



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, October 17, 2023 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 17, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT T [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

CALL TO ORDER: Chair: Natasha Basso

ROLL CALL: Chair: Natasha Basso
Vice Chair: Joan Stewart
Commissioner: John Dinan
Commissioner: Benjamin Reuben
Commissioner: Taide Zamora
Commissioner (Alternant): Steve Link
Commissioner (Alternant): Michael “Syd” Halterman

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. Individual comments will be limited to a **maximum of 3 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 Members.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.
Please note this is the last meeting in which zoom comments will be accepted.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission 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.

Item 2.1: Posting of the Agenda. The Agenda for the October 17, 2023 Planning Commission meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, and emailed to the Library on October 12, 2023.

Item 2.2: Approval of the October 17, 2023 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.3: Approval of the Minutes of the August 15, 2023 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

Item 2.4: Approval of the Minutes of the September 7, 2023 Special Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted.

Recommendation: Approval by roll call vote.

1st _____ 2nd _____

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1 and 3.2 were published on October 4, 2023 in the Riverbank News.

Item 3.1: **Variance 02-2023 (Dept. File #23-0021) – Crossroads West Unit 1/DMG Development, Inc. (074-023-064 & 074-023-078).** The project is a proposed variance for interior side setbacks for Lot 64 (5512 Burnbrae Way) and Lot 78 (5514 Harwood Lane). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

Recommendation: Adopt Resolution 2023-12 to approve the Variance

1st _____ 2nd _____

Item 3.2: **General Plan Amendment (GPA) 01-2023, Rezone (RZ) 01-2023, and Vesting Tentative Map (VTM) 02-2023 (Dept. File #23-0014) – McRoy-Wilbur Communities, 6612 and 6472 Central Avenue, Riverbank 95367 – (APN 062-020-018 and 062-020-031).** Request is for a general plan amendment (medium density residential to low density residential), rezone (from single family residential to planned development), and a vesting tentative map to develop 36 single family residential units, streets, and drainage basin on 8.55 acres. The proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Recommendation: Adopt Resolution 2023-13 to approve the GPA

1st _____ 2nd _____

Recommendation: Adopt Resolution 2023-14 to recommend approval of the RZ

1st _____ 2nd _____

Recommendation: Adopt Resolution 2023-15 to approve the VTM

1st _____ 2nd _____

4. PLANNING COMMISSION COMMENTS

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

None.

7. ADJOURNMENT

Next Regular Planning Commission meeting – November 21, 2023 @ 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 12th day of October, 2023.

/s/ Janet Smullen, Sr. CDS, 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 cityclerk@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. (Exception: When a State statute requires that at a public hearing that includes a substantial number of the population that are not able to speak or understand English, the City should provide interpreters. This determination is left at the discretion of the City.)

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.

GENERAL INFORMATION

MEETING SCHEDULE: The 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 Development Services Department at (209) 863-7138.



TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR THE PLANNING COMMISSION MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC “LIVE” VIEWING

- Charter Government Channel – 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the day of the meeting in order for them to be distributed to the Planning Commission prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the Planning and Building Manager at (209) 863-7124.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 4:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. Planning and Building Manager, 6707 Third Street, Suite A, Riverbank, CA 95367.
(Call 209-863-7124 / 209-863-7198 to ensure they were received.)
- **Via Email:** Email to dkenney@riverbank.org (Note: This technology is not a guaranteed method.)
Indicate Agenda Item # in the ***subject line***.
(Call 209-863-7124 / 209-863-7198 to ensure receipt.)
- **Oral Comments In-Person:** The Chair will ask the public if anyone wishes to comment and at that time, you may approach the podium.
- **Oral Comments via Zoom:** The Chair will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered. **This is the last meeting in which zoom comments will be accepted.**

- Using a computer – Click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak and you will be unmuted.
- Using a Phone – Press *9 to “raise hand”. This will alert staff that you wish to speak and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the teleconference phone number (209) 863-7151 so that the Commission may receive your comments. The Commission will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/82147035124>

- Join by accessing website: <https://zoom.us/join>, enter Webinar ID: 82147035124
- Join by telephone: 1-669-444-9171 OR 1-669-900-9128, enter Webinar ID: 82147035124

Learn about using ZOOM: - Visit <https://zoom.us/j/94943925973?status+success> for a free account or to download the application.



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

MINUTES
Tuesday, August 15, 2023
(In-Person, and Virtual via ZOOM)

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

CALL TO ORDER/ROLL CALL:

Present: Commissioners: Basso, Stewart, Dinan, Reuben, Zamora, Alternates Halterman and Link (Alternate)

Absent: None

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

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 3 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.

1. *David Avala – stated that he is against the proposed River Walk Project.*
2. *Jamie Aggers - stated that she is against the proposed River Walk Project.*

2. CONSENT CALENDAR

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

Item 2.1: Posting of the Agenda. The Agenda for the August 15, 2023, 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 11, 2023.

Item 2.2: Approval of the May 16, 2023 Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

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

Ayes: Planning Commissioners: Basso, Stewart, Dinan, Reuben, Zamora

Nays: None

Absent: None

Abstained: None

Item 2.3: Approval of the Minutes of the May 16, 2023 Planning Commission Meeting, having been read by the individual Planning Commissioners and stands approved as submitted.

ACTION: By motion moved/second (Stewart / Zamora / passed 4-0-1) Commission Basso to abstain as she was absent from the May 16, 2023 meeting, item was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Dinan, Reuben, Zamora

Nays: None

Absent: None

Abstained: Basso

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for Items 3.1 and 3.2 were published on August 2, 2023 in the Riverbank News. Item 3.3 was published July 5, 2023 in the Riverbank News and was continued to August 15, 2023 from the meeting of July 18, 2023 by a vote of 5:0.

Item 3.1: Architecture and Site Plan Review 05-2023 (Dept. File #23-0009) – Stanislaus Regional Housing Authority, 0 Third Street and Stanislaus Street, Riverbank 95367 – (APN 132-012-024). The Project, located at the southeast corner of Third Street and Stanislaus Street in the City of Riverbank, is the Architecture and Site Plan Review of a new 1,750 sf community center with landscape and parking lot improvements. The proposed Project will not have a significant effect on the environment and qualifies for an exemption as in-fill development 15332 Class 32 pursuant to CEQA Guidelines.

- Donna M. Kenney presented item 3.1 and PowerPoint.
- Item opened for Public Hearing at 6:18 p.m. having no comments the Public Hearing was closed.
- Applicant, Kim with Stanislaus County Regional Housing Authority, spoke on behalf of the Project.
- Commissioner Dinan thought that it was a great Project.
- Being no further comments the public comment was closed at 6:20 p.m.

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

Ayes: Planning Commissioners: Basso, Stewart, Dinan, Rueben, Zamora

Nays: None

Absent: None

Abstained: None

Item 3.2: Tentative Subdivision Map 01-2023 and Development Plan 04-2023 (Dept. File #23-0006) – Pocket Avenue Senior Apartments – 3318 Pocket Avenue (APN 075-090-063).

The Applicant requests the approval of a Tentative Subdivision Map to divide the property into seven parcels and a Development Plan (review of the site and structures for a planned development zone) for a proposed 28-unit Senior Apartment Project on 2.01 acres. The Project received approvals in 2022 for a General Plan Amendment to higher density residential and a rezone to planned development. The subject site is 3318 Pocket Avenue. 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.

- Donna informed staff that since the Applicant did not meet the posting deadline we have to continue item 3.2 until the next scheduled Planning Commission Meeting in September.
- Public comment was opened at 6:22 p.m., being no comments the public hearing was closed.

ACTION: *By motion moved/second (Dinan / Stewart / motion to continue item 3.2 passed 5-0), item was continued until the next scheduled Planning Commission Meeting for September 2023, approved by; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Basso, Stewart, Dinan, Rueben, Zamora

Nays: None

Absent: None

Abstained: None

Item 3.3: Conditional Use Permit 01-2023 (Dept. File #23-0001) – Aemetis Advanced Products Riverbank, Inc., 5300 Claus Road, Modesto 95357 – (APN 062-031-005 & -011).

The Project, located at the northeast corner of Claus Road and Claribel Road in the City of Riverbank, is a Conditional Use Permit for a Sustainable Aviation Fuel/Renewable Diesel Production Plant at the Riverbank Industrial Complex. The plant is expected to recycle fats and oils into a low carbon fuel and bring 50 new jobs to the City. The proposed Project will not have a significant effect on the environment and an Addendum to the Riverbank Army Ammunition Plant Specific Plan Final EIR has been prepared.

- Donna M. Kenney presented item 3.3 and PowerPoint.
- Project Applicant, Jared with Aemetis, also presented a PowerPoint and history of the Project.
- Commissions asked Applicant questions.
- Applicant answered the Commissions' questions.

- Public Hearing was opened up at 6:42 p.m.
- David Avala, from Oakdale, spoke against the Project.
- Charlotte Caton, from Sonora but has property across from the Project site, is also against the Project and potential effect the proposed Project may have on her property value.
- Evelyn Halbert, from Riverbank, is against the Project and noticing.
- Being no further comments the Public Hearing was closed at 6:56 p.m.

ACTION: By motion moved/second (Dinan / Basso / Denied 3-2) item was denied as submitted; Motion carried by roll call vote.

Ayes: Planning Commissioners: Basso and Rueben

Nays: Planning Commissioners: Dinan, Stewart and Zamora

Absent: None

Abstained: None

4. PLANNING COMMISSION COMMENTS

None

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

None

6. STAFF COMMENTS (Information Only – NO ACTION

- Donna M. Kenney mentioned we may have a Special Planning Commission Meeting in September.

9. ADJOURNMENT - Regular Planning Commission Meeting – September 19, 2023 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Natasha Basso
Chair Planning Commission



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

MINUTES
Tuesday, September 7, 2023
(In-Person, and Virtual via ZOOM)

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

CALL TO ORDER/ROLL CALL:

Present: Commissioners: Basso, Stewart, Dinan, Zamora, Rueben (Zoom) Halterman (Alternate) filled in for Rueben at dais, Link (Alternate) in audience

Absent: None

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

No one declared a conflict.

1. PUBLIC COMMENTS (No action to be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 3 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.
None.

2. CONSENT CALENDAR

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

Item 2.1: Posting of the Agenda. The Agenda for the September 7, 2023, Special 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 31, 2023.

Item 2.2: Approval of the September 7, 2023 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.

Item 2.3: Approval of the Minutes of the July 18, 2023 Planning Commission Meeting, having

been read by the individual Planning Commissioners and stands approved as submitted. *Chair Basso to abstain from voting as she was absent from the meeting date.*

ACTION: *By motion moved/second (Dinan / Zamora / passed 4-0-1) was approved as submitted; Motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Dinan, Zamora and Alternate Halterman

Nays: None

Absent: None

Abstained: Basso

3. PLANNING COMMISSION PUBLIC HEARINGS

Item 3.1 was published August 2, 2023 in the Riverbank News and was continued to September 7, 2023 from the meeting of August 15, 2023 by a vote of 5:0. The public notice for Item 3.2 was published on August 23, 2023 in the Riverbank News.

Item 3.1: Tentative Subdivision Map 01-2023 and Development Plan 04-2023 (Dept. File #23-0006) – Pocket Avenue Senior Apartments – 3318 Pocket Avenue (APN 075-090-063).

The Applicant requests the approval of a Tentative Subdivision Map to divide the property into seven parcels and a Development Plan (review of the site and structures for a planned development zone) for a proposed 28-unit Senior Apartment project on 2.01 acres. The Project received approvals in 2022 for a General Plan Amendment to higher density residential and a rezone to planned development. The subject site is 3318 Pocket Avenue. 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.

- Donna M. Kenney, Planning & Building Manager, presented item 3.1 and PowerPoint.
- Applicant's Architect, Stacey Wellnitz, spoke on behalf of the Project.
- Commissioner Zamora asked about maintenance on the common areas.
- Stacey responded that it would be covered in the HOA.
- Commissioner Zamora also asked about selling of the units.
- Stacey said can be lot line like a condo, but at this time they will remain as rentals.
- Donna M. Kenney, Planning and Building Manager, informed staff they would have to apply to split the units if they decided to sell the units at a later date.
- Public Hearing was opened at 6:14 p.m.
- John Keller, neighbor to Project, is against the Project, and read his concerns to the Commission.
- Randy Brekke, spoke on behalf of the Applicant.
- Being no further comments the Public Hearing was closed at 6:26 p.m.
- Commissioner Dinan asked about frontage access.

-
- Donna M. Kenney, Building and Planning Manager, responded that the City Engineer and Fire Department have approved the access.

ACTION: *By motion moved/second (Halterman / Basso / passed 4-1) item Resolution 2023-008 Tentative Map was approved as submitted; Motion carried by roll call vote.*

Ayes: Planning Commissioners: Basso, Dinan, Zamora and Alternate Halterman (filled in for Rueben)

Nays: Stewart

Absent: None

Abstained: None

ACTION: *By motion moved/second (Halterman / Basso / passed (5-0) item Resolution 2023-009 Development Plan was approved as submitted; Motion carried by roll call vote.*

Ayes: Planning Commissioners: Basso, Dinan, Stewart, Zamora and Alternate Halterman (filled in for Rueben)

Nays: None

Absent: None

Abstained: None

Item 3.2: Architecture and Site Plan Review 07-2023 (Dept. File #23-0019) – David Elliott & Associates, 2201 Morrill Road, Riverbank 95367 – (APN 075-057-001). The Project, located at the northeast corner of Oakdale Road and Morrill Road in the City of Riverbank, is the Architecture and Site Plan Review of a tiny house village of transitional housing behind a church with landscape and parking lot improvements. A lot line adjustment application is currently under review for the site. The proposed Project will not have a significant effect on the environment and qualifies for an exemption as in-fill development 15332 Class 32 (a-e) pursuant to CEQA Guidelines.

- Donna M. Kenney, Planning and Building Manager, presented item 3.2 and PowerPoint.
- Applicant, Joe Duran, spoke on behalf of the Project.
- Applicant, Eric Johnson, also spoke on behalf of the Project.
- Steve Maddison, with Stanislaus County, will be involved in managing the Project, also spoke on behalf of the Project.
- Commissioner Stewart asked if the church was running the Project.
- Eric Johnson, responded that the church will be involved as the tenant of the Project.
- Commissioner Zamora asked if it was limited to just single mothers and also asked about fencing.
- Commissioner Halterman asked some question regarding the Tentative Map.
- Eric Johnson responded to the Commissioners' questions.

- Public Hearing was opened up at 6:50 p.m.
- Zackery Farmer, who lives near the Project, spoke against it.
- Donna M. Kenney, Building and Planning Manager, informed everyone that the Project meets the approved Tiny House Ordinance and the approval they were voting on is for Architecture Site & Design, not for zoning approval.
- Kevin Rice, who lives near the Project, is also against the Project and is concerned for his property value.
- James Ashby, who also lives near the Project, is concerned about the type of housing, parking, and the Project's possible effect on property values.
- Being no further comments the public hearing was closed at 6:58 p.m.
- Commissioner Dinan, also commented that the Tiny Homes are a permitted use and they are only approving the Architecture Site & Design.

ACTION: By motion moved/second (Stewart / Dinan / passed 5-0) item Resolution 2023-011 was approved as submitted; Motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Basso, Stewart, Dinan, Zamora and Alternate Halterman (filled in for Rueben)

Nays: None

Absent: None

Abstained: None

4. PLANNING COMMISSION COMMENTS

- Commissioner Dinan shared information on a meeting he had attended on the North County Corridor.

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

- Donna M. Kenney, Planning and Building Manager, informed Commissioners she received information from Stanislaus County that they are updating the Housing Element.

6. STAFF COMMENTS (Information Only – NO ACTION)

- Donna M. Kenney, thanked the Commission for rearranging their schedules to attend the Special Planning Commission Meeting.

9. ADJOURNMENT - Regular Planning Commission Meeting – October 17, 2023 @ 6:00 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Natasha Basso
Chair Planning Commission



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: October 4, 2023	TO LEGAL: September 27, 2023
DEPT.: Planning	Riverbank News

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, October 17, 2023, at 6:00 p.m.** or soon thereafter as practical via the Zoom virtual platform and in-person attendance in the City Council Chambers at 6707 Third Street, Suite B, Riverbank, CA. This meeting will be held in accordance with the Brown Act amendment (AB 361). This public hearing is to consider the following matters:

Variance 02-2023 (Dept. File #23-0021) – Crossroads West Unit 1/DMG Development, Inc. (074-023-064 & 074-023-078). The project is a proposed variance for interior side setbacks for Lot 64 (5512 Burnbrae Way) and Lot 78 (5514 Harwood Lane). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

General Plan Amendment (GPA) 01-2023, Rezone (RZ) 01-2023, and Vesting Tentative Map (VTM) 02-2023 (Dept. File #23-0014) – McRoy-Wilbur Communities, 6612 and 6472 Central Avenue, Riverbank 95367 – (APN 062-020-018 and 062-020-031). Request is for a general plan amendment (medium density residential to low density residential), rezone (from single family residential to planned development), and a vesting tentative map to develop 36 single family residential units, streets, and drainage basin on 8.55 acres. The proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Planning Commission Meeting
October 17, 2023 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California

REPORT AVAILABILITY: Public materials pertaining to the presentation of the subject matter are made available as part of the agenda packet at <http://www.riverbank.org/AgendaCenter> upon distribution to a majority of the Planning Commission, (72 hours prior to the meeting), and may be viewed at the City Clerk's Office, 6707 Third St., Suite A, Riverbank, during normal business hours.

ALL INTERESTED PERSONS are invited to participate in this public meeting to express views or submit evidence for or against the subject matter being considered. Comments are not accepted via telephone. The following submission of comments are accepted for the record.

Written Comments Prior to the Meeting. Written comments may be delivered in-person to the City of Riverbank, City Clerk's Office, 6707 Third St., Suite A, Riverbank, 95367. Written comments submitted via email to dkenney@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7124 for verification of receipt by staff. All written comments must be received by the City Clerk **no later than 4:00 p.m. on the day of the meeting.** Comments received by the deadline will be distributed to the Planning Commission for consideration and will be made part of the official record, but will not be read aloud during the meeting.

Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. *Via In-Person:* Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. *Via Zoom:* The public participation and comment procedures are provided *on the last page of the agenda* that is posted (72) hours prior to the meeting at <http://www.riverbank.org/AgendaCenter>.

TECHNICAL DIFFICULTIES: In accordance with the amended Brown Act, if there is a disruption of the meeting broadcast, or in the ability to take call-in or internet based public comment during the conduct of the meeting, the Planning Commission will recess until the issue is resolved, or may adjourn the remainder of the agenda business to a stated time and place, which allows the current meeting to be continued.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting.

Questions regarding the proposed subject matter may be made to Planning and Building Manager Donna Kenney at (209) 863-7124 or email dkenney@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 **prior to 4:00 p.m. on the day of the meeting.**

Published this 4th day of October 2023.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

AFFIDAVIT OF POSTING
I, Janet Smallen, 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 4th of October 2023. /s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 10/4/2023	Publish: 10/4/2023	Remove: 10/18/2023
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**NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK PLANNING
COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will hold a public hearing on Tuesday, October 17, 2023, at 6:00 p.m. or soon thereafter as practical via the Zoom virtual platform and in-person attendance in the City Council Chambers at 6707 Third Street, Suite B, Riverbank, CA. This meeting will be held in accordance with the Brown Act amendment (AB 361). This public hearing is to consider the following matters:

Variance 02-2023 (Dept. File #23-0021) – Crossroads West Unit 1/DMG Development, Inc. (074-023-064 & 074-023-078). The project is a proposed variance for interior side setbacks for Lot 64 (5512 Burnbrae Way) and Lot 78 (5514 Harwood Lane). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

General Plan Amendment (GPA) 01-2023, Rezone (RZ) 01-2023, and Vesting Tentative Map (VTM) 02-2023 (Dept. File #23-0014) – McRoy-Wilbur Communities, 6612 and 6472 Central Avenue, Riverbank 95367 – (APN 062-020-018 and 062-020-031). Request is for a general plan amendment (medium density residential to low density residential), rezone (from single family residential to planned development), and a vesting tentative map to develop 36 single family residential units, streets, and drainage basin on 8.55 acres. The proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Planning Commission Meeting
October 17, 2023 at 6:00 pm
City Hall Council Chambers - 6707 Third St., Suite B - Riverbank, California
REPORT AVAILABILITY: Public materials pertaining to the presentation of the subject matter are made available as part of the agenda packet at <http://www.riverbank.org/AgendaCenter> upon distribution to a majority of the Planning Commission, (72 hours prior to the meeting), and may be viewed at the City Clerk's Office, 6707 Third St., Suite A, Riverbank, during normal business hours.

ALL INTERESTED PERSONS are invited to participate in this public meeting to express views or submit evidence for or against the subject matter being considered. Comments are not accepted via telephone. The following submission of comments are accepted for the record.

Written Comments Prior to the Meeting. Written comments may be delivered in-person to the City of Riverbank, City Clerk's Office, 6707 Third St., Suite A, Riverbank, 95367. Written comments submitted via email to dkenney@riverbank.org or via Mail Delivery Service requires a follow up phone call to (209) 863-7124 for

verification of receipt by staff. All written comments must be received by the City Clerk no later than 4:00 p.m. on the day of the meeting. Comments received by the deadline will be distributed to the Planning Commission for consideration and will be made part of the official record, but will not be read aloud during the meeting.

Oral Comments Via ZOOM or In-Person During the Meeting. Oral comments may be made at the time the Chair officially opens the hearing for public comment and in the order as called upon by the Chair. Via In-Person: Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so. Via Zoom: The public participation and comment procedures are provided on the last page of the agenda that is posted (72) hours prior to the meeting at <http://www.riverbank.org/AgendaCenter>.

TECHNICAL DIFFICULTIES: In accordance with the amended Brown Act, if there is a disruption of the meeting broadcast, or in the ability to take call-in or internet based public comment during the conduct of the meeting, the Planning Commission will recess until the issue is resolved, or may adjourn the remainder of the agenda business to a stated time and place, which allows the current meeting to be continued.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting. Questions regarding the proposed subject matter may be made to Planning and Building Manager Donna Kenney at (209) 863-7124 or email dkenney@riverbank.org or email the City Clerk. Questions in regards to meeting procedures contact the City Clerk (209) 863-7198 or call the Administration Dept. at (209) 863-7122 prior to 4:00 p.m. on the day of the meeting.

Published this 4th day of October 2023.

/s/ Donna M. Kenney, Planning and Building Manager, City of Riverbank

Oct. 4, 2023
RN#23-088

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.1 **October 17, 2023**

APPLICATION: **Variance 02-2023 (Dept. File #23-0021) – Crossroads West Unit 1/DMG Development, Inc. (074-023-064 & 074-023-078).** The project is a proposed variance for interior side setbacks for Lot 64 (5512 Burnbrae Way) and Lot 78 (5514 Harwood Lane). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

PROPERTY OWNER: DMG Development, Inc.

APPLICANT REPRESENTATIVE: Tom Doucette, President

LOCATION: 5512 Burnbrae Way (Lot 64) and 5514 Harwood Lane (Lot 78)

GENERAL PLAN: Low Density Residential

ZONING: Crossroads West Specific Plan (SP-4)

ENVIRONMENTAL DETERMINATION: The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.

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

RECOMMENDATION: That the Planning Commission approves Resolution 2023-0012 for a variance to decrease interior side setbacks on Lot 64 (5512 Burnbrae Way) and Lot 78 (5514 Harwood Lane).

ACRONYMS: RMC – Riverbank Municipal Code

I. EXECUTIVE SUMMARY:

The applicant, DMG Development Inc. (“DMG”) is seeking a variance to decrease an interior side setback on Lot 64 from five (5) feet to four point sixty-five (4.65) feet and on Lot 78 from five (5) feet to four point nineteen (4.19) feet.

II. ENVIRONMENTAL DETERMINATION:

The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel. The project is consistent with its general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

III. BACKGROUND AND ANALYSIS:

On April 13, 2021, DMG Development, Inc (“DMG”) received City Council approval for a 91-lot subdivision final map known as Parkside (or Unit 1) located at the northwest corner of Westgate Drive and Oakdale Road. In August 2023, planning staff was notified by DMG that there was a problem with a setback for Lot 64: the plot plan shows a four-point sixty-five (4.65) foot setback where a five (5) foot setback is required (Exhibit A). There is also a problem with Lot 78: its lot plan shows a four-point nineteen (4.19) foot setback where a five (5) foot setback is required (Exhibit B). It was determined a Variance would be required since the street-facing sides of these houses would encroach into a ten (10) foot public utility easement (“PUE”) if they do not encroach into the interior side setback. Drafting a new plan to fit these lots would burden the developer with an extra expense and hold up the development and occupancy of the two lots.

Pursuant to RMC Section 153.217 (a), the Planning Commission shall make the following Finding of Facts in approving a variance:

1. Because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications. *The Plan 6 homes (1,755 sf) proposed for Lot 64 and Lot 78 cannot accommodate a five (5) foot interior setback without encroaching into the ten (10) foot street side Public Utilities Easement (“PUE”).*
2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege. *Without an approved variance, DMG would need to*

design a new floor plan that would fit on these lots, incurring additional expenses and the delayed construction and habitation of Lot 64 and Lot 78.

3. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. *Although the distances between houses on Lots 64 & 65 and between Lots 78 & 79 is less than ten (10) feet, there should be no impacts to the health and safety of the neighborhood. There is still enough room for Fire Department access.*

IV. PUBLIC NOTICE:

The Planning Commission hearing notice was published in the Riverbank News on October 4, 2023 and posted at City Hall North, South, Post Office, Community Center on October 4, 2023. In addition, the Applicant posted a Notice of Development Permit Application at the subdivision site on October 3, 2023 and notices were distributed to residents and business within 300-feet of the Project site in accordance with City standard practices on October 2, 2023. At the time of writing this Staff Report (October 12, 2023), the City has not received any written public comment. Written comments received by the City shall be supplied to the Commission on the day of the meeting.

V. RECOMMENDATION:

Approval of a variance to decrease a setback on Lot 64 from five (5) feet to four-point sixty-five (4.65) feet and on Lot 78 from five (5) feet to four-point nineteen (4.19) feet.

Attachments:

1. Resolution 2023-012
Exhibit A - Lot 64 site plan
Exhibit B - Lot 78 site plan

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-012**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK
APPROVING VARIANCE NO. 02-2023 FOR 5512 BURNBRAE WAY (LOT 64) AND
5514 HARWOOD LANE (LOT 78) AND DMG DEVELOPMENT, INC.**

Whereas, an application for a Variance has been received from DMG Development, Inc. (“DMG”) requesting to decrease a side setback on Lot 64, 5512 Burnbrae Way, from five (5) feet to four-point sixty-five (4.65) feet and on Lot 78, 5514 Harwood Lane from five (5) feet to four-point nineteen (4.19) feet; and

Whereas, the parcels at 5512 Burnbrae Way and 5514 Harwood Lane are zoned Specific Plan-4 (“SP4”); and

Whereas, the Planning Commission held a public hearing on October 17, 2023 to take public comments and consider the application; and

Whereas, Public Notice for the Public Hearing was published in the Riverbank News on October 4, 2023 and notices to individual property owners within 300-feet were mailed on October 2, 2023; and

Whereas, the applicant, Tom Doucette has provided evidence as part of his application that the size of Lot 64 and Lot 78 creates practical difficulties, unnecessary hardships, and results inconsistent with the general purpose of the SP4 (Specific Plan-4) Zoning District; and

Whereas, the Planning Commission of the City of Riverbank believes the following three findings required under Riverbank Municipal Code Section 153.217 Variance can be supported:

1. Because of special circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the subject property of the privileges enjoyed by other properties in the vicinity and under identical zone classifications.
2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privileges.
3. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Whereas, the Planning Commission of the City of Riverbank makes the following findings:

1. Notice has been given in the time and in the manner required by State Law and City Code.
2. A variance requesting to decrease interior side setbacks on Lot 64 and on Lot 78 is categorically exempt under CEQA Article 19, Section 15305 Minor Alterations in Land Use Limitations, (a) Minor lot line adjustments, side yard and set back variances not resulting in the creation of any new parcel.
3. The property is zoned SP4 (Specific Plan-4) and is of level grade with no unique site characteristics.
4. That the mandatory findings for granting a variance, RMC Section 152.217 Variance, are found to exist and evidence is found to exist to support the request of Mr. Doucette to decrease the interior side setbacks on Lot 64 and Lot 78.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Variance Application No. 02-2023 and Resolution No. 2023-012 be approved for Lot 64 (**Exhibit A**) and Lot 78 (**Exhibit B**).

Passed and adopted this 17th day of October 2023, by the following vote__:__.

Ayes: Commissioners

Noes:

Absent:

Abstain:

Attest:

Approve:

Donna M. Kenney, Planning and
Building Manager

Natasha Basso, Chair
Planning Commission

Attachments – Exhibits A and B

LEGEND

PUBLIC UTILITY
EASEMENT

PUE

WATER SERVICE

W

SEWER SERVICE

S

ELECTRICAL SERVICE

E

FIRE HYDRANT



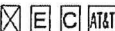
ELECTROLIER



CURB INLETS



DRY UTILITY BOX



TRANSFORMER



AIR CONDITIONER PAD



DIRECTION OF
DRAINAGE

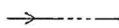


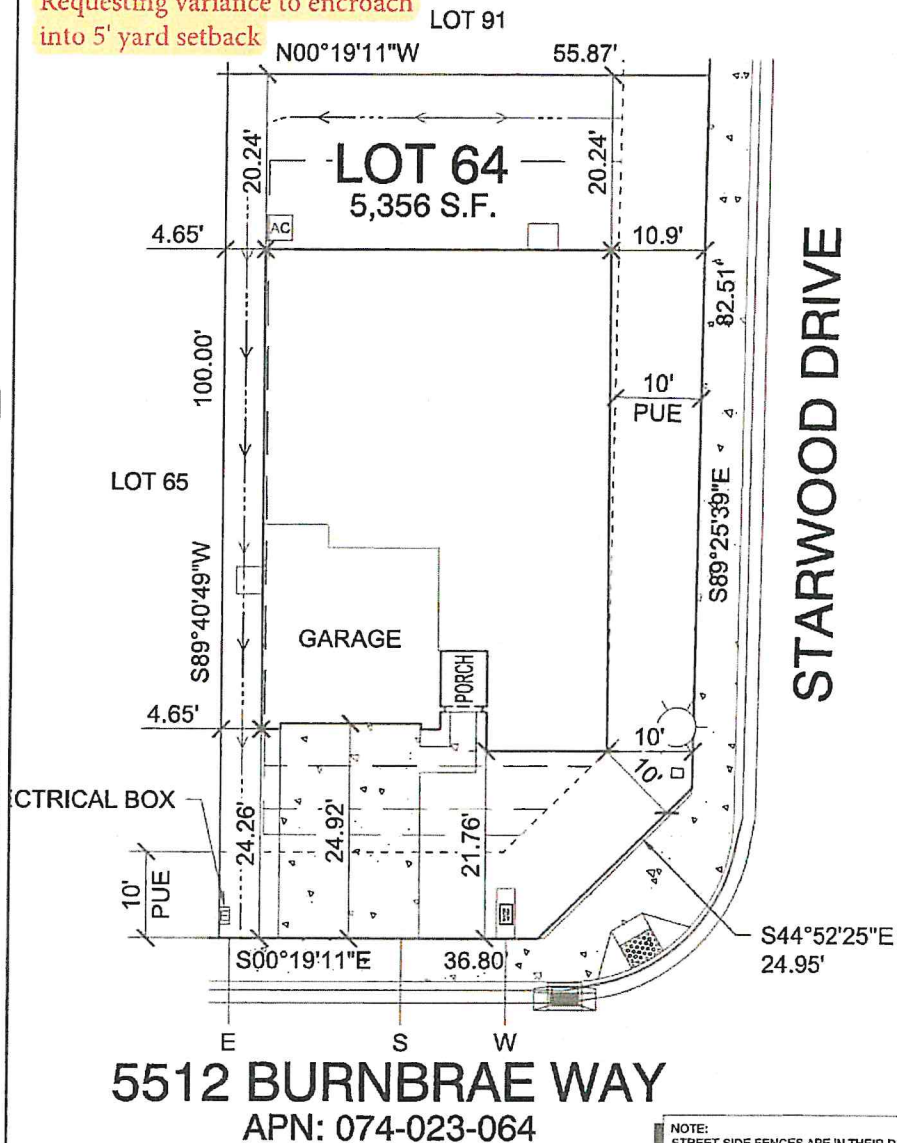
TABLE 4 - LOW DENSITY RESIDENTIAL STANDARDS (LDR)

SETBACKS (MINIMUM)	5,000 - 5,999 SQ. FT.
FRONT YARD @ STREET	15'
LIVING SPACE	12'
PORCH	10'
GARAGE FRONT FACING	10'
SIDE-ENTRY GARAGE WALL	10'
SIDE YARD	5'
LIVING SPACE - INTERIOR	10'
LIVING SPACE - CORNER	10'
WRAP AROUND PORCH - CORNER	7'
ACCESSORY UNIT	5'
REAR YARD	10'
LIVING SPACE	10'
FRONT ENTRY ATTACHED	5'
PATIO COVERS	10' MIN.
BUILDING COVERAGE	60% / 55%
(ONE STORY / TWO STORY)	



SCALE: 1" = 20'

Requesting variance to encroach
into 5' yard setback



STARWOOD DRIVE

PLOTTED: JUNE 29, 2023

REVISED:

NOTE:
STREET SIDE FENCES ARE IN THEIR PERMANENT
LOCATION AND IT IS AGAINST STATE LAW TO USE
AN ADA RAMP AS A DRIVEWAY APPROACH.

PLAN: 6

ELEVATION: A - SPANISH

LIVING SPACE: 1,755 SQ. FT.

GARAGE SPACE: 438 SQ. FT.

PORCH SPACE: 38 SQ. FT.

PATIO SPACE: N/A

LOT COVERAGE AREA: 2,231 SQ. FT.

LOT COVERAGE: 41.7%

DRAWN BY: RP

OPTIONS:

NOTES:

- THIS PLOT IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATIONS TO PROPERTY LINE FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE.
- DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.
- UNAUTHORIZED CHANGES & USES: NEITHER FCB HOMES NOR MCR ENGINEERING WILL BE HELD RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE APPROVED IN WRITING BY THE ENGINEER. PHOTOCOPYING/OTHER FORMS OF REPRODUCTION OF THIS PLOT MAY EFFECT ITS SCALABLE DIMENSIONS.
- ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
- FOR PROPERTY MONUMENTATION REFER TO BOOK 44 OF RECORDED MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.
- FINAL FENCE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR.



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

PARKWOODS AT CROSSROADS WEST
FCB HOMES

RIVERBANK

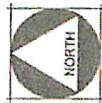
CALIFORNIA

LEGEND

PUBLIC UTILITY EASEMENT	PUE
WATER SERVICE	— W
SEWER SERVICE	— S
ELECTRICAL SERVICE	— E
FIRE HYDRANT	
ELECTROLIER	
CURB INLETS	
DRY UTILITY BOX	
TRANSFORMER	
AIR CONDITIONER PAD	AC

DIRECTION OF DRAINAGE →

TABLE 4 - LOW DENSITY RESIDENTIAL STANDARDS (LDR)	
SETBACKS (MINIMUM)	5,000 - 5,999 SQ. FT.
FRONT YARD @ STREET	
LIVING SPACE	15'
PORCH	12'
GARAGE FRONT FACING	20'
SIDE-ENTRY GARAGE WALL	10'
SIDE YARD	
LIVING SPACE - INTERIOR	5'
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WRAP AROUND PORCH - CORNER	7'
ACCESSORY UNIT	5'
REAR YARD	
LIVING SPACE	10'
FRONT ENTRY ATTACHED	5'
PATIO COVERS	10' MIN.
BUILDING COVERAGE (ONE STORY / TWO STORY)	60% / 55%

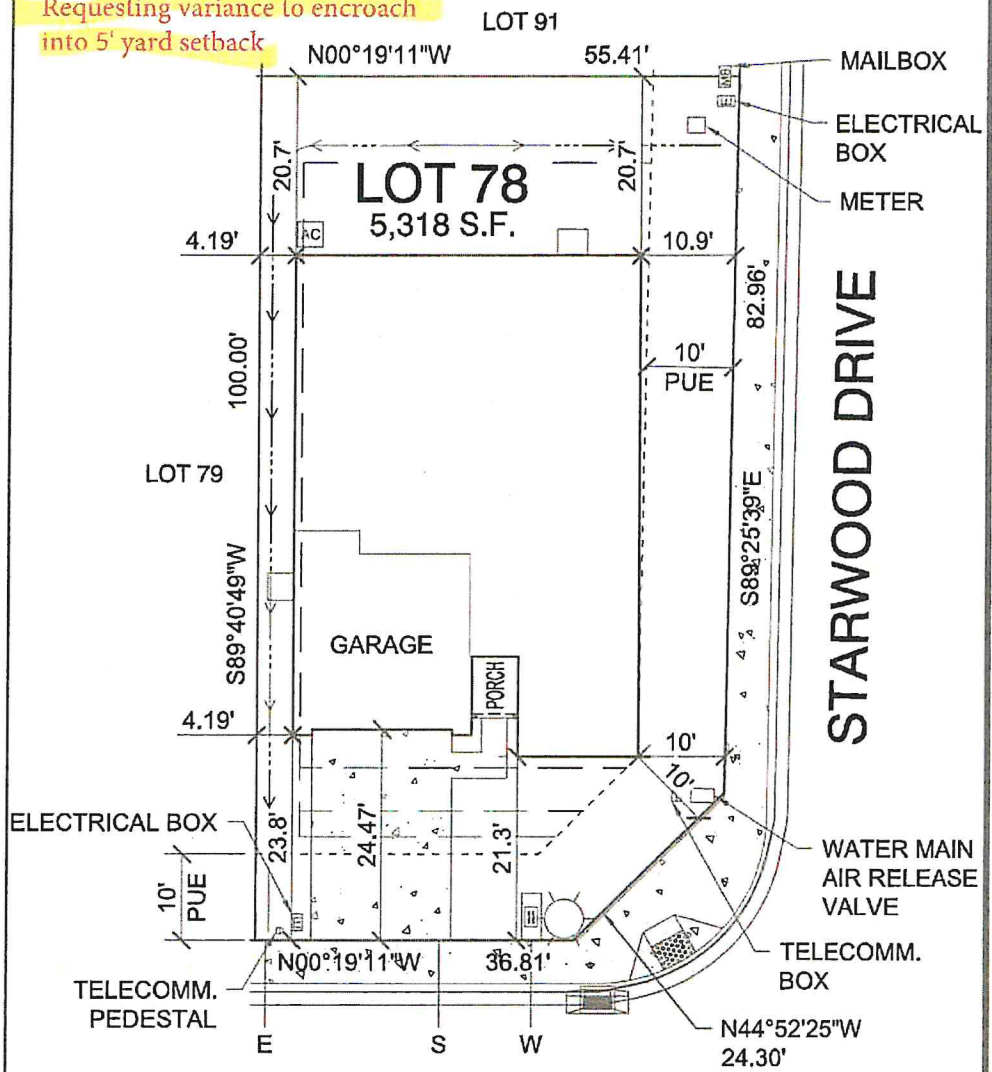


SCALE: 1" = 20'

PLOTTED: JUNE 26, 2023

REVISED:

Requesting variance to encroach into 5' yard setback



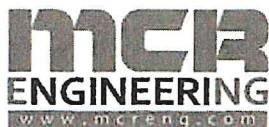
5514 HARWOOD LANE
APN: 074-023-078

NOTE:
STREET SIDE FENCES ARE IN THEIR PERMANENT LOCATION AND IT IS AGAINST STATE LAW TO USE AN ADA RAMP AS A DRIVEWAY APPROACH.

PLAN: 6	ELEVATION: B - COSTAL	LIVING SPACE: 1,755 SQ. FT.
GARAGE SPACE: 438 SQ. FT.	PORCH SPACE: 38 SQ. FT.	PATIO SPACE: N/A
LOT COVERAGE AREA: 2,231 SQ. FT.	LOT COVERAGE: 42.0%	DRAWN BY: RP
OPTIONS:		

NOTES:

- THIS PLOT IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATIONS TO PROPERTY LINE FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE.
- DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.
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PARKWOODS AT CROSSROADS WEST
FCB HOMES

RIVERBANK

CALIFORNIA

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.2	October 17, 2023
APPLICATION:	<u>General Plan Amendment (GPA) 01-2023, Rezone (RZ) 01-2023, and Vesting Tentative Map (VTM) 02-2023 (Dept. File #23-0014) – McRoy-Wilbur Communities, 6612 and 6472 Central Avenue, Riverbank 95367 – (APN 062-020-018 and 062-020-031).</u> Request is for a general plan amendment (medium density residential to low density residential), rezone (from single family residential to planned development), and a vesting tentative map to develop 36 single family residential units, streets, and drainage basin on 8.55 acres. The proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.	
PROPERTY OWNERS:	Hector E. Garcia 6472 Central Avenue (APN 062-020-018) Riverbank, California 95367 Daniel Vidal 6612 Central Avenue (APN 062-020-031) Riverbank, California 95367	
APPLICANT:	Mark Wilbur McRoy-Wilbur Communities, Inc. 2909 Coffee Road, Suite 12 A Modesto, California 95355	
ENGINEER:	Benchmark Engineering, Inc. 915 17th Street Modesto, California 95354	
LOCATION:	The proposed project is located at 6612 Central Avenue and 6472 Central Avenue, APNs 062-020-018 and 062-020-031.	
GENERAL PLAN:	MDR Medium Density Residential	
ZONING:	R-1 Single Family Residential	

ENVIRONMENTAL DETERMINATION:	Pursuant to the California Environmental Quality Act, Staff has determined that the proposed project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager
RECOMMENDATION:	Adoption of Resolutions No. 2023-013, 2023-014, and 2023-015 (Attachments 1, 2, and 3) conditionally approving, and recommending approval to the City Council, the request of McRoy Wilbur Communities, Inc for a General Plan Amendment, Rezone, and Vesting Tentative Map to create 36 single family residential units.
ACRONYMS:	CEQA – California Environmental Quality Act GPA – General Plan Amendment LDR – Low Density Residential MDR – Medium Density Residential PD – Planned Development R-1 – Single Family Residential District RMC – Riverbank Municipal Code SF - Square Feet VTM – Vesting Tentative Map

SUMMARY

The proposed Project consists of a General Plan Amendment (GPA, Attachment 1), a Rezone (RZ, Attachment 2), and a Vesting Tentative Map (VTM, Attachment 3). The applicant, McRoy Wilbur Communities, Inc., intends to develop 36 single-family residential dwelling units, three (3) residential streets, and the expansion of an existing storm water basin on 8.55 acres across two (2) parcels. The overall density is 4.4 dwelling units per net acre, including the existing two (2) single-family dwellings on their respective parcels.

The proposed project will also expand the existing “Sierra Street” through the subdivision to connect with the street being developed as a part of the “Diamond Bar East” residential development to the east. The property is presently zoned Single Family Residential (R-1) to be rezoned as Planned Development (PD). Additionally, the subject properties have a General Plan designation of Medium-Density Residential (MDR) to be re-designated as Lower Density Residential (LDR). Approval of the three resolutions (Attachments 1, 2, and 3) is recommended if all Conditions of Approval are adopted and all GPA, Rezone and VTM findings can be met to ensure consistency with the General Plan, Zoning Ordinance, and State mapping requirements.

BACKGROUND

The existing parcels are currently each occupied by one single-family dwelling unit respectively. The project site is surrounded by existing residential dwellings to the north, south, and west and vacant land to be developed to the east. VTM 02-2023 (Exhibit A to Attachment 3) proposes subdividing 8.55 acres into 36 buildable lots, with four (4) additional lots, lots A – D. Lot A will serve as a landscape lot, Lot B will function as the storm water basin to be dedicated to the City of Riverbank, while Lot C and D will contain the existing single-family dwellings.

PROJECT INFORMATION AND ANALYSIS

A. Site Design

The design of the proposed project is a small lot, detached, single-family residential subdivision. Because some lot sizes are below the Riverbank Municipal Code Single-Family Residential (R-1) development standards of 6,000 square feet (sf), the Applicant proposes a rezone from Single-Family Residential (R-1) to Planned Development to accommodate all lots ranging in size from 4,692 to 29,634 sf. The subdivision has been drawn so that nine (9) lots front the proposed “A Court”, fifteen (15) lots front the proposed “C Street” and “C Court”, nine (9) lots front proposed “Sierra Street”, and three (3) lots front existing Central Avenue. The proposed VTM has one (1) out lot which will be dedicated to the regional basin for the treatment of storm water generated from the project. Current State regulations require new projects to retain as much water as possible for percolation on site and to only discharge overflow into a basin or canal.

B. Architecture / Design Guidelines

The developer has provided elevations and floor plans (Attachment 4). Key information that staff has compiled from the submitted plans include:

1. Lot Variation – Lots range in size between 4,692 sf and 29,634 sf.
2. General Building Design – The developer is proposing four (4) building designs for the dwelling units, with three (3) styles each. All design types include a great room, two-car garage, and a laundry room:

Design / Square Footage	Bedroom	Bathroom
The Peach Tree – 1,742 sf	3	2

The Grapevine – 1,868 sf	3	3
The Orange Blossom – 2,105 sf	4	2.5
The Willow Tree – 2,118 sf	4	3

3. Porches, Entries, and Courts – Every proposed building design includes a covered porch.
4. Driveways and Parking – Every proposed building design includes a two-car garage and driveway which will accommodate two cars.

C. Transportation and Circulation

Pursuant to RMC 152.026 (H) Street Design and Standards, “Dead-end streets where necessary to give access to, or permit a satisfactory future subdivision of adjoining land, shall extend to the boundary of the property and the resulting dead-end street may be approved without a turnaround. In all other districts a cul-de-sac or a comparable area in another form shall be required, separated to the depth of one (1) lot from the exterior boundary line or other topographical feature of the subdivision. Pursuant to RMC section 152.026 (P)(4) Local streets shall have a minimum right-of-way of fifty (50) feet and a minimum paved street width of thirty-six (36) feet between curb faces.

D. General Plan Amendment

The existing General Plan designation for this project is Medium Density Residential (MDR) which allows 8-16 dwelling units per net acre. The proposed General Plan Amendment would re-designate the project site from MDR to Low Density Residential (LDR) which would allow the project to be built at 0-8 dwelling units per net acre. The VTM shows a total of thirty-six (36) residential lots on 8.55 acres for a total of 4.2 dwelling units per acre or 5.36 dwelling units per net acre. “Net” means exclusive of paved square footages like parking lots and driveways. Thus, the project’s density is consistent with the LDR designation of the General Plan.

Pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission must have answers to the GPA implementation questions below before approving a project:

1. Is the proposed amendment in the public interest? *The General Plan Amendment is in the public interest because the General Plan Amendment will change the General Plan Land Use Map to comply with the proposed housing designation.*

2. Is the proposed amendment consistent and compatible with the goals and the vast majority of policies of the General Plan? *The General Plan Amendment is consistent and compatible with the goals and majority of the policies of the General Plan.*
3. Have the potential effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare? *The General Plan Amendment is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. Completion of this project will not be detrimental to public health, safety, or welfare.*
4. Has the proposed amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act? *The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.*

E. Vesting Tentative Map

The Vesting Tentative Map proposes 36 buildable single-family residential lots. A Vesting Tentative Map is used when the project does not have a Development Agreement and it traditionally contains more details than a Tentative Map. Proposed street names for A Court, C Street, and C Court, 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 on the 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. Sierra Street will be developed to connect to the existing street adjacent to the proposed project.

Vesting Tentative Map Findings

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

1. The proposed map is not 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. That the design or improvement of the proposed subdivision is not 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. That the site is not physically suitable for the type of development. *The site is suitable for a new subdivision of this type.*
4. That the site is not physically suitable for the proposed density of the development. *The site is physically suitable for a proposed density of 5.36 dwelling units per net acre.*
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably 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. That the design of the subdivision or the type of improvements is likely to cause serious public health problems. *The design of the subdivision should not cause serious health problems.*
7. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall 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.*

F. Rezone

Due to the odd shape of the Project, 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 2). 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	R-1 Zoning Standards	Proposed River's Edge PD Standards
Lot Size	6,000 square feet minimum	4,692 square feet minimum *
Lot Width	60/65 feet minimum	29 feet minimum *
Lot Depth	100 feet minimum	75 feet minimum*
Density	8 units per net acre	5.36 units per net acre

Height	35 feet maximum	35 feet maximum
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	5 feet minimum
Lot Coverage	50% maximum	50% maximum
Accessory Height (shed/ADU)	15/35 feet maximum	15/35 feet maximum
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

Majority of the lots have a lot size ranging from 4,692 to 8,552 square feet. The remaining three lots have lot sizes of 11,618, 25,080, and 29,634 square feet, with the larger two lots containing the existing homes on the two parcels. The proposed lot coverage for the lots is 50 percent. The lots comply with the 50 percent maximum threshold.

Pursuant to RMC section 153.162 (E)(3), the developer is providing amenities to compensate the neighborhood for deviating from the minimum standards above. The developer has proposed amenities such as upgraded garage doors, upgraded exterior garage lights, and enhanced landscaping (larger plants and trees).

Rezone Findings

In recommending approval of the Rezone to the City Council (Attachment 2), 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 proposed site is currently two parcels with one (1) single-family dwelling present on each, with the remainder of the parcels being vacant. The proposed subdivision will 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 upgraded garage doors and exterior lighting and enhanced landscaping.

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.*

GENERAL PLAN CONSISTENCY

As part of their recommendation to the City Council, the Planning Commission must find the project consistent with the City's adopted General Plan. The proposed project site's density is 5.36 dwelling units per net acre. At this density, the Project is consistent with a General Plan designation of Lower 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 or inconsistent:

1. Policy Design 1.6

Approved projects, plans, and subdivision requests shall connect with adjacent roadways and stubbed roads and shall provide frequent stubbed roadways in coordination with future planned development areas. Plans and projects shall connect to adjacent planned development areas and adjacent roadways at a minimum of 600-foot intervals. This minimum interval does not apply to development areas that are adjacent to existing or planned future limited-access highways, freeways, or expressways. *The project will connect Sierra Street on the east, which is a stubbed street of the Diamond Bar East subdivision to Sierra Street west of Central Avenue between Diamond Bar West and The Heritage subdivisions.*

2. 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 incorporating porches, stoops, active rooms, and functionally opening windows that face the street. *The proposed building design includes porches and active rooms with windows facing the street to minimize the prominence of the garages.*

3. Policy Design 5.1

The City will require the placement of windows and active rooms in new structures so that they view onto yards, corridors, entrances, streets, and other public and semi-public places. *Windows are proposed to be placed facing the street.*

PUBLIC NOTICE

The Planning Commission public hearing notice was published in the Riverbank News on October 4, 2023 and posted at City Hall North, South, Post Office and Community Center on October 4th. It was published on the City website on October 10, 2023. In addition, the Applicant posted a Notice of Development Permit Application at 6612 and 6472 Central Avenue on October 7, 2023. Also, public notice mailers were distributed to residents and business within 300 feet of the Project site in accordance with City standard practices on Monday, October 2, 2023. At the time of writing this Staff Report (October 12, 2023), City staff has not received any written public comment, but any written comments received subsequent to this date shall be supplied to the Commission on the day of the meeting.

ATTACHMENTS

1. Planning Commission Resolution No. 2023-013 GPA
2. Planning Commission Resolution No. 2023-014 RZ
Exhibit A – Rezone Ordinance
3. Planning Commission Resolution No. 2023-015 TM
Exhibit A - Vesting Tentative Map No. 02-2023
4. Elevations and Floor Plans

Respectfully Submitted By:

Donna M. Kenney

Donna M. Kenney
Planning and Building Manager

**City of Riverbank
Planning Commission
Resolution No. 2023-013**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE
CITY COUNCIL THE APPROVAL OF GENERAL PLAN AMENDMENT
01-2023 TO REDESIGNATE 8.55 ACRES LOCATED AT 6612 AND
6472 CENTRAL AVENUE (APN 062-020-018 AND 062-020-031) TO
LOW DENSITY RESIDENTIAL (LDR)**

WHEREAS, an application from McRoy Wilbur Communities, Inc requests a General Plan Amendment to change the current designation of 6612 and 6472 Central Avenue (APN 062-020-018 and 062-020-031) from Medium Density Residential (MDR, which allows for a net density of 8-16 dwelling units per net acre), to Low Density Residential (LDR, which allows for a net density of 0-8 units per net acre); and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) and the application includes a request to rezone the property to Planned Development (PD); and

WHEREAS, the project also includes a request for a Vesting Tentative Map; and

WHEREAS, Government Code Section 65353 requires the Planning Commission to hold at least one noticed, public hearing on any proposed General Plan Amendment; and

WHEREAS, the Government Code further requires that the City Council receive input from the Planning Commission on any proposed General Plan Amendment; and

WHEREAS, the notice of the public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on October 4, 2023; and

WHEREAS, the notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property on October 2, 2023, according to the most recent assessor's roll; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment and conducted a public hearing on October 17, 2023 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 TO THE CITY COUNCIL THE CONDITIONAL APPROVAL OF GENERAL PLAN AMENDMENT NO. 01-2023, BASED ON THE FOLLOWING FINDINGS:

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The General Plan Amendment is in the public interest because the General Plan Amendment will change the General Plan Land Use Map to comply with the proposed multi-family housing zoning.
 - b. The General Plan Amendment is consistent and compatible with the goals and majority of the policies of the General Plan.
 - c. The General Plan Amendment is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.
 - d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.
2. That, based on the findings set forth in this resolution, the evidence in the City Staff Report, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment.
3. 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.
4. The City finds that the General Plan Amendment is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of October, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _-_:

Riverbank Planning Commission
 October 17, 2023
 Resolution No. 2023-013
 Page 2 of 3

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Natasha Basso, Chairperson
Planning Commission

**City of Riverbank
Planning Commission
Resolution No. 2023-014**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL
THE APPROVAL OF AN ORDINANCE TO REZONE 8.55± ACRES,
KNOWN AS RIVER'S EDGE TO PLANNED DEVELOPMENT (PD),
LOCATED AT 6612 AND 6472 CENTRAL AVENUE, APN: 062-020-018
AND 062-020-031**

WHEREAS, an application has been received from McRoy-Wilbur Communities, Inc., with a proposal to subdivide approximately 8.55± acres into thirty-six (36) single family lots and a remainder lot; and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) 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 Single Family Residential (R-1); and

WHEREAS, the application also includes a request for a General Plan Amendment to designate the property as Lower Density Residential (LDR); and

WHEREAS, the project also includes a request for a Vesting Tentative Map; and

WHEREAS, the Planning Commission held a public hearing on October 17, 2023, to consider Rezone 01-2023; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on October 4, 2023; 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 October 2, 2023; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on October 17, 2023 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 AN ORDINANCE TO REZONE 8.55± 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 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 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 proposed project is exempt from further 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.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of October, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Natasha Basso, Chairperson
Planning Commission

Attachment: Exhibit A – Ordinance No. 2023-XXX

**CITY OF RIVERBANK
ORDINANCE NO. 2023-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIVERBANK APPROVING THE REZONING OF 8.55±
ACRES TO PLANNED DEVELOPMENT (PD), LOCATED
AT 6612 AND 6472 CENTRAL AVENUE, APN: 062-020-018
AND 062-020-031**

WHEREAS, an application has been received from McRoy-Wilbur Communities, Inc., with a proposal to subdivide approximately 8.55± acres into thirty-six (36) single family lots and a remainder lot; and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) 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 Single Family Residential (R-1); and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, October 17, 2023, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommends approval; and

WHEREAS, the City Council held a properly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

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

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 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 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.

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

Section 1: The City Council of the City of Riverbank approves rezoning 8.55± acres to Planned Development zoning for properties located at 6612 and 6472 Central Avenue, APNS: 062-020-018 AND 062-020-031 to make them consistent with a General Plan Designation of Lower Density Residential (LDR).

Section 2: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 3: Constitutionality, severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 4: 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 ____ day of _____ 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote _:_

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

DRAFT

**City of Riverbank
Planning Commission
Resolution No. 2023-015**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF RIVERBANK APPROVING VESTING TENTATIVE MAP 02-2023
TO SUBDIVIDE 8.55 ACRES INTO 36 PLANNED DEVELOPMENT
SINGLE FAMILY RESIDENTIAL LOTS, LOCATED AT
6612 AND 6472 CENTRAL AVENUE APN: 062-020-018 AND 062-020-031**

WHEREAS, a vesting tentative map application has been received from McRoy-Wilbur Communities, Inc., to divide a parcel (APNs 062-020-018, -031) of 8.55 acres, into 36 Planned Development single family residential lots, residential streets and a basin; and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) and the application includes a request to rezone the property to Planned Development (PD); and

WHEREAS, the property has a General Plan Land Use designation of Medium Density Residential (MDR) and the application also includes a request for a General Plan Amendment to redesignate the property as Lower Density Residential (LDR); 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 0.31 acres; and

WHEREAS, the proposed tentative map is consistent with the following General Plan policies discussed at length in the staff report: Policy Design 1.6, Policy Design 3.2, and Policy Design 5.1; and

WHEREAS, Vesting Tentative Map 02-2023 was reviewed by the Riverbank Planning Commission at a regular meeting held on October 17, 2023 in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a proposed Exemption pursuant to the California Environmental Quality Act and considers this to be the appropriate level of environmental review in this case. The Planning Commission finds that the proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.; and

WHEREAS, the Riverbank Planning Commission recommends approval of the requested Vesting Tentative Map date-stamped September 13, 2023, prepared by Benchmark Engineering, Inc., 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. Pursuant to the California Environmental Quality Act, the proposed project is exempt from further analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.
- D. The approval of Vesting Tentative Map 02-2023 to divide parcels APN 062-020-018 AND 062-020-031 of 8.55 acres, into 36 single family 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. All wells and septic tanks shall be abandoned as a condition of map approval; and
- 3. 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; and
- 4. 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
- 5. The location of any OID facilities shall be shown and any proposed relocation or improvements including easements; and
- 6. All existing overhead electrical shall be placed underground; and
- 7. 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 0.3 acres; and

ATTACHMENT 3

8. All wet utilities are to be cleaned, tested, and videotaped prior to acceptance by the City of Riverbank; and
9. Street names shall be approved by City Council on the Final Map; and
10. An automatic fire system shall be provided for all Group R occupancies. **CFC 903.2.8**; and
11. 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
12. 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
13. 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
14. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the site. **CFC 507.1**; and
15. 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
16. 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
17. All haul trucks transporting soil, sand, or other loose material off-site shall be covered; and
18. 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
19. All vehicle speeds on unpaved roads shall be limited to fifteen (15) miles per hour; and
20. 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
21. 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
22. 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

ATTACHMENT 3

23. 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
24. Applicant shall comply with San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review; and
25. 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
26. 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
27. 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

ATTACHMENT 3

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

28. 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 by the City of Riverbank Planning Commission approves Vesting Tentative Map No. 02-2023, subject to the above Conditions of Approval established by this Resolution and to be recorded as modified.

ATTACHMENT 3

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of October, 2023; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Donna M. Kenney
Planning and Building Manager

Natasha Basso, Chairperson
Planning Commission

Attachment: Exhibit A – Vesting Tentative Map 02-2023

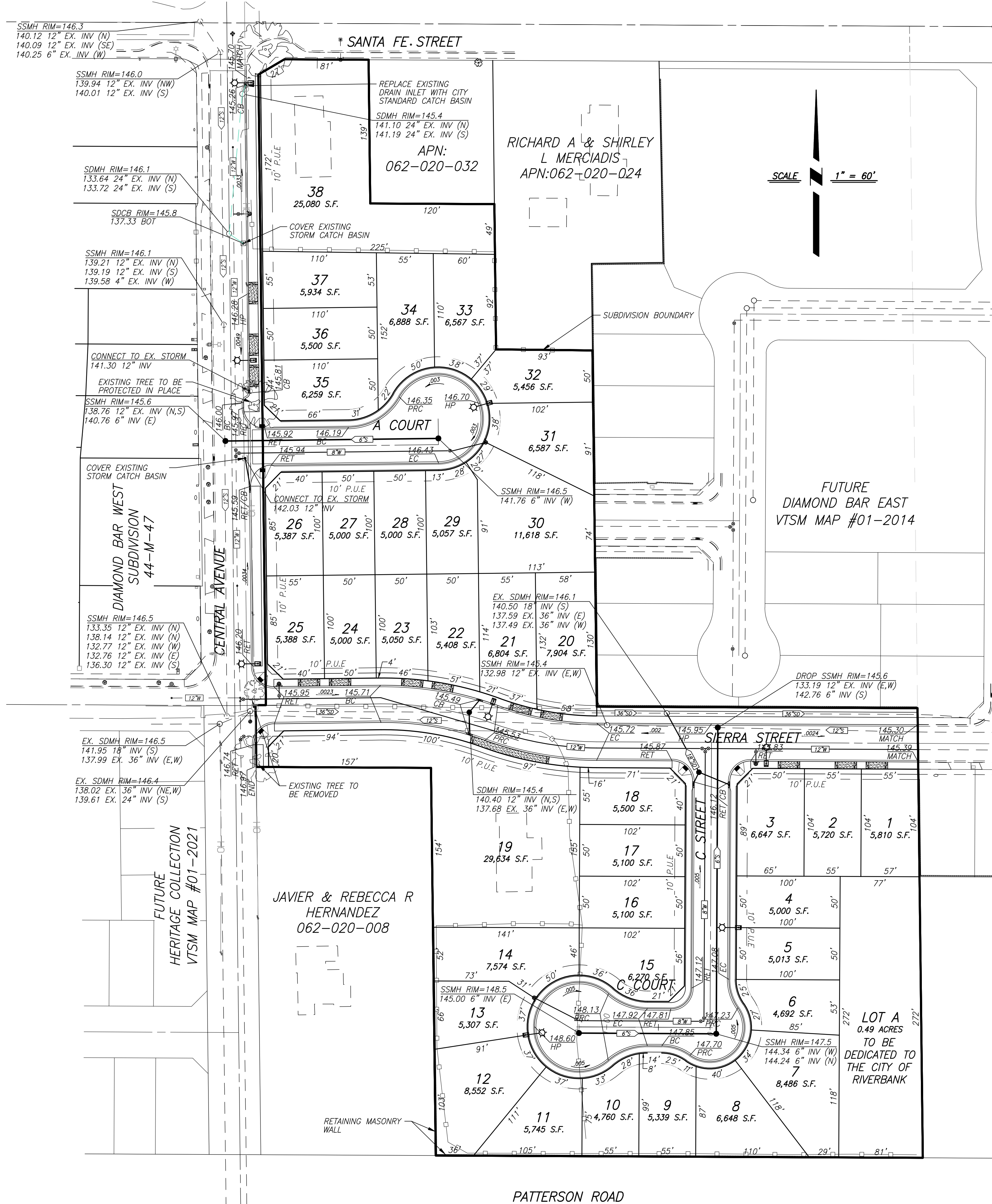
VESTING TENTATIVE SUBDIVISION MAP FOR:

RIVERS EDGE

RIVERBANK, CALIFORNIA

BEING A DIVISION OF PORTION OF LOTS 265 AND 271 AS SHOWN ON THAT MAP OF "RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF RIVERBANK, STANISLAUS COUNTY, STATE OF CALIFORNIA.

EXHIBIT A - ATTACHMENT 3



OWNERS
 HECTOR E GARCIA
 6472 CENTRAL AVENUE
 RIVERBANK, CA 95367
 DANIEL VIDAL
 6612 CENTRAL AVENUE
 RIVERBANK, CA 95367

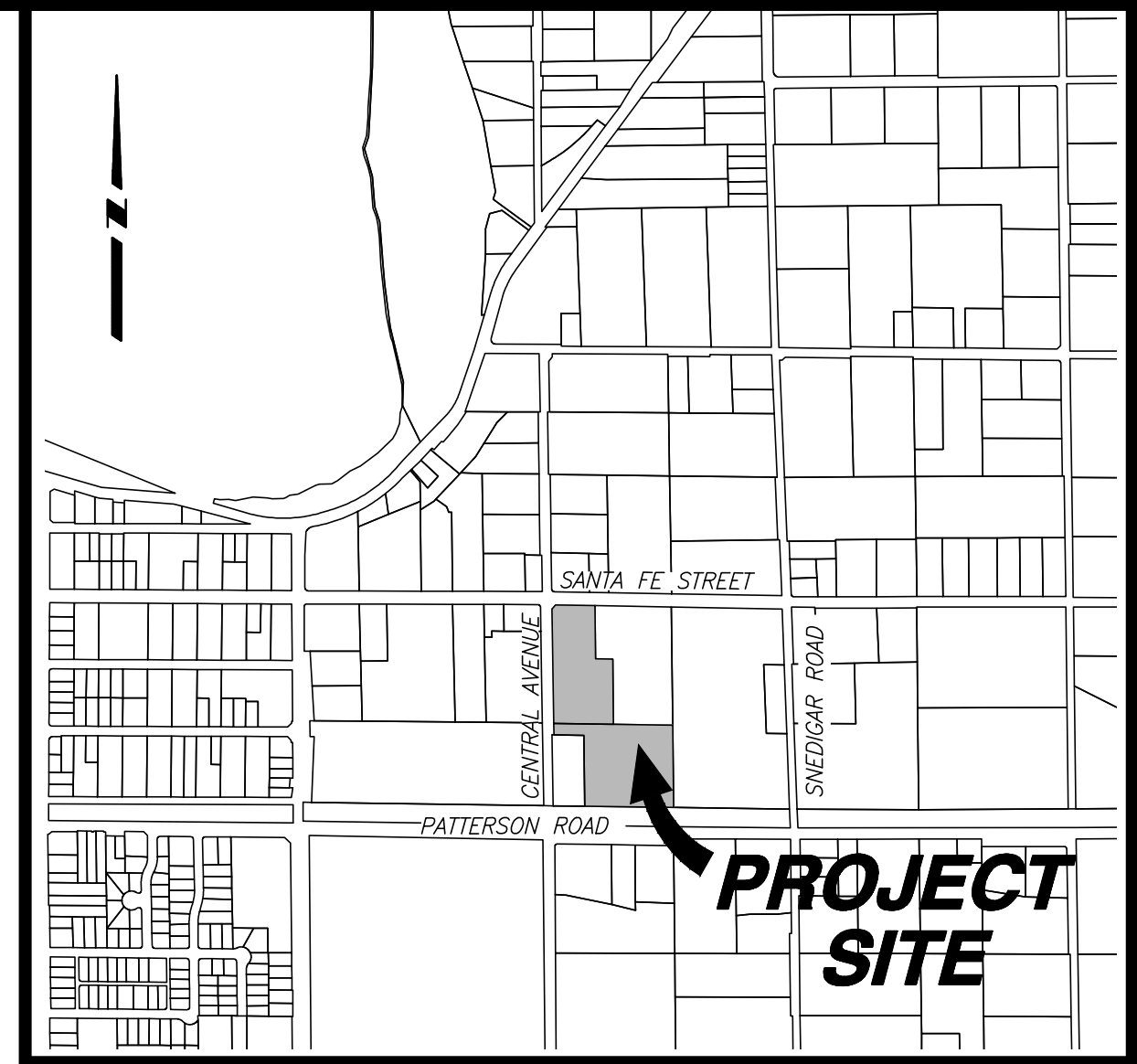
SUBDIVIDER
 McROY-WILBUR COMMUNITIES, INC.
 2909 COFFEE ROAD, SUITE 12A
 MODESTO, CA 95355

STATEMENT OF SUBDIVIDER

- 1 ASSESSORS PARCEL NO: 062-020-018, 062-020-031
- 2 EXISTING ZONING: R-1
- 3 PROPOSED ZONING: PD
- 4 EROSION CONTROL PER CASQA STANDARDS AND CITY OF RIVERBANK ORDINANCES AND STANDARDS
- 5 FRONT YARD DEPTHS AND BUILDING SETBACK LINES PER CITY OF RIVERBANK ORDINANCES AND STANDARDS
- 6 WATER SUPPLY: BY CITY OF RIVERBANK.
- 7 SEWAGE DISPOSAL: BY CITY OF RIVERBANK.
- 8 STORM DRAINAGE: BY CITY OF RIVERBANK.
- 9 TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
- 10 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.
- 11 A REZONE APPLICATION HAS BEEN FILED CONCURRENTLY WITH THIS MAP.
- 12 LOT A IS INTENDED TO BE USED TO EXPAND THE EXISTING BASIN. IT SHALL BE DEDICATED TO THE CITY OF RIVERBANK.

NOTES:

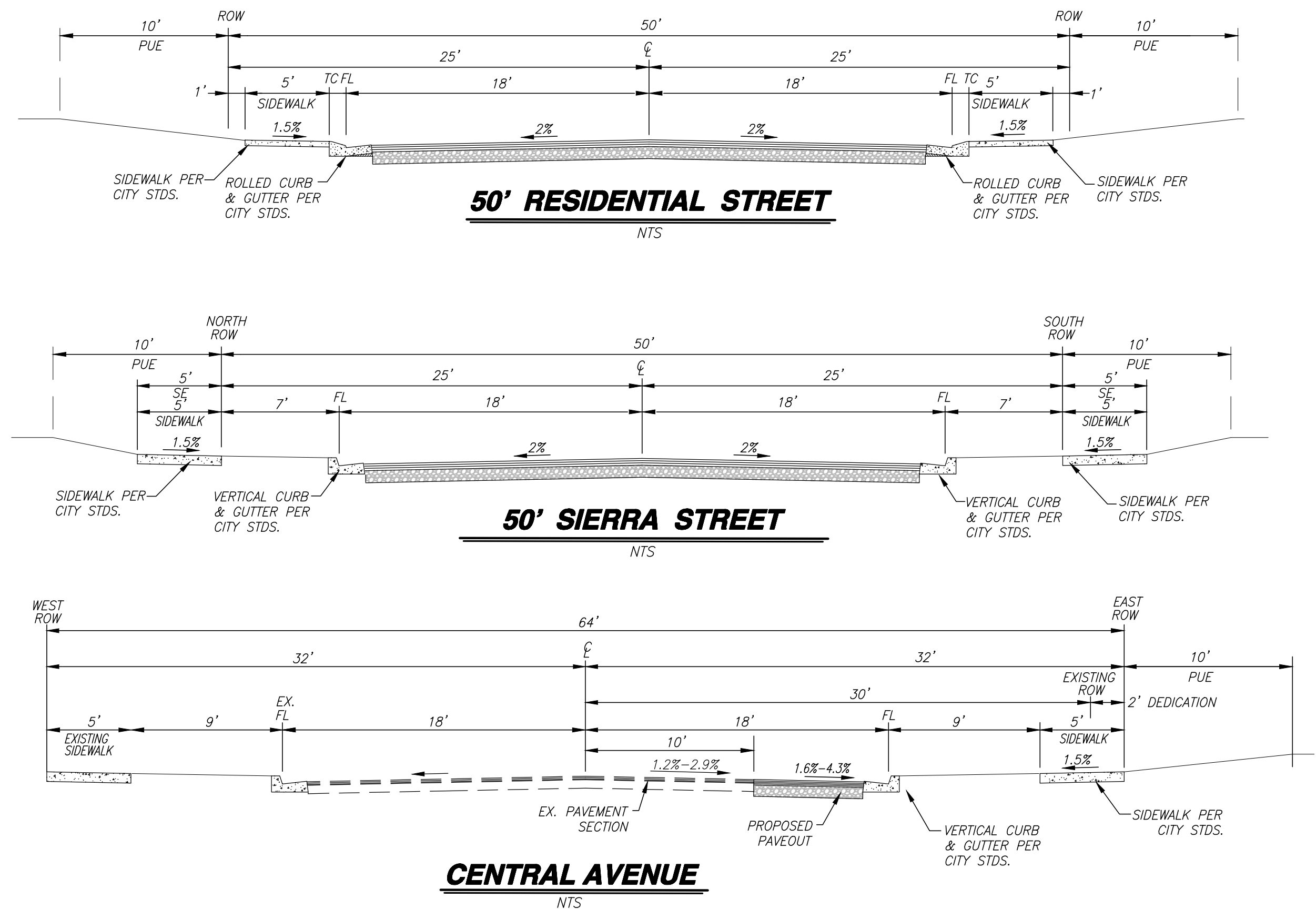
- 1 STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- 2 ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED AS PER STANISLAUS COUNTY ENVIRONMENTAL RESOURCES DEPT. STANDARDS
- 3 THE SITE RISES TO THE SOUTH TO MEET RAILROAD GRADE. THE REST OF THE SITE IS RELATIVELY FLAT WITH SOME MOUNDING.
- 4 EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
- 5 TOTAL AREA OF THIS SUBDIVISION IS 8.5 ACRES± (5.36 UNITS/NET ACRE) CONTAINING 36 RESIDENTIAL LOTS WITH 4 ADDITIONAL LOTS (LOTS A-D).
- 6 THE SUBDIVIDER HERBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.



VICINITY MAP

LEGEND

EXISTING	PROPOSED
WATER VALVE	⊗
FIRE HYDRANT	⊗
DRAIN INLET	⊗
STANDARD MANHOLE	⊗
WATER LINE	8" W
SANITARY SEWER	8" S
STORM DRAIN	18" SD
53W STREET LIGHT	⊗
63W STREET LIGHT	⊗
DIRECTION OF FLOW	.003
TOP OF CURB ELEVATION	68.34 TC
GROUND CONTOURS	-176.2
CURB, GUTTER AND SIDEWALK	---
TYPICAL RETURN WITH HANDICAP RAMP	---



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



VESTING TENTATIVE SUBDIVISION MAP
 VESTING TENTATIVE SUBDIVISION MAP:
 RIVERS EDGE
 RIVERBANK, CALIFORNIA

JOB NO 141610
 DATE 7/27/2023
 DR BY IG
 CK BY MR
 SCALE AS SHOWN

SHEET NUMBER
1
 OF 1 SHEETS



RIVER'S EDGE

The Peach Tree

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION A

* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.



ELEVATION B



ELEVATION C

The Peach Tree

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM | 2-CAR GARAGE



* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.

The Grapevine

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION A



ELEVATION B



ELEVATION C

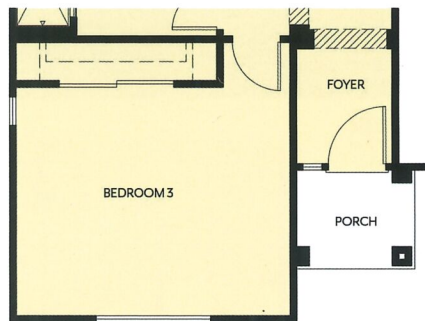
* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.

The Grapevine

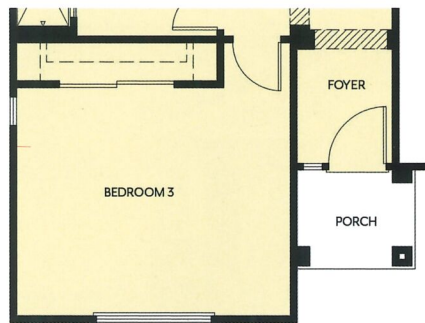
1868 SQUARE FEET

3 BEDROOM | 3 BATH

GREAT ROOM | 2-CAR GARAGE



ELEVATION C



ELEVATION B



* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.

The Orange Blossom

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION A



ELEVATION B

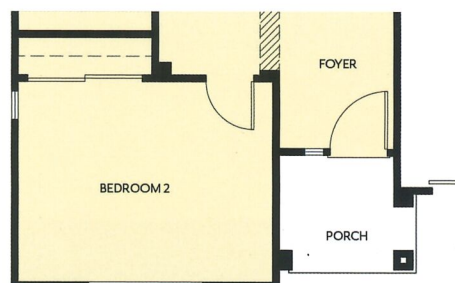


ELEVATION C

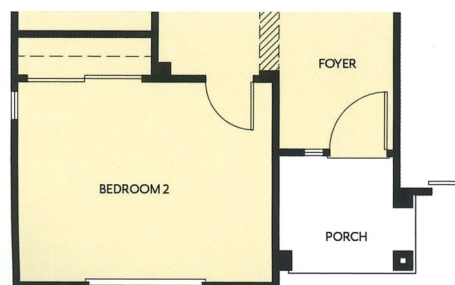
*All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.

The Orange Blossom

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION C



ELEVATION B



* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.

The Willow Tree

2118 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM | 2-CAR GARAGE



ELEVATION A

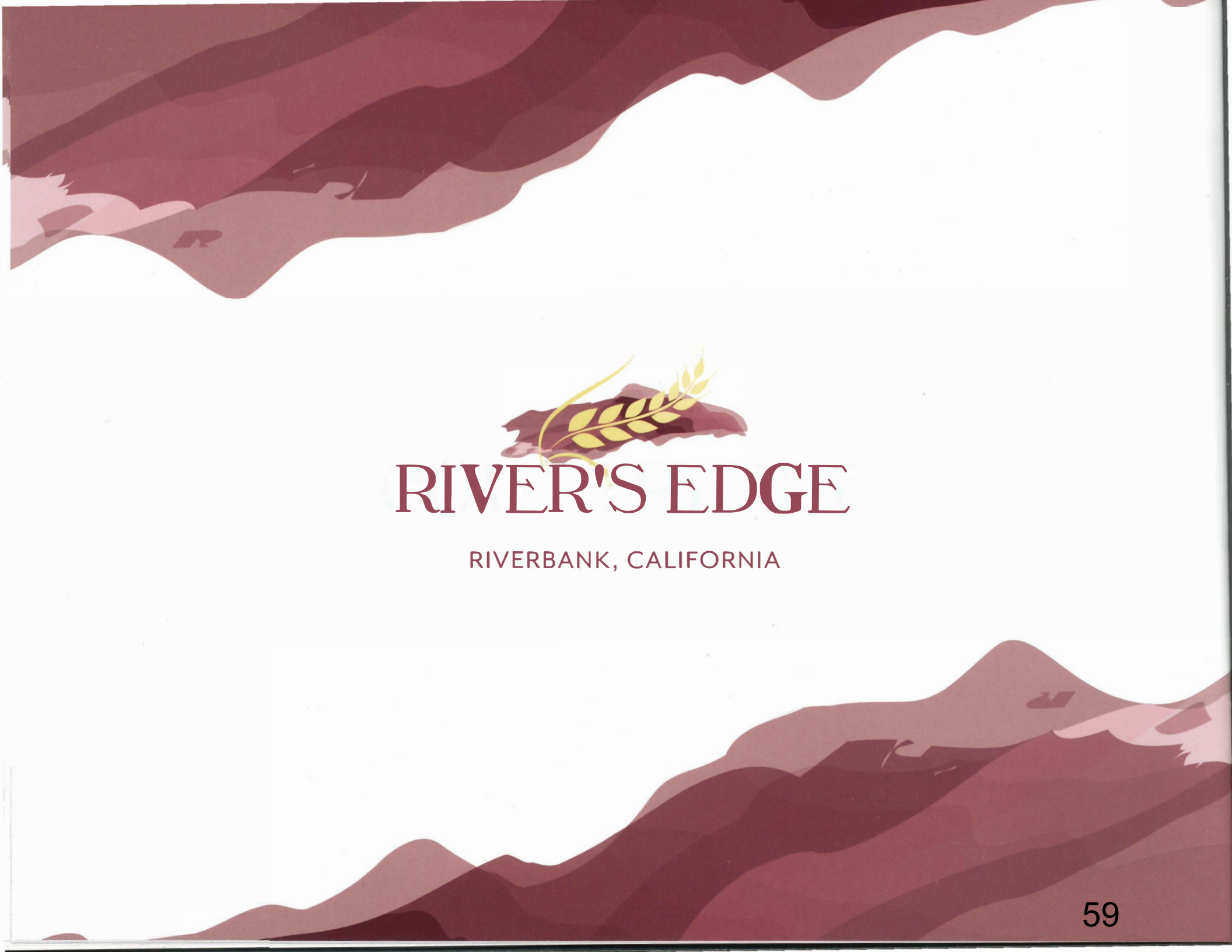
* All floor plans and renderings are based on the artist's conceptions and may include optional masonry upgrades and plan options. Plan details and square footage shown are estimated and may vary. Variations between elevations may create differences to floor plans.



ELEVATION B



ELEVATION C



RIVER'S EDGE

RIVERBANK, CALIFORNIA