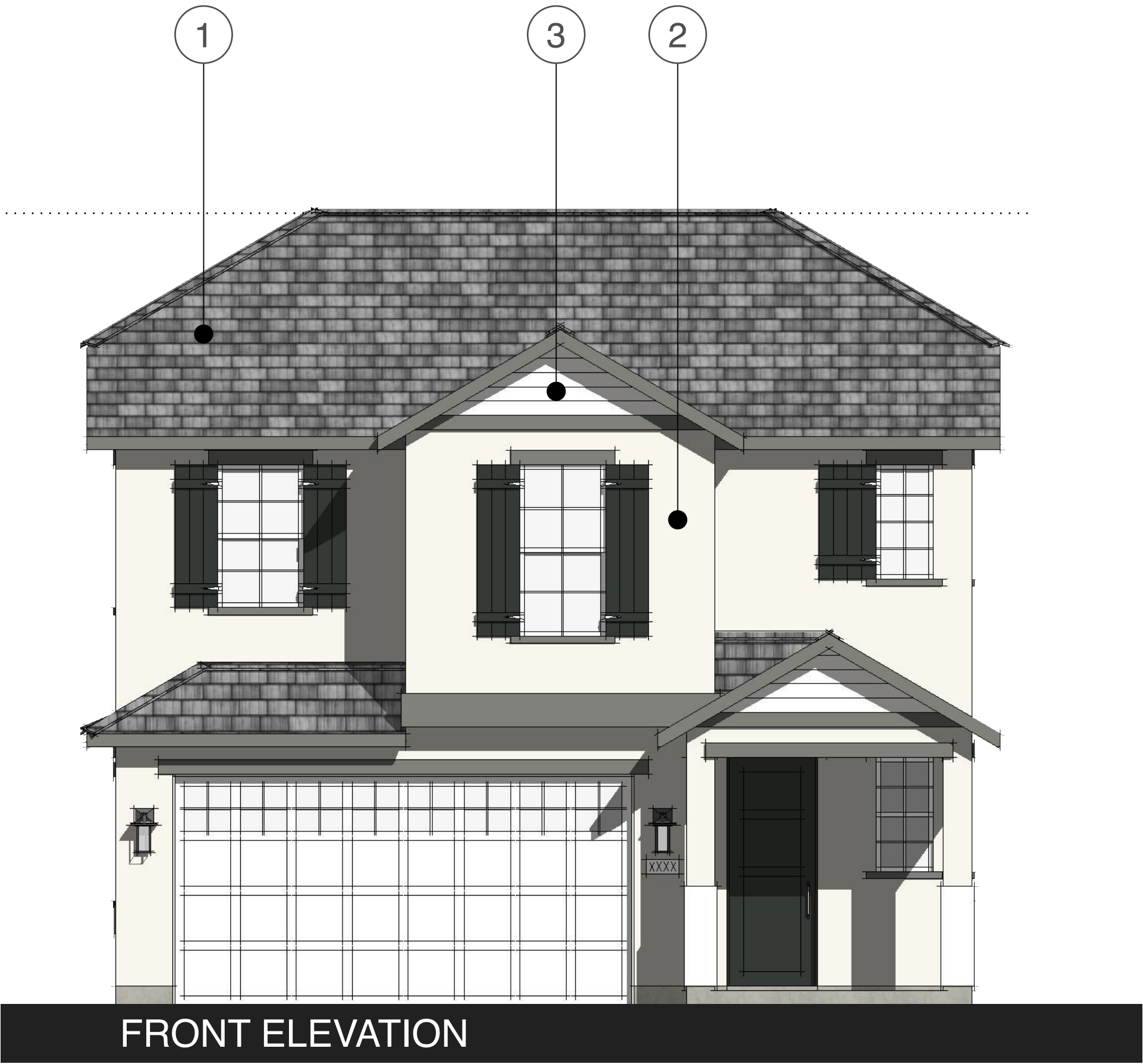
SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE

COLOR SCHEME
[COTTAGE] | SCHEME 2



WINDOWS & DOORS

- TRIM (TYP):
- 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD



SCHEMATIC ELEVATIONS | PLAN 3 - 'COTTAGE'

05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A4.3

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 3 - 'CRAFTSMAN'



5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A4.4

SHEET NOTES

PLAN 3

SQUARE FOOTAGE	=	1,977 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

- 1

COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
- 2

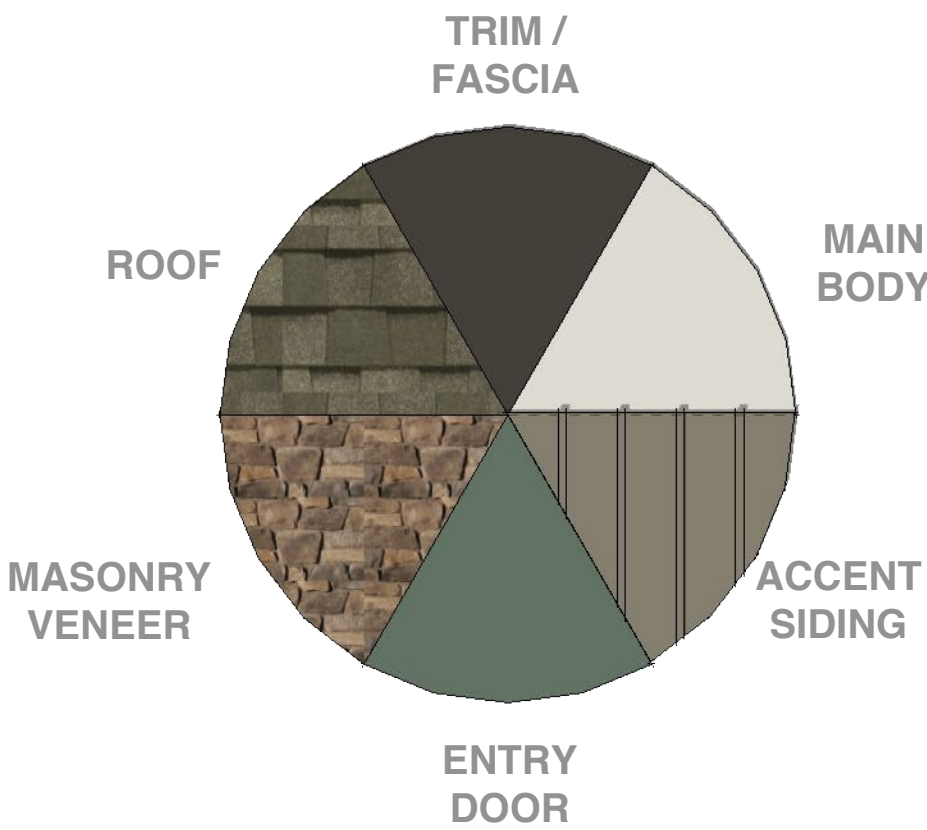
STUCCO
SMOOTH FINISH | 1-COAT
- 3

SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE
- 4

SIDING & TRIM BOARDS
HARDIEPANEL
- 5

MASONRY VENEER
EL DORADO STONE | FIELDLEDGE

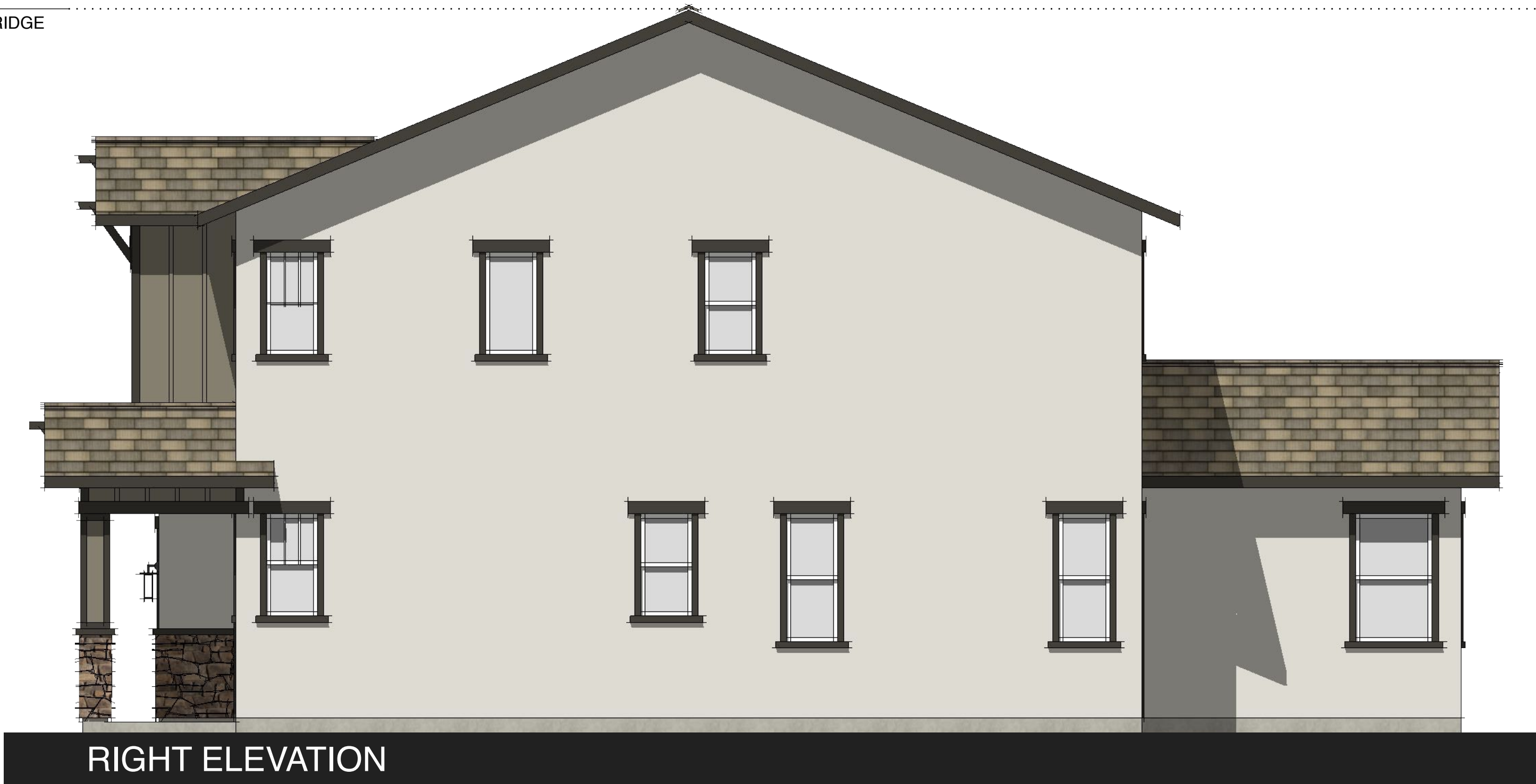
COLOR SCHEME
[CRAFTSMAN] | SCHEME 6



WINDOWS & DOORS

- TRIM (TYP):
- 3" SIDES, 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD

27'-10" a.f.f.
TOP OF RIDGE



1 3 5 2 4



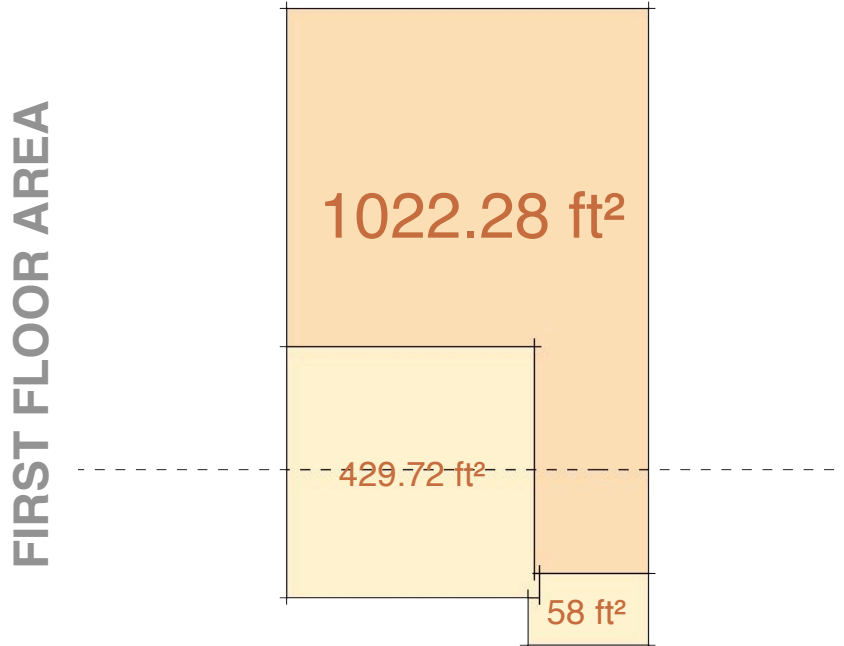
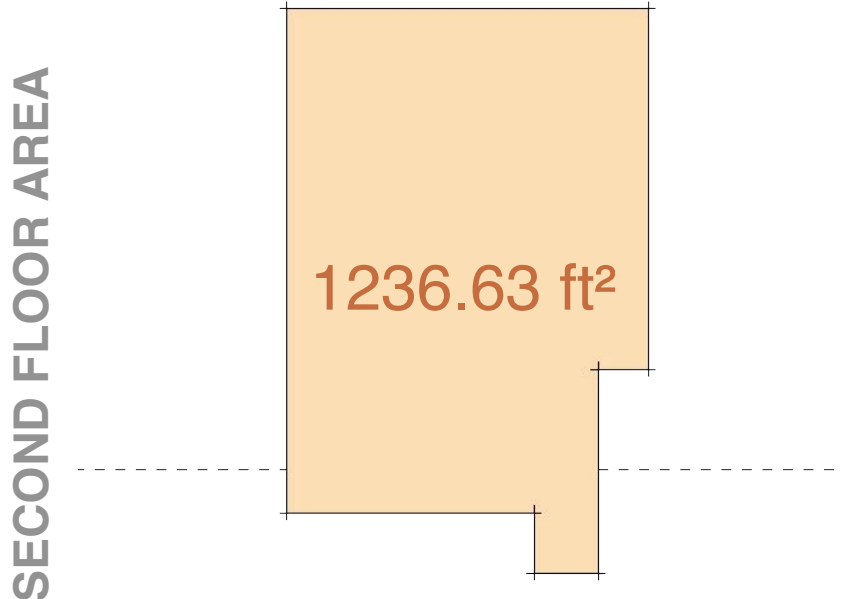
27'-10" a.f.f.
TOP OF RIDGE



SHEET NOTES

PROGRAM	
STORIES	= 2
BEDROOMS	= 4
BATHROOMS	= 2.5
GARAGE	= 2 - CAR
KITCHEN / GREAT ROOM	
(OPT. RETREAT)	
(OPT. POCKET OFFICE)	

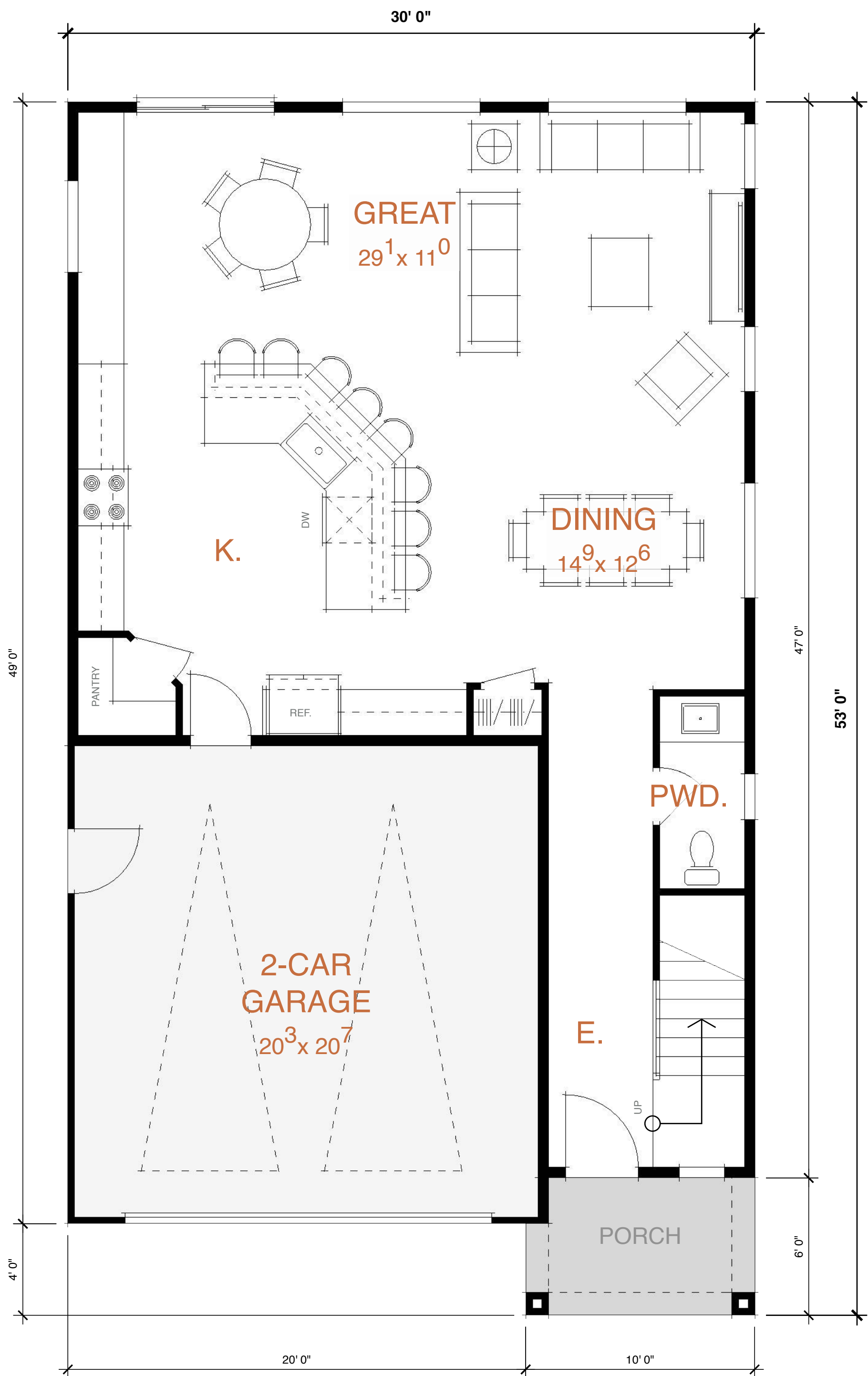
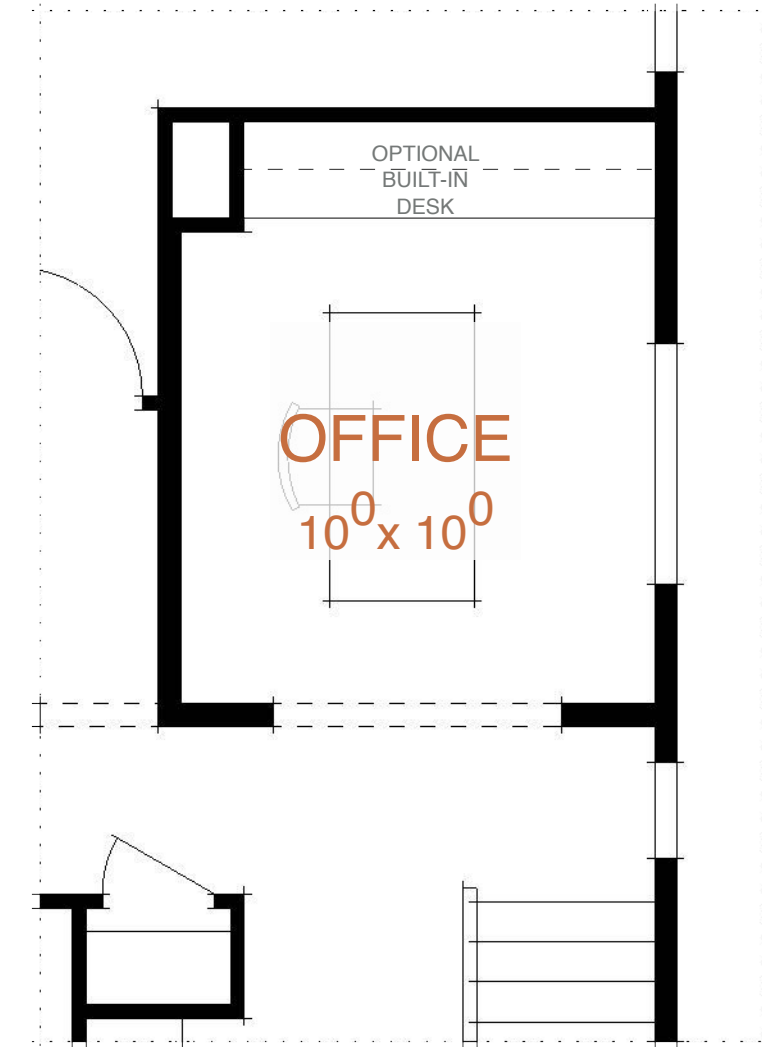
AREA CALCS (Building Total)	
LIVING (Conditioned)	= 2,258.91 SF
GARAGE	= 429.72 SF
PORCH / PATIO	= 58 SF



CONDITIONED SPACE	UNCONDITIONED SPACE
-------------------	---------------------

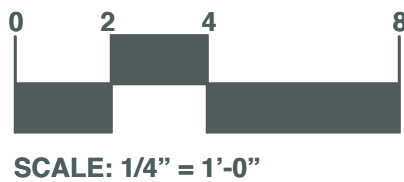


RETREAT OPTION
(IN LIEU OF BR. 4)



FIRST FLOOR I 1,237 SF

SCHEMATIC FLOOR PLAN | PLAN 4 - 2,259 SF



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A5.1



05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 4 - 'COTTAGE'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

A5.2

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

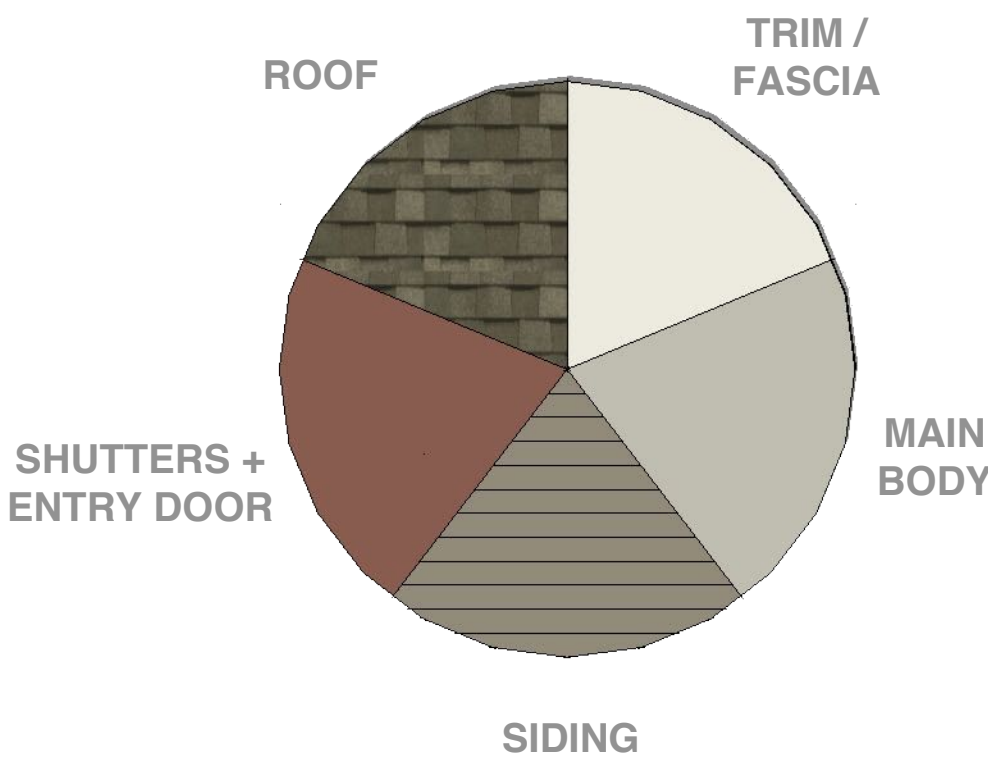
SHEET NOTES

PLAN 4

SQUARE FOOTAGE	=	2,259 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	2.5

- MATERIALS
- 1 COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
 - 2 STUCCO
SMOOTH FINISH | 1-COAT
 - 3 SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE

COLOR SCHEME
[COTTAGE] | SCHEME 3

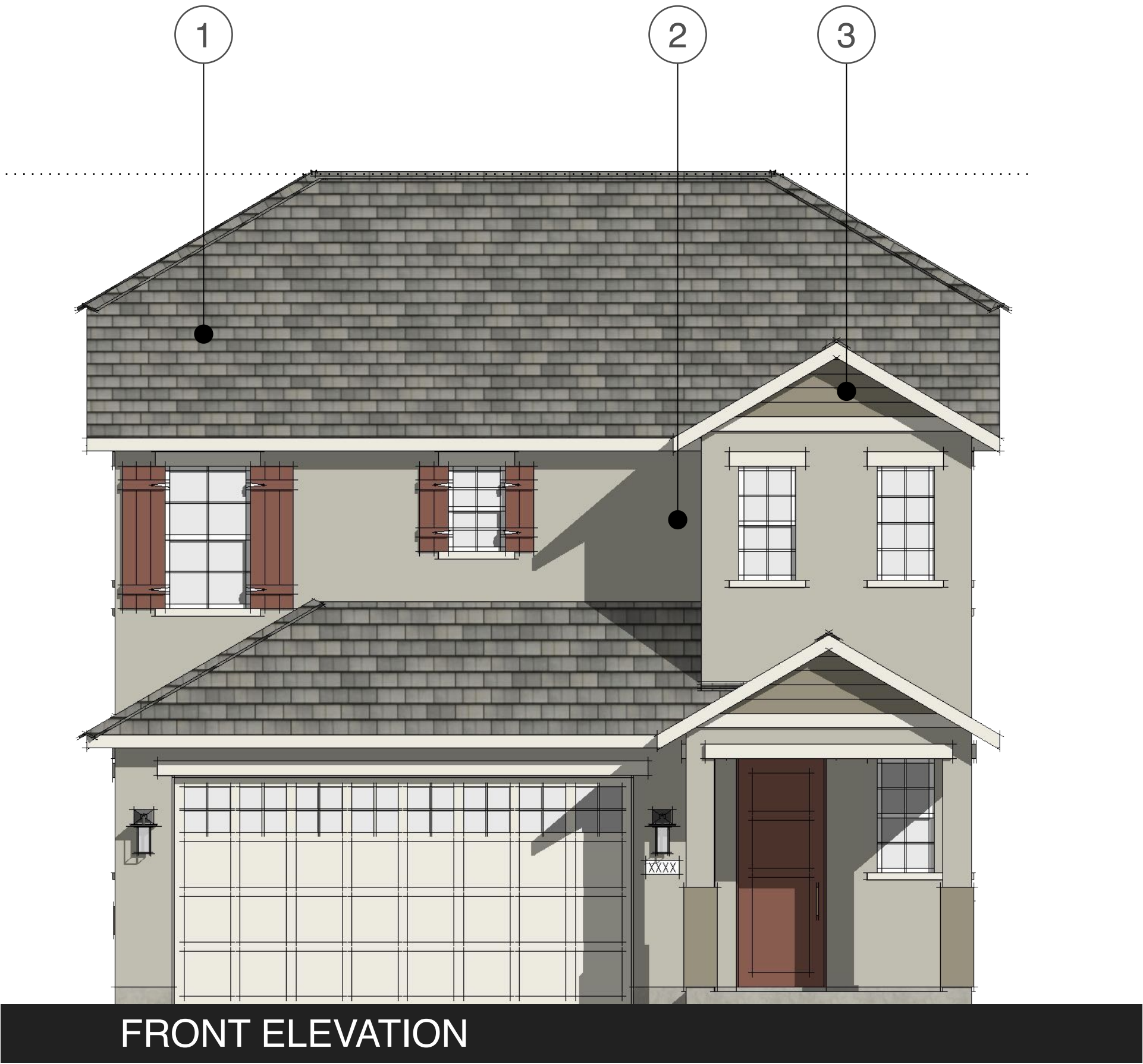


- WINDOWS & DOORS
- TRIM (TYP):
- 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD

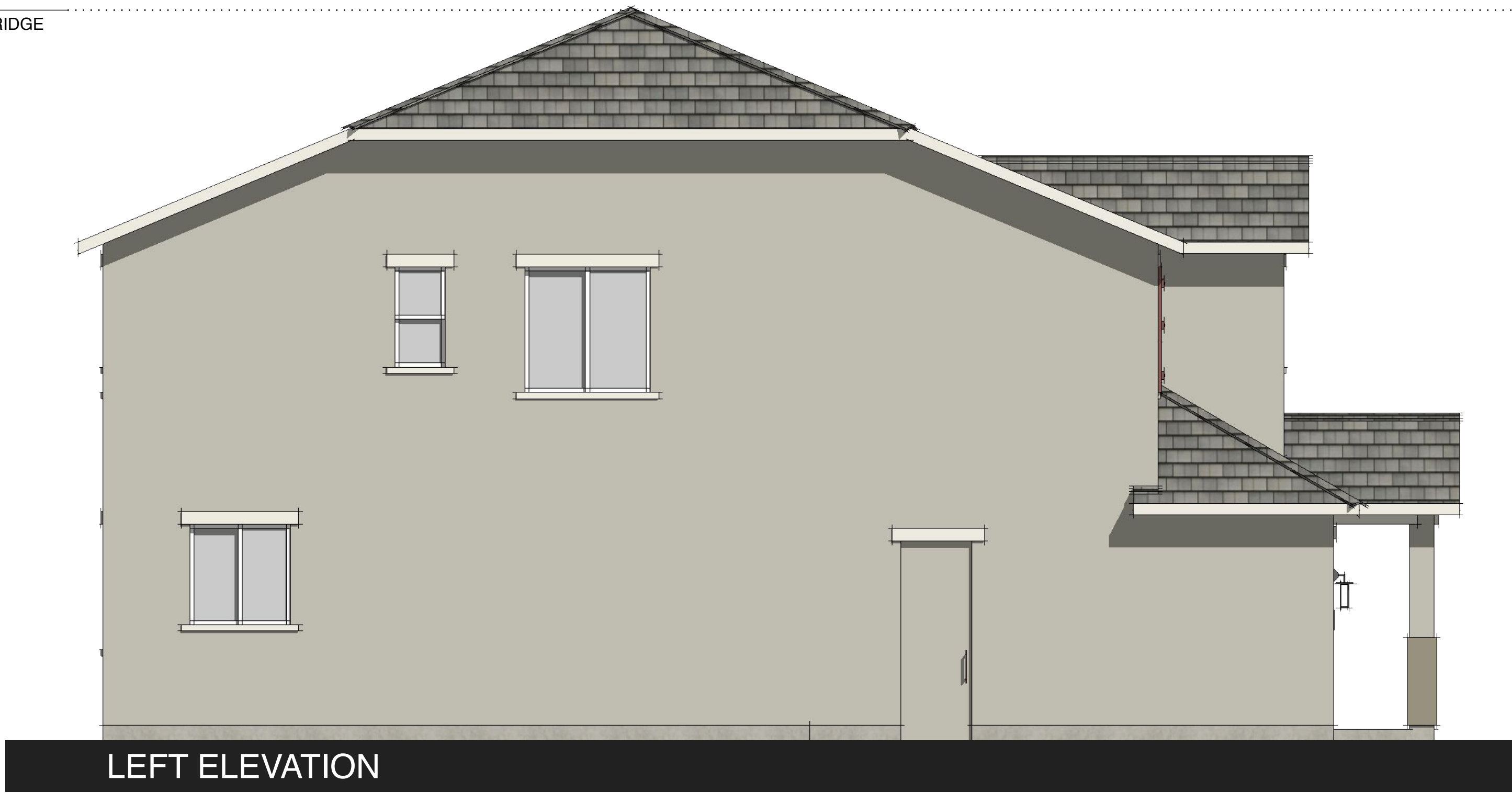
28'-4" a.f.f.
TOP OF RIDGE



1 2 3



28'-4" a.f.f.
TOP OF RIDGE





05.25.2021 | PROGRESS SET



THE HERITAGE COLLECTION AT RIVERBANK

CITY OF RIVERBANK, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC RENDERING | PLAN 4 - 'CRAFTSMAN'



JD+A JOB NUMBER: 21011
DATE: 05.25.2021

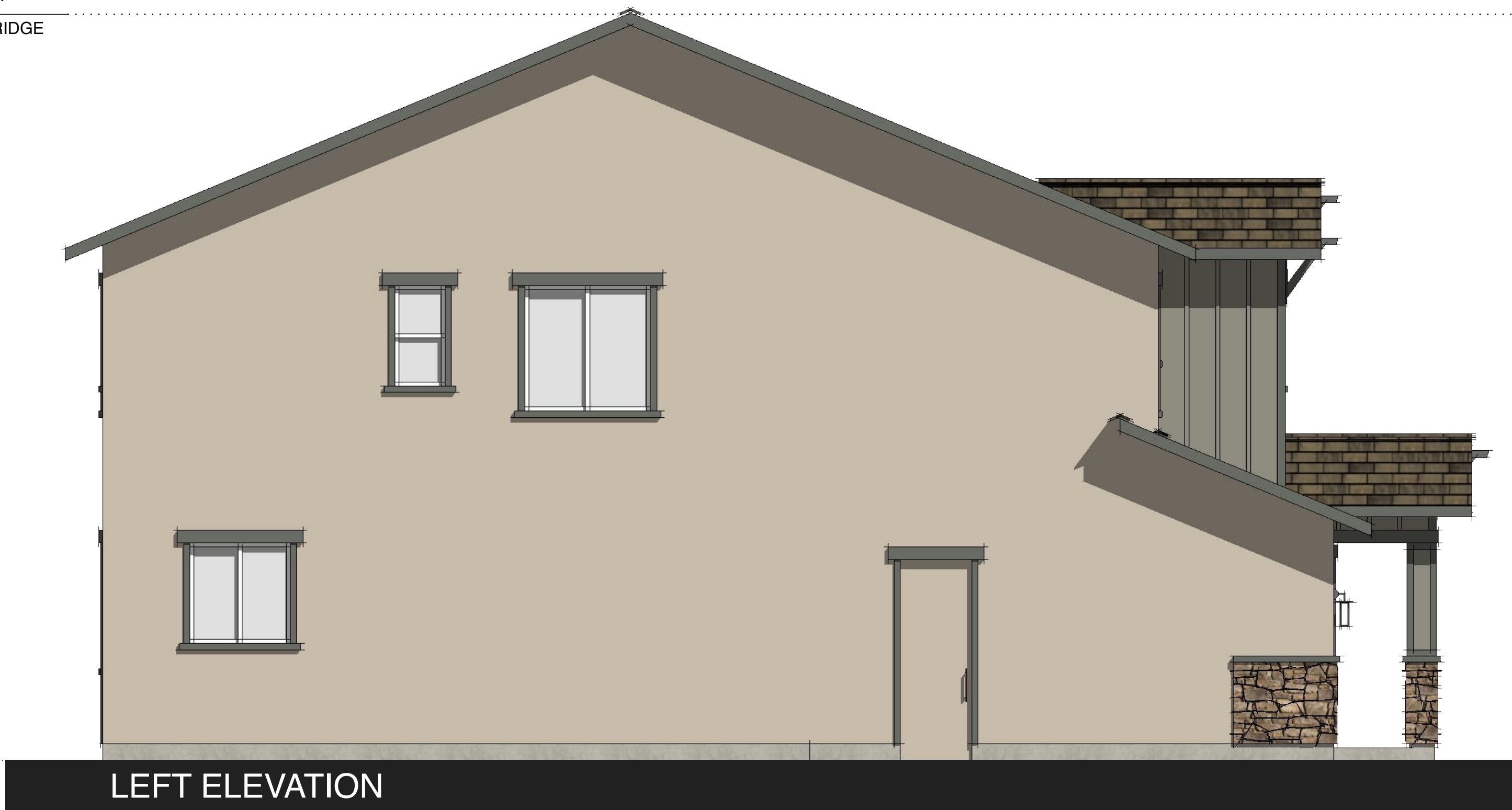
A5.4

5805 GRANITE LAKE DRIVE | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

29'-1" a.f.f.
TOP OF RIDGE



29'-1" a.f.f.
TOP OF RIDGE



SHEET NOTES

PLAN 4

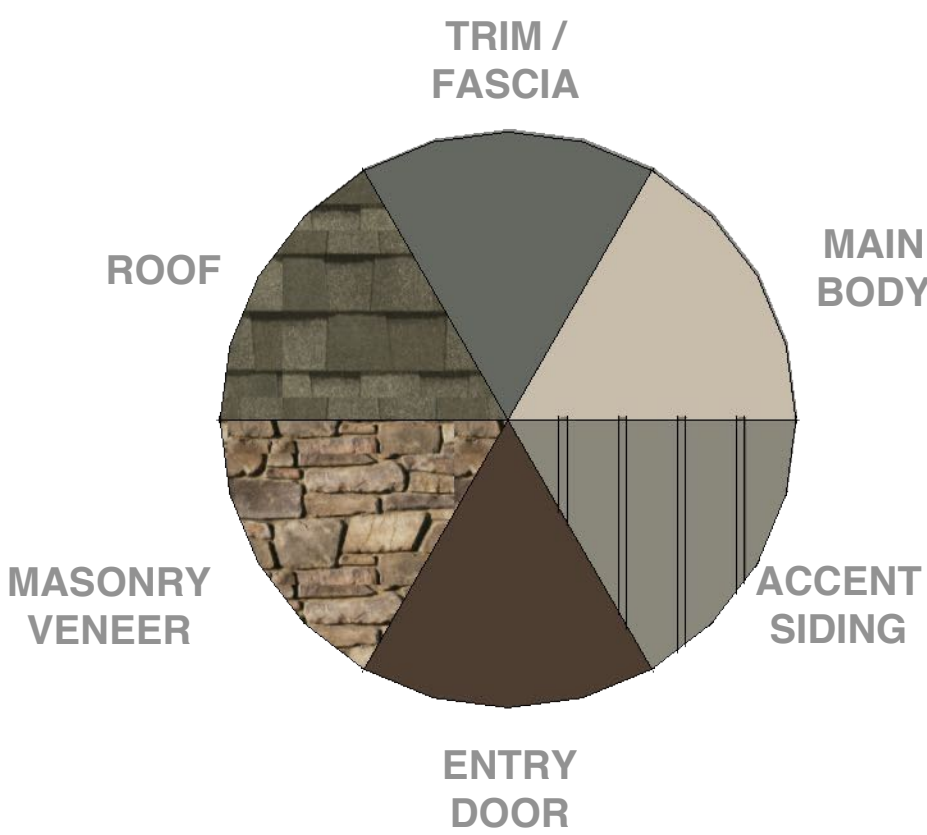
SQUARE FOOTAGE	=	2,259 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	2.5

MATERIALS

- 1 COMPOSITION ROOF
CERTAINTED | LANDMARK SOLARIS
(OR SIMILAR)
- 2 STUCCO
SMOOTH FINISH | 1-COAT
- 3 SIDING & TRIM BOARDS
HARDIEPLANK | HORIZONTAL LAP
6" EXPOSURE
- 4 SIDING & TRIM BOARDS
HARDIEPANEL
- 5 MASONRY VENEER
EL DORADO STONE | FIELDLEDGE

COLOR SCHEME

[CRAFTSMAN] | SCHEME 4



WINDOWS & DOORS

- TRIM (TYP):
- 3" SIDES, 6" LENTIL, 3" SILL
 - STUCCO OVER FOAM (@ STUCCO AREAS)
 - HARDIETRIM (@ SIDING AREAS)
- MANUFACTURERS / SPECS:
- WINDOWS | TBD
 - ENTRY DOOR | TBD
 - GARAGE DOOR | TBD

SHEET NOTES

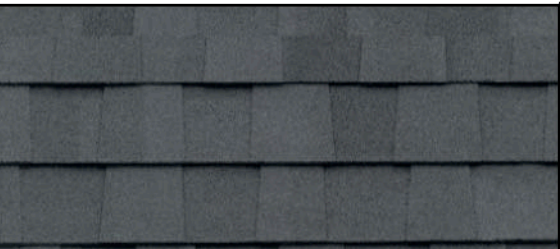
COLOR DETAILS

PAINT: SHERWIN WILLIAMS

MATERIAL DETAILS

- 1 STUCCO
SMOOTH FINISH, 1-COAT
- 2 HORIZONTAL SIDING
6" REVEAL
- 3 COMPOSITION ROOF
CERTAINTEED (OR SIMILAR)

SCHEME 1



MOIRE BLACK | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTEED



NIGHT OWL | SW 7051
TRIM, FASCIA, GARAGE



WESTHIGHLAND WHITE | SW 7566
STUCCO BODY



ZEUS | SW 7744
BOARD + BATTEN

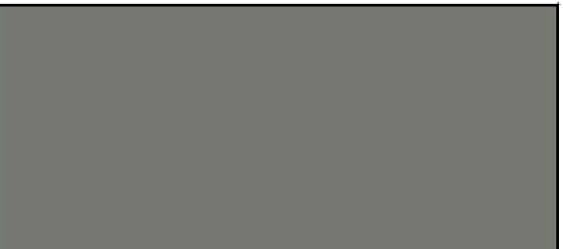


GRAYS HARBOR | SW 6236
DECORATIVE SHUTTERS + ENTRY DOOR

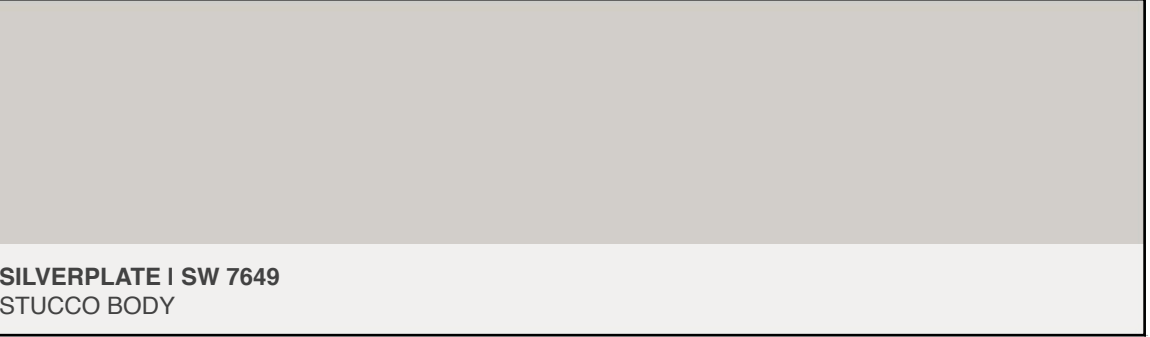
SCHEME 2



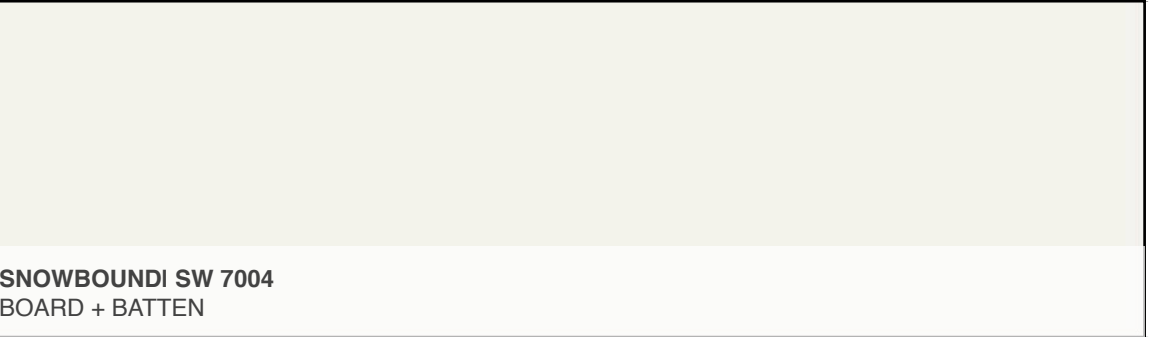
GEORGETOWN GRAY | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTEED



THUNDEROUS | SW 6201
TRIM, FASCIA, GARAGE



SILVERPLATE | SW 7649
STUCCO BODY



SNOWBOUND | SW 7004
BOARD + BATTEN

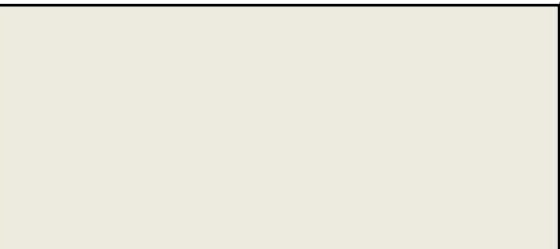


ROCK BOTTOM | SW 7062
DECORATIVE SHUTTERS + ENTRY DOOR

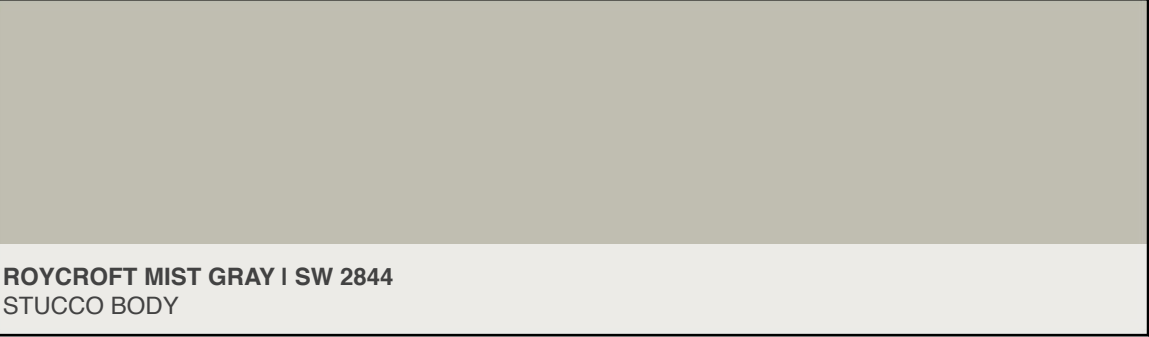
SCHEME 3



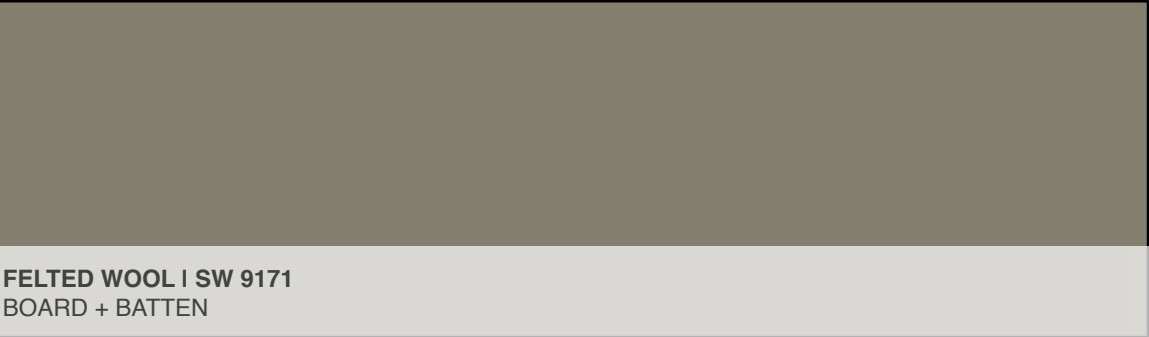
WEATHERED WOOD | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTEED



EIDER WHITE | SW 7014
TRIM, FASCIA, GARAGE



ROYCROFT MIST GRAY | SW 2844
STUCCO BODY



FELTED WOOL | SW 9171
BOARD + BATTEN



CANYON CLAY | SW 6054
DECORATIVE SHUTTERS + ENTRY DOOR

SHEET NOTES

COLOR DETAILS

PAINT: SHERWIN WILLIAMS

MATERIAL DETAILS

- 1

STUCCO
SMOOTH FINISH, 1-COAT
- 2

BOARD + BATTEN
1.5" BATTENS | 16" O.C.
- 3

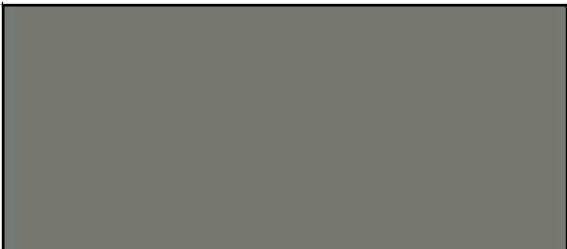
STONE MASONRY
ELDORADO STONE | FIELDLEDGE
- 4

COMPOSITION ROOF
CERTAINTED (OR SIMILAR)

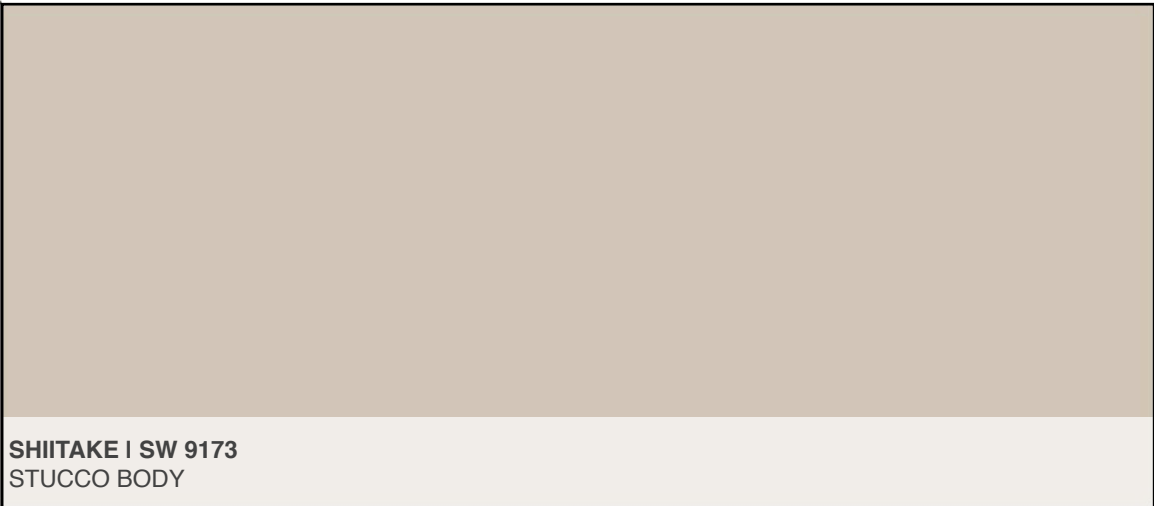
SCHEME 4



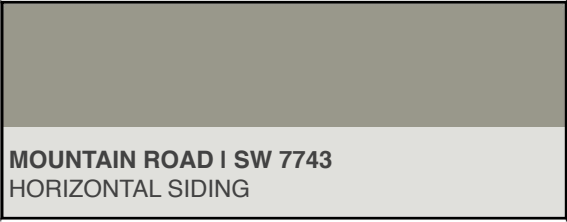
WEATHERED WOOD | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTED



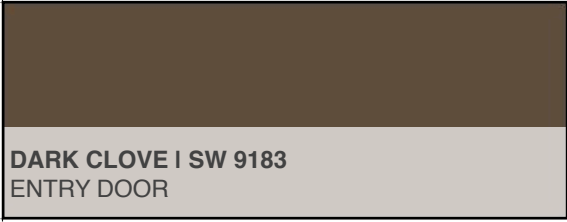
NIGHT OWL | SW 7061
TRIM, FASCIA, GARAGE



SHIITAKE | SW 9173
STUCCO BODY



MOUNTAIN ROAD | SW 7743
HORIZONTAL SIDING



DARK CLOVE | SW 9183
ENTRY DOOR

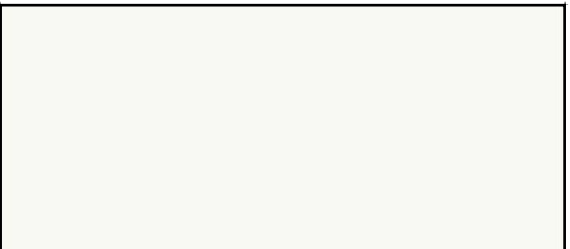


"PADOVA" FIELDLEDGE | ELDORADO STONE
MASONRY AREA

SCHEME 5



GEORGETOWN GRAY | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTED



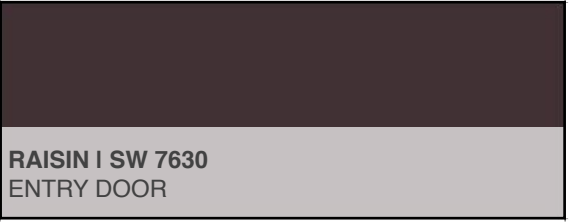
PURE WHITE | SW 7005
TRIM, FASCIA, GARAGE



MODERNE WHITE | SW 6168
STUCCO BODY



NIGHT OWL | SW 7061
HORIZONTAL SIDING



RAISIN | SW 7630
ENTRY DOOR



"PADOVA" FIELDLEDGE | ELDORADO STONE
MASONRY AREA

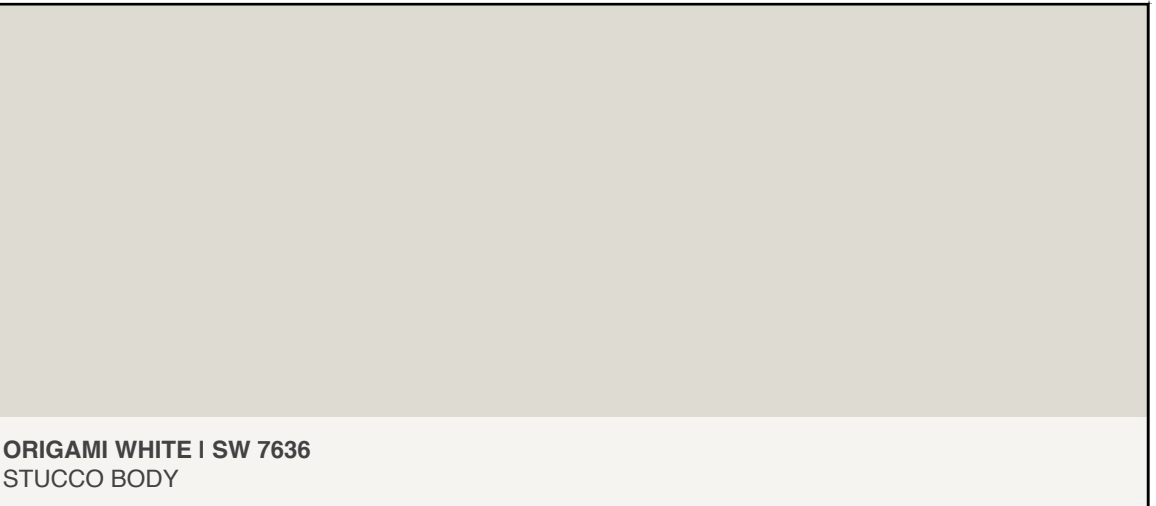
SCHEME 6



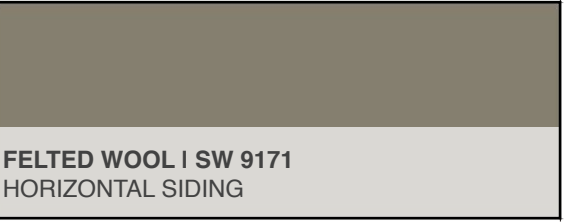
WEATHERED WOOD | LANDMARK SOLARIS
COMP. ROOF BY CERTAINTED



THUNDER GRAY | SW 7645
TRIM, FASCIA, GARAGE



ORIGAMI WHITE | SW 7636
STUCCO BODY



FELTED WOOL | SW 9171
HORIZONTAL SIDING



ROOKWOOD BLUE GREEN | SW 2811
ENTRY DOOR



"VENETO" FIELDLEDGE | ELDORADO STONE
MASONRY AREA