



CITY OF RIVERBANK
Regular Planning Commission Meeting
Tuesday, December 17, 2024 AT 6:00 P.M.
Council Chambers, 6707 Third St., Suite B, Riverbank CA 95367

PLANNING COMMISSION AGENDA

TUESDAY, DECEMBER 17, 2024 – 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: Joan Stewart

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

CONFLICT OF INTEREST

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

1. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item **not appearing on the agenda** and within the subject matter jurisdiction of the Planning Commission Board. Individual comments will be limited to a **maximum of 3 minutes (or as stated by the presiding Officer)** and 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.

2. CONSENT CALENDAR

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

Item 2.1: Posting of the Agenda. The Agenda for the December 17, 2024 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 November 15, 2024.

Item 2.2: Approval of the December 17, 2024 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 November 19, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted.
Abstain from voting: None

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on December 4, 2024 in the Riverbank News

Item 3.1: Architecture & Site Plan Review 08-2024, Tentative Parcel Map 02-2024, & Conditional Use Permit 01-2024 (Dept. File 24-0025 & 26) – TSC/Patterson Road Retail (APN: 075-011-003 & 075-011-033). The Applicant is requesting Architecture and Site Plan Review for all design related elements within the project development, a Tentative Parcel Map to subdivide the two existing parcels into four parcels, and a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption only within the proposed 16,000 sq. ft. retail building. The 6.30± acre Project site is located on Patterson Road.

4. PLANNING COMMISSION COMMENTS

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Joshua Mann, Community Development Director to update the Commission on upcoming planning applications and City Council actions.

7. ADJOURNMENT

Next Regular Planning Commission meeting – January 21, 2025 @ 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 at the meeting location, on the North & South City Hall public exterior bulletin board, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 12th day of December, 2024.

/s/ *Janet Smallsen, Sr. CDS, City of Riverbank*

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.



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. 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 for accessibility.

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.)

General Information

Meeting Schedule: The Planning Commission meets on the third Tuesday of each month at 6:00 p.m.



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

PUBLIC "LIVE" VIEWING

- Government Channels: Charter – 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 jmann@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, 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 3minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - 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 the 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 Planning may receive your comments. Planning will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/86737881996>

Join by accessing website: <https://zoom.us/join>, enter Webinar ID: 867 3788 1996

Join by telephone: 1-669-444-9171 OR 1-669-900-9128 or 1-336-248-27799, enter Webinar ID: 867 3788 1996

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



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: December 4, 2024	
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, December 17, 2024, 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 matter:

Conditional Use Permit No. 01-2024, Architecture & Site Plan Review No. 08-2024, & Tentative Parcel Map No. 02-2024 – (Dept. File #24-0025 & 26) – TSC / Patterson Road Retail

The proposed project is an application for Tentative Parcel Map to subdivide two parcels into four resulting parcels ranging in size from 27,878± sq. ft. to 136,778± sq. ft. The project includes the construction of two retail buildings and two quick service restaurants (QSR): the two QSRs are sized 2,300± sq. ft. and 3,300± sq. ft., respectively; the two retail buildings are sized 16,000± sq. ft. and 23,729± sq. ft. with an additional 20,000± sq. ft. of fenced outdoor display area. The project includes an application for a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption only; the Conditional Use Permit is strictly for the 16,000± sq. ft. retail building. The Architecture and Site Plan review will include all design related elements within the development. Pursuant to CEQA Guidelines, the proposed project is exempt per Article 19, Section 15315 and Section 15061(b)(3).

Planning Commission Meeting
December 17, 2024 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 jmann@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 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. Public attendees in the Council Chambers may approach the podium upon the Chair's request to do so.

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 Contract City Planner Michael Arroyo at (209) 863-7124 or email planning@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 December 2024.

/s/ Michael Arroyo, Contract Planner, 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 4 th day of December 2024. /s/ Janet Smallen, Senior Community Development Specialist, Riverbank, CA	

For official use only:

Posted: 12/4/2024	Publish: 12/4/2024	Remove: 12/18/2024
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CITY OF RIVERBANK PLANNING
COMMISSION**

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**Planning Commission Meeting
December 17, 2024 at 6:00 pm
City Hall Council Chambers - 6707
Third St., Suite B - Riverbank,
California**

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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.

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Published this 4th day of December 2024.

/s/ Michael Arroyo, Contract Planner, City of Riverbank

RN#24-158

Dec. 4, 2024



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

MINUTES
Tuesday, November 19, 2024
(In-Person)

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: Stewart (Chair), Zamora (Vice Chair), Dinan, Halterman, Basso, Link and Rueben (Alternates)

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.

None

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 November 19, 2024, 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 November 15, 2024.

Item 2.2: Approval of the November 19, 2024 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 October 15, 2024 Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted.
Abstain from voting: None.

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

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

Nays: None

Absent: None

Abstained: None

3. PLANNING COMMISSION PUBLIC HEARINGS

The public notice for item 3.1 was published on November 6, 2024 in the Riverbank News Paper.

Item 3.1: Exception Request and Tentative Parcel Map Application 01-2023. Request to subdivide one (1) parcel (APN: 132-048-053) totaling approximately 20,076 square feet (sf) into two (2) parcels: Parcel A (13,324 sf) and Parcel B (6,752 sf).

- Staff requested that Item 3.1, be continued to the January 21, 2025 Planning Commission meeting in order to allow time for the applicant or applicant representative to modify the proposed Tentative Parcel Map for consistency with City Standards.
- Public comment was opened with no comments, the public comments was closed at 5:50 p.m.

ACTION: By motion moved/second (Halterman / Zamora passed 5-0) was approved to continue Item 3.1 to the January 21, 2025.

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

Nays: None

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

Item 6.1: Joshua Mann, Community Development Director updated the Commission on upcoming planning applications that will be coming before them, also gave them an update on the Housing Element and Council actions.

7. ADJOURNMENT - Regular Planning Commission Meeting – November 19, 2024 at 6:06 p.m.

8. Next Regular Planning Commission meeting – December 17, 2024 @ 6:00 pm.

ATTEST:

APPROVED:

Joshua Mann
Community Development Director

Joan Stewart
Planning Commission Chair

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	3.3	December 17, 2024
APPLICATION:	Architecture & Site Plan Review 08-2024, Tentative Parcel Map 02-2024, & Conditional Use Permit 01-2024 (Dept. File 24-0025 & 26) – TSC/Patterson Road Retail (APN: 075-011-003 & 075-011-033). The Applicant is requesting Architecture and Site Plan Review for all design related elements within the project development, a Tentative Parcel Map to subdivide the two existing parcels into four parcels, and a Conditional Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption only within the proposed 16,000 sq. ft. retail building. The 6.30± acre project site is located on Patterson Road.	
OWNER:	Randy Setliff 2808 Macbeth Ct Modesto, CA 95355	
APPLICANT:	Riverbank 108, LLC/Bradley Sobel 9454 Wilshire Blvd #210 Beverly Hills, CA 90212	
ARCHITECT:	API (Joe Smith) 4335-B North Star Wy Modesto, CA 95355	
LOCATION/APN:	The proposed Project is located south of Patterson Road, north of Colony Manor Drive, west of Jackson Avenue, and east of Oakdale Road. APN: 075-011-003 & 075-011-033.	
GENERAL PLAN:	Community Commercial (C/C)	
ZONING:	General Commercial (C-2)	
ENVIRONMENTAL DETERMINATION:	Pursuant to CEQA Guidelines, the proposed project is exempt per Article 19, Section 15315 and Section 15061(b)(3).	
PROJECT PLANNER:	Michael Arroyo, Contract Planner	

RECOMMENDATION: Adopt Resolution No. 2024-xxx, approving Architecture and Site Plan Review No. 08-2024, adopt Resolution No. 2024-xxx, approving TPM No. 02-2024, and adopt Resolution No. 2024-xxx, approving Conditional Use Permit No. 01-2024

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

I. EXECUTIVE SUMMARY

The proposed Project consists of an entirely new commercial development that will be anchored with a 23,729 sq. ft. Tractor Supply Company (TSC) building with an additional 20,000 sq. ft. of outdoor display area. In addition to the TSC building, the development will include two Quick Service Restaurants (QSRs) fronting Patterson Road (tenants to be determined at a later date), a 16,000 sq. ft. retail building (tenant to be determined at a later date).

The project application consists of multiple requests including an Architecture and Site Plan Review (ASPR) for design related elements of the proposed development; a Tentative Parcel Map to subdivide the two existing parcels (APNs: 075-011-003 & 075-011-033) into four parcels that will separate each proposed use onto its' own separate parcel; and a Conditional Use Permit (CUP) to allow alcohol sales (off-site consumption only at the proposed 16,000 sq. ft. retail building). On-site improvements for the entire development will include an 8-foot masonry wall along the southern property line (adjacent to the residential subdivision), frontage improvements (curb, gutter, sidewalk) along Patterson Road, parking lot improvements, site lighting and landscaping throughout the development.

II. BACKGROUND AND ANALYSIS

The 6.30± acre project site is comprised of two APNs: 075-011-003 & 075-011-033 and is located on Patterson Road, is bounded by residential development to the south, commercial and retail development to the north and west, and vacant undeveloped commercial land directly east; additionally, a small, automotive repair and service shop operates adjacent to the project site. The subject property is presently unimproved, vacant land prime for development. The picture below illustrates the location of the proposed Project and surrounding properties.



The subject property has a General Plan Land Use designation of Community Commercial and properties with this designation are anticipated to be developed for retail, employment, and/or commercial services. The areas throughout the City of Riverbank designated as Community Commercial are located along major roadways on the periphery of existing and planned neighborhoods. Such is the case with the project site for the proposed Project as it fronts Patterson Road and Estelle Avenue terminates at the southern boundary of the project site. The subject property sits within the C-2, General Commercial zoning district which allows commercial uses including retail stores, service establishments, drive-in restaurants, and equipment sales.

ARCHITECTURE & SITE PLAN REVIEW

The proposed Project is a four (4) tenant “shopping center” located on a project site comprised of approximately 6.30± acres. Based on initial submittals, the proposed Project requires one-hundred sixty-three (163) parking spaces in sum and the Applicant has provided a total of one-hundred sixty-six (166) parking stalls made up of standard, ADA accessible, EV, and extended parking spaces; all parking will be shared throughout the development site. The shopping center will have two (2) curb cuts for ingress and egress located along Patterson Road allowing for right-in, right-out turning movements only, per the direction of Caltrans. The shopping center will have one monument sign containing four (4) tenant panels on each side located at the center drive entrance. The project site is contiguous to ten (10) single-story, single-family residential homes along its southern

boundary. Consistent with section 153.095 (B) of the City's Municipal code and in order to mitigate any potential noise impacts to the surrounding neighborhood, an eight (8) foot tall CMU block wall will be installed along and extending across the proposed Project's southern boundary.

Presently, the project site is vacant, unimproved and littered with weeds. The proposed Project includes a landscaping plan to help beautify the area. Along the north, east, and west property lines, evergreen hedges will be planted to provide a natural, green buffer. Due to an existing 15-foot-wide sanitary sewer easement running along the southern boundary of the project site, no trees will be planted in this area. Small flowering accent trees will be planted throughout the remainder of the shopping center, and street trees will be planted along the northern property line along Patterson Road. The landscape design is intended to provide an enjoyable and aesthetic space for employees, customers, and those passing by that fits within the landscape framework of the existing neighborhood and surrounding area. The Applicant has chosen to upgrade the 20,000 sq. ft. outdoor display area by enclosing the area with an ornamental tubular steel picket fence.

The Architecture and Site Plan Review for consideration by the Planning Commission is limited to the two (2) larger retail buildings and layout for which floor plans and elevations have been submitted for Planning Commission consideration. While the proposed Project includes two (2) QSRs, approval of this architecture will be handled administratively by the Community Development Director at a later date upon receipt of formal application. As previously stated, the Applicant's intent is to streamline approval in order to provide additional shopping and retail options to the community and City of Riverbank.

The proposed architecture of the TSC store and retail building is designed to fit the surrounding area and community while maintaining the outdoor theme and design which TSC has become known for. The design elements include concrete masonry unit with smooth and split face finish, horizontal siding, decorative metal trellis with a color palette including warm, earthy and natural tones.

The proposed Project is required to manage stormwater on site. As part of the development, a storm water retention basin is proposed to be constructed in the southwest corner of the project site. A chain link fence and gate with slats will be installed to ensure adequate safety and screening between the basin and parking lot. Removable bollards will be installed as an added safety measure to prevent unauthorized vehicle access into the basin.

TENTATIVE PARCEL MAP

The Applicant is proposing to subdivide the existing two parcels into four resulting parcels. Presently, parcel 075-011-003 is approximately 0.50-acres and parcel 075-011-033 is approximately 5.8-acres in size. As proposed, lot one (1) will be 27,878± sq. ft., lot two

(2) will be 25,264± sq. ft., lot three (3) will be 3.14± acres, and lot four (4) will be 1.92± acres in size. The Applicant's intent is to ensure that each of the proposed uses (TSC retail store, 16,000 sq. ft. retail building, and two (2) QSRs) will be divided and operate on separate lots.

A new curb cut will be installed to provide a central access point to the project site and serve as the shopping center's main driveway while an existing thirty-eight (38) foot wide driveway, located to the west (currently utilized by Dutch Bros. Coffee), will serve as the second access point. As part of the Tentative Parcel Map, the Applicant will be required to install frontage improvements including curb, gutter, and sidewalk along the entire Project frontage on Patterson Road. Similar to the recently approved and constructed Dutch Bros Coffee, the proposed Project will continue extending the sidewalk further east, thereby increasing walkability and connectivity of the surrounding area.

CONDITIONAL USE PERMIT

Within the City of Riverbank, the retail sale of alcoholic beverages requires a Conditional Use Permit subject to a public hearing and approval by the Planning Commission. The applicant has requested a Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption (typically referred to as a Type 20 and/or Type 21 ABC license). Thus, for an ABC License through the Conditional Use Permit process is subject to Planning Commission approval. The general purpose for the regulation of alcoholic beverage sales is to protect and promote public health, safety, comfort, convenience and general welfare. In determining whether to issue a use permit, the City shall apply appropriate conditions to the Use Permit that ensure compliance with the City's Zoning Ordinance. The proposed Project has been properly conditioned to ensure the general welfare, public health, and safety are not negatively impacted (Attachment 1).

Of the four (4) buildings included as part of the proposed Project, the Conditional Use Permit to allow for the sale of alcoholic beverages for off-site consumption will be strictly tied to the 16,000 sq. ft. building proposed on lot four (4). At the time of application and at the time of writing this staff report, the applicants have not secured a tenant. As such, no specific use is established at this time and the allowance of an ABC License is meant to provide greater flexibility in attracting a future tenant.

III. GENERAL PLAN CONSISTENCY

A. Architecture and Site Plan Review

The Architecture and Site Plan Review is consistent with the following General Plan policies:

Policy DESIGN-10.4 “The City will require new development to incorporate innovative site design, trees and landscaping, pedestrian paths, and treatment of surface parking areas to avoid a “sea of asphalt.”

The proposed Project includes a meandering pedestrian walking trail extending from Estelle Avenue to the new shopping center, and provides a comprehensive landscaping plan to include a variety of landscaping including small shrubs, trees of varied size, ground cover and other landscaping to aid in the visual impact of the proposed Project’s design.

Policy DESIGN-12.3 “The City will encourage, through incentives, streamlining, flexibility in development standards, and other means, infill buildings along vacant or underutilized sections of the street edge to improve the environment for pedestrians.”

The proposed Project will be developed on two vacant and unimproved parcels which lack frontage improvements. As part of the development, the proposed Project will be required to install curb, gutter and sidewalk. As a result, the proposed Project will ultimately improve the environment for pedestrians by extending walkability and connectivity further east.

B. Tentative Parcel Map

The Tentative Parcel Map is consistent with the following General Plan policies:

Policy LAND-2.4 “The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense infill development.

The proposed Project will be developed on two vacant, unimproved parcels that front Patterson Road. The City encourages development on infill lots so as to discourage and reduce urban sprawl.

C. Conditional Use Permit

The Conditional Use Permit is consistent with the following General Plan policies:

Policy LAND-4.3 “The City will encourage and assist small, locally-owned businesses that wish to locate, expand, or simply continue to do business in Riverbank through flexible development standards, public investment, property assemblage, incentives, streamlined entitlement processes, public-private partnerships, and other means.”

The Applicant is seeking approval for a Conditional Use Permit that will be tied to the proposed 16,000 sq. ft. retail building. At the time of this writing, the Applicant has not secured a tenant for the retail building and is seeking the best option for the widest variety

of possible tenants. Consistent with Policy LAND-4.3, by obtaining this Conditional Use Permit as part of the proposed Project, this will allow a streamlined entitlement process for a prospective tenant to operate at this location. With approval of the proposed Project as presented, this provides opportunity for a small, locally-owned business to relocate, expand or simply continue do business in Riverbank...through a streamlined entitlement process.

Policy CIRC-2.2 “The City will not allow large, unbroken surface parking lots, which unnecessarily inhibit travel on foot and by bicycle.”

The proposed Project will construct a meandering walking trail, connecting the residential neighborhood to the south, and extending north to the new development. Additionally, the proposed project will connect and provide a path of travel on foot to the commercial development to the west. The proposed Project will provide opportunity to shop at retail establishments while having multiple options for eating without having to drive elsewhere.

IV. ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption.

V. PUBLIC NOTICE

On December 5, 2024, public notices for the Planning Commission hearing were mailed to interested parties and property owners within 300 feet of the project location. The Planning Commission hearing notice was published in the Riverbank News on December 4, 2024. The notice was posted on the City’s website and physically posted at City Hall North, South, the post office and sent to the library on December 4, 2024. The subject property public notice sign was posted on December 5, 2024.

VI. RECOMMENDATION

Adopt Resolution No. 2024-xxx, approving Architecture and Site Plan Review No. 08-2024, adopt Resolution No. 2024-xxx, approving TPM No. 02-2024, and adopt Resolution No. 2024-xxx, approving Conditional Use Permit No. 01-2024

VII. ATTACHMENTS

1. Planning Commission Resolution No. 2024-xxx (ASPR 08-2024)
Exhibit A – Architecture Submittal
Exhibit B – City of Riverbank Standard Conditions
2. Planning Commission Resolution No. 2024-xxx (TPM 02-2024)
Exhibit C – Tentative Parcel Map

3. Planning Commission Resolution No. 2024-xxx (CUP 01-2024)

Respectfully Submitted By:

Michael Arroyo

Michael Arroyo
Contract Planner

**City of Riverbank
Planning Commission
Resolution No. 2024-xxx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK
APPROVING THE REQUEST OF RIVERBANK 108, LLC FOR AN ARCHITECTURE
AND SITE PLAN REVIEW 08-2024 FOR TSC/PATTERSON ROAD RETAIL AT
PATTERSON ROAD (APN 075-011-003 and 075-011-033)**

WHEREAS, an application has been received from Riverbank 108, LLC, for the Architecture and Site Plan Review of two new retail buildings and associated site improvements at Patterson Road (APN 075-011-003 and 075-011-033); and

WHEREAS, the Planning Commission held a public hearing on December 17, 2024 to consider Architecture and Site Plan Review 08-2024 and take public comment; and

WHEREAS, the proposed project is exempt from analysis per the California Environmental Quality Act (CEQA) Section 15315 and Section 15061 (b)(3); and

WHEREAS, the Riverbank Planning Commission has made the following required findings:

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

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

1. Policy DESIGN-10.4: The City will require new development to incorporate innovative site design, trees and landscaping, pedestrian paths, and treatment of surface parking areas to avoid a “sea of asphalt”; and

WHEREAS, the request and plans of Riverbank 108, LLC are hereby granted and approved, subject to the following conditions of approval:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive

confirmation from the Community Development Director that a specific condition or conditions does not apply to the project; and

2. Use(s) shall be conducted as described in the application and supporting information including the site plans and elevations date stamped October 7, 2024, and on file with the Community Development Department and presented to the Planning Commission as part of this action; and
3. Complete on-site and off-site Civil Plans for grading, water, sewer, and storm drainage showing elevations are required; and
4. Driveway and sidewalks shall conform to current ADA standards; and
5. Stormwater Plan including geotechnical report, calculations, and hydromodification shall be submitted. A storm filter and drainage maintenance agreement between the project owner and the City is required to be signed prior to final occupancy; and
6. The water system shall be shown on plans including the backflow device, fire department connection, water meters (1. building service and 2. landscaping), post indicator valve, and water service to the building; and
7. SWWWP for development must be submitted; and
8. ADA signage for entrance to parking lot must be installed (11B-502.8) and utilities shall be undergrounded: electrical, communications, gas, water, fire line, and sewer; and
9. The City's Post Construction Standards Plan shall 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
10. Provide City Standard details for water and sewer connections; and
11. When improvements take place, Fire Code permits through Stanislaus Consolidated Fire District shall be obtained as required by Title 24 of the California Fire Code; and
12. The Community Development Director shall approve a bicycle rack design before its installation. Installation shall occur near the new building before final occupancy; and
13. An application, landscape and irrigation plans including documentation package, water efficient landscape worksheet, soil management report, slopes, drainage patterns, pad elevations, and finished grade conforming to the state's MWEL requirements, and current fee shall be submitted and approved by the City before

the issuance of a Building Permit. Landscaping and irrigation shall be installed and approved before final occupancy; and

14. A covered trash enclosure consistent with the City's standards shall be required for each new building; and

15. New signage shall be reviewed and approved under a separate permit; and

16. All exterior lighting shall be LED and focused downward on the site; and

17. The Project shall incorporate a pedestrian path along the 60-foot Public Utility Easement/Road Reservation (located in southeast corner of Project Site). The pedestrian path should begin at the southern property line, at the dead end of Estelle Avenue, and provide connectivity to the developed site. Final determination of location and design shall be obtained from the Community Development Director.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 08-2024 is hereby approved, subject to those conditions established by Resolution No. 2024-xxx.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of December 2024; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES: None

ABSENT: None

ABSTAIN: None

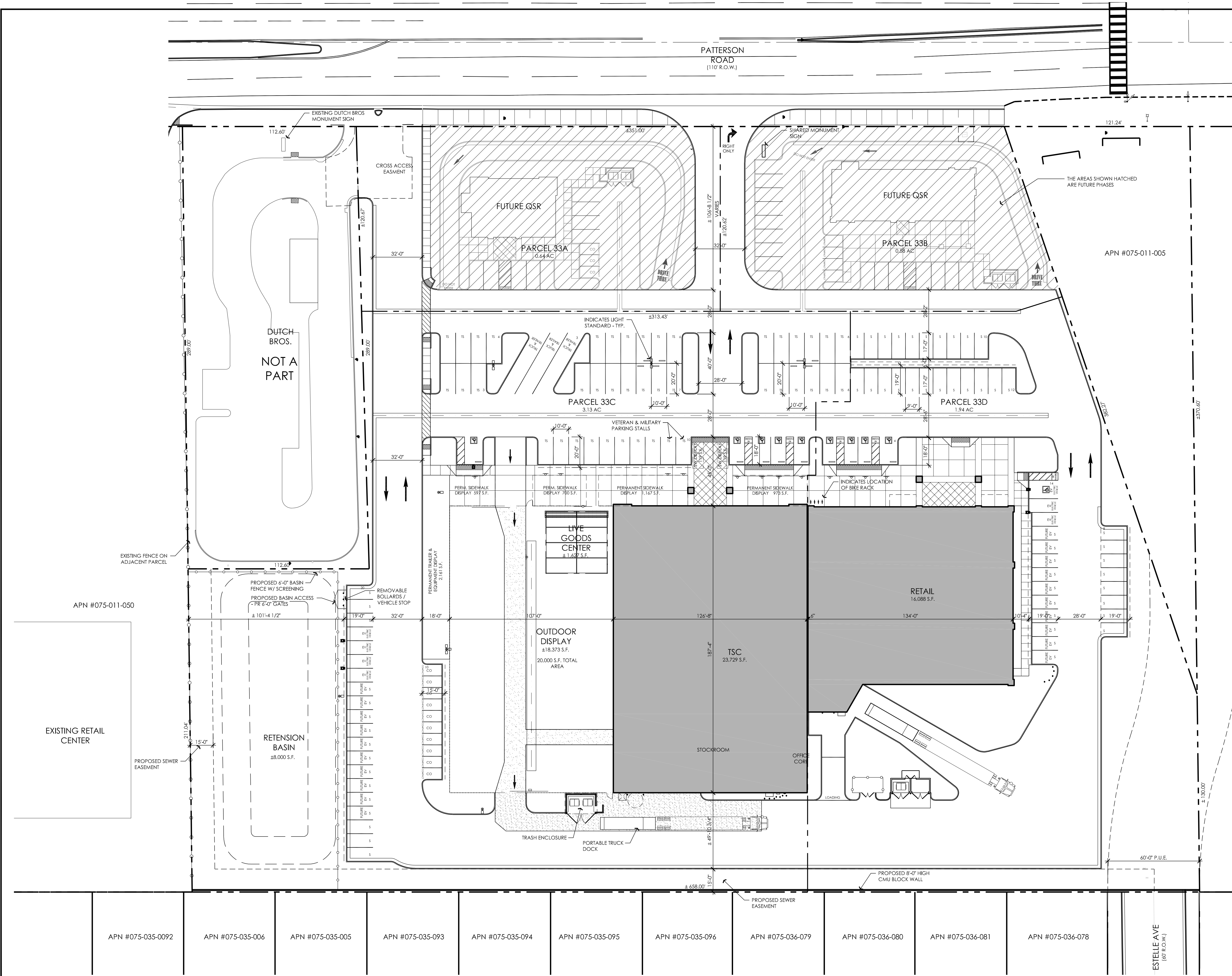
Attest:

Approved:

Joshua E. Mann
Community Development Director

Joan Stewart, Chairperson
Planning Commission

Exhibit A – Architecture Submittal



VICINITY MAP

PROJECT LOCATION
PATTERSON ROAD
RIVERBANK, CA

PROJECT TEAM

DEVELOPER:
THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD., SUITE 210
BEVERLY HILLS, CA 90212
PHONE: (310) 277-4697
FAX: (310) 277-4699
CONTACT: BRAD SOBEL

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

PARCEL 33A	± 27,997 S.F. (±0.64 AC)
PARCEL 33B	± 25,256 S.F. (±0.58 AC)
PARCEL 33C	± 136,335 S.F. (±3.13 AC)
PARCEL 33D	± 83,884 S.F. (±1.94 AC)
TOTAL	± 273,472 S.F. (±6.28 AC)

BUILDING/PARKING DATA

PARCEL 33A:	
QSR A	= 2,300 S.F.
FASTFOOD (UP TO 36 FIXED SEATS)	
PARKING REQUIRED: RETAIL FOOD	
1 SPACE PER 3 FIXED SEATS	= 12 STALLS
PARKING PROVIDED	
STANDARD	= 10 STALLS
ACCESSIBLE	= 2 STALLS
TOTAL	= 12 STALLS
PARKING RATIO PROVIDED	= 1/191 S.F.

PARCEL 33B:	
QSR B	= 3,300 S.F.
FASTFOOD (UP TO 57 FIXED SEATS)	
PARKING REQUIRED: RETAIL FOOD	
1 SPACE PER 3 FIXED SEATS	= 19 STALLS
PARKING PROVIDED	
STANDARD	= 17 STALLS
ACCESSIBLE	= 2 STALLS
TOTAL	= 19 STALLS
PARKING RATIO PROVIDED	= 1/173 S.F.

PARCEL 33C:	
RETAIL BUILDING (TSC)	= 23,729 S.F.
PARKING REQUIRED: RETAIL	
1 SPACE PER 300 SF	= 79 STALLS
PARKING PROVIDED	
TSC STANDARD (TS)	= 42 STALLS
CITY OF RIVERBANK STANDARD (S)	= 16 STALLS
COMPACT	= 10 STALLS
ACCESSIBLE	= 4 STALLS
ELECTRIC VEHICLE (EV) (1 ACCESS.)	= 5 STALLS
EXTENDED	= 3 STALLS
TOTAL	= 80 STALLS
PARKING RATIO PROVIDED	= 1/297 S.F.

PARCEL 33D:	
RETAIL BUILDING	= 16,088 S.F.
PARKING REQUIRED: RETAIL	
1 SPACE PER 300 SF	= 54 STALLS
PARKING PROVIDED	
CITY OF RIVERBANK STANDARD (S)	= 48 STALLS
ACCESSIBLE	= 4 STALLS
ELECTRIC VEHICLE (EV) (1 ACCESS.)	= 3 STALLS
TOTAL	= 55 STALLS
PARKING RATIO PROVIDED	= 1/289 S.F.

DISPLAY AREAS

FENCED OUTDOOR DISPLAY	= 18,373 S.F.
PERMANENT SIDEWALK DISPLAY	= 3,675 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY	= 2,161 S.F.
TOTAL DISPLAY AREA	= 24,209 S.F.

PATTERSON ROAD RETAIL

Patterson Road
Riverbank, CA.

PLANNING
ARCHITECTURE



PROJECT DEVELOPER:

RIVERBANK 108, LLC
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD
SUITE 210
BEVERLY HILLS, CA 90212

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

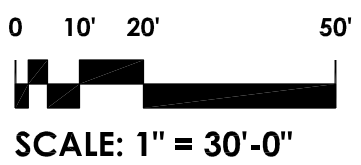
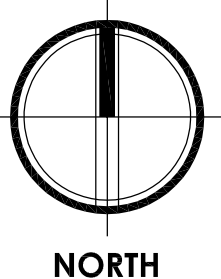
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OF 8

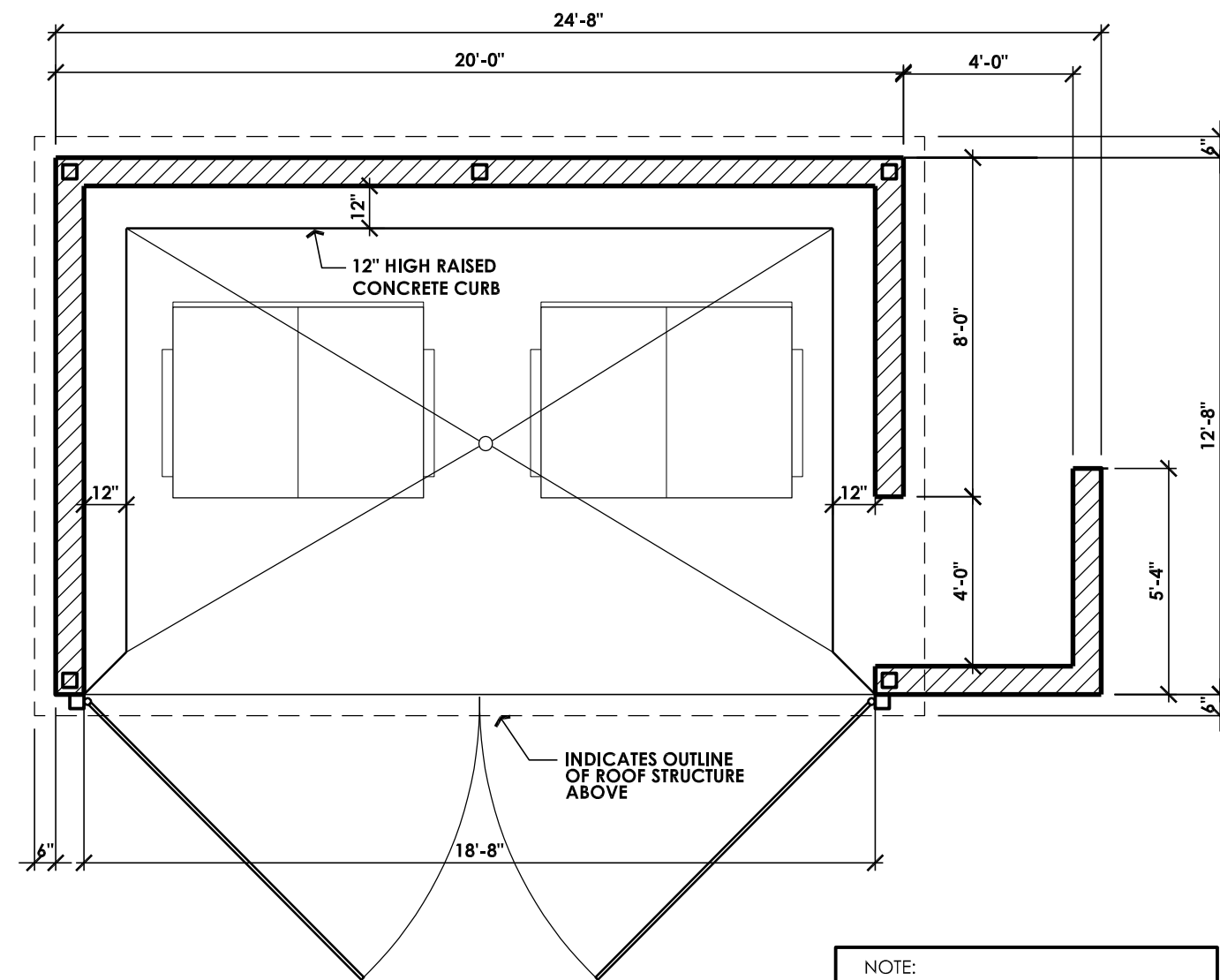
PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

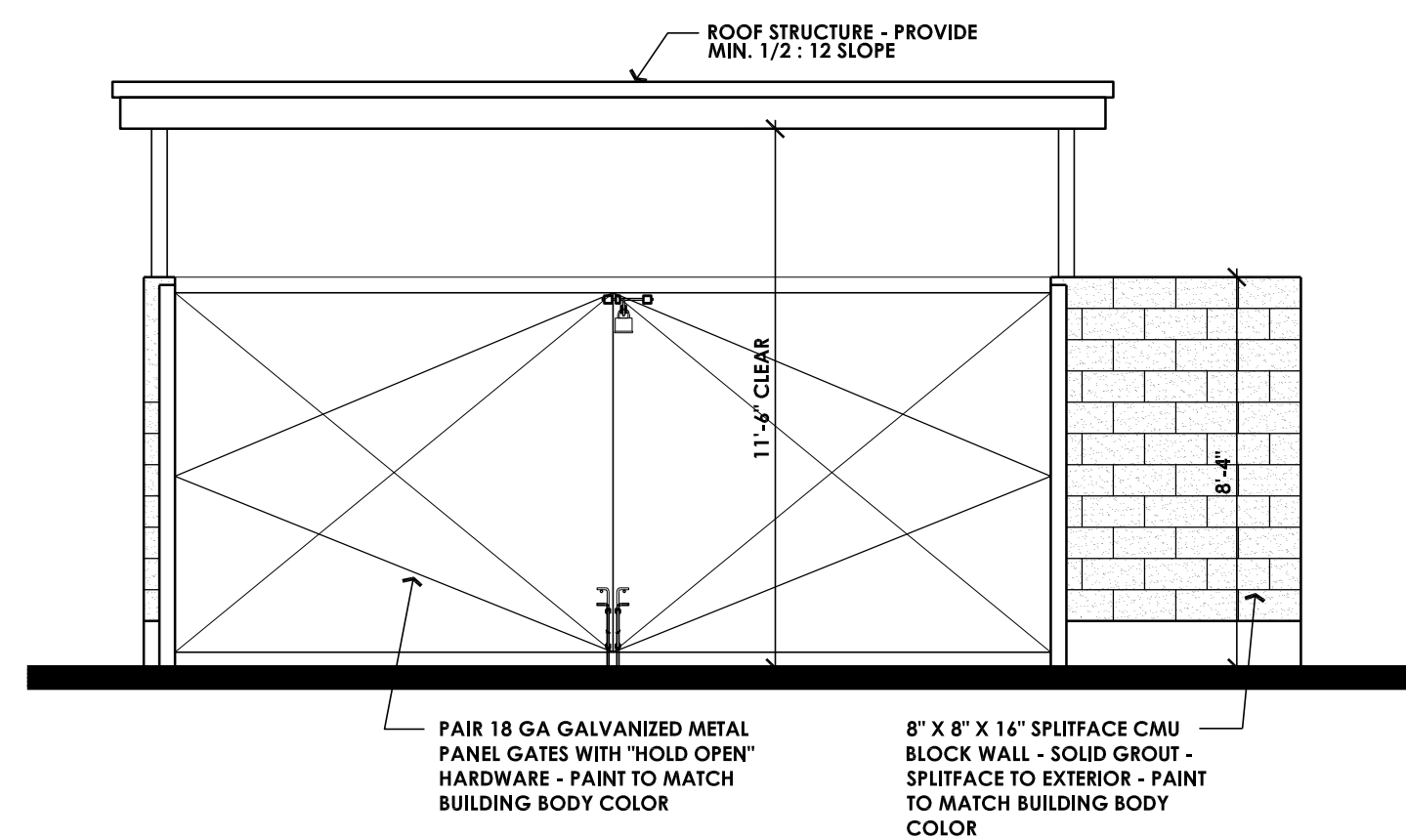


NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY
INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE
FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY.
THE CIVIL ENGINEER OF RECORD WILL PROVIDE AN ACCURATE TRUCK
PATH / MOVEMENTS PER TSC REQUIREMENTS.

ph. 310-277-4697
fx. 310-277-4699



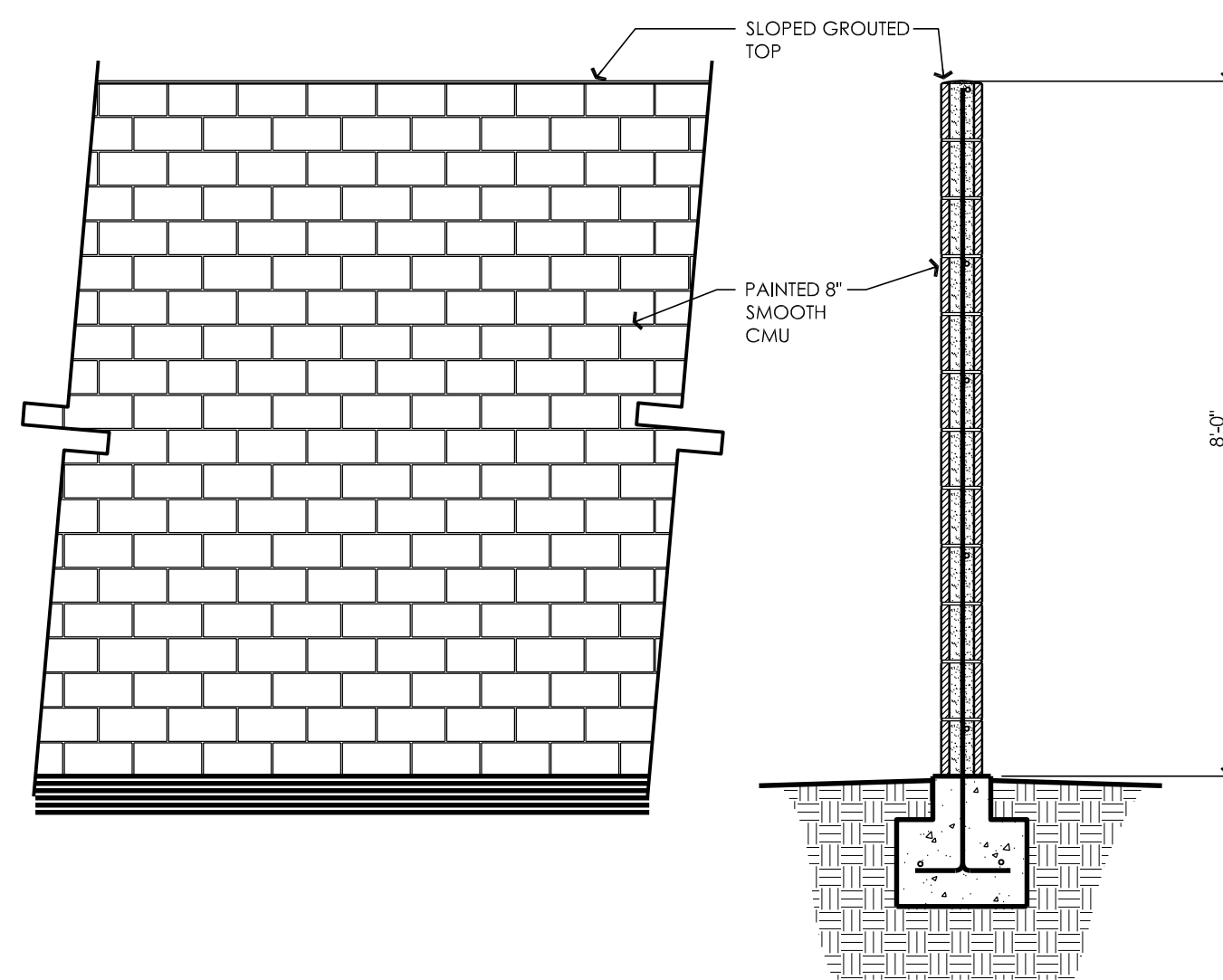
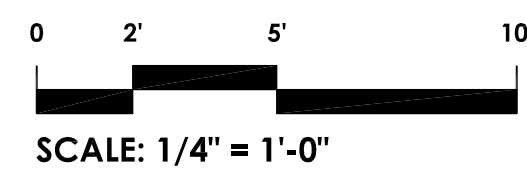
PLAN VIEW



FRONT ELEVATION

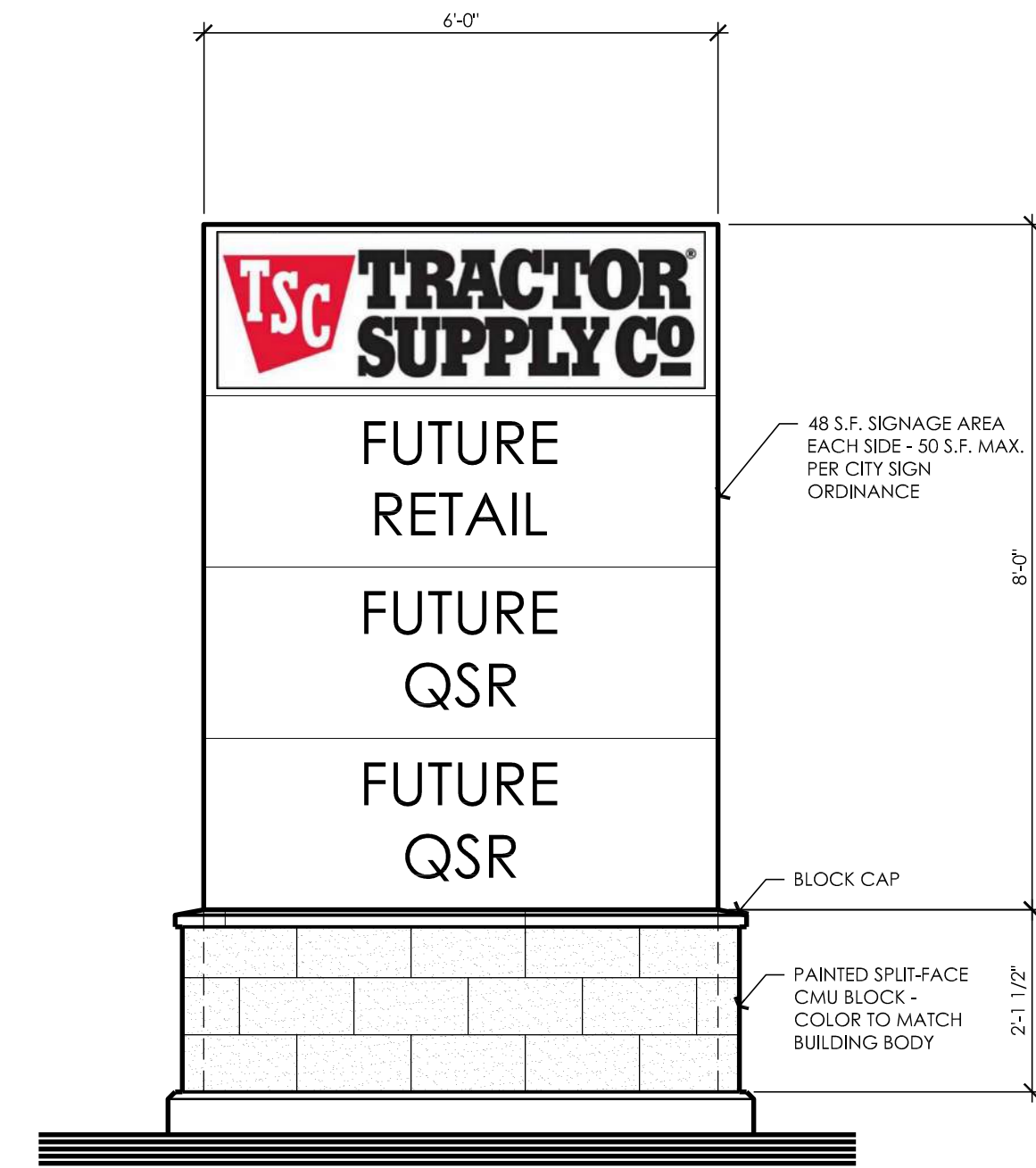
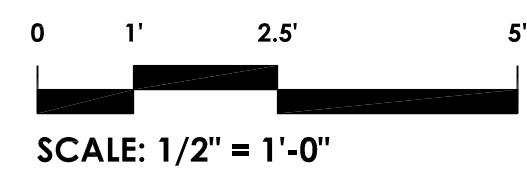
PROPOSED TRASH ENCLOSURE

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



PROPOSED RESIDENTIAL WALL

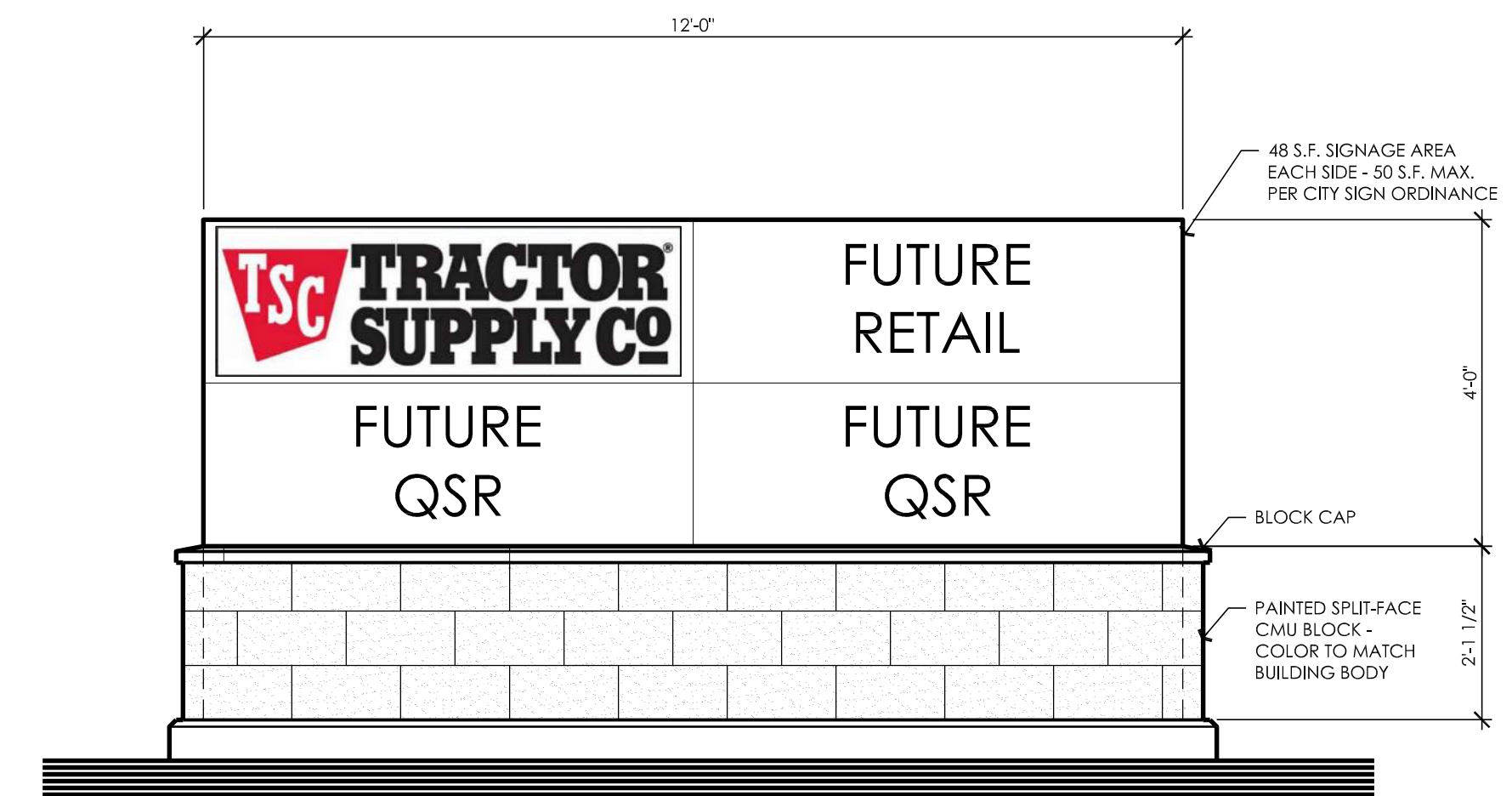
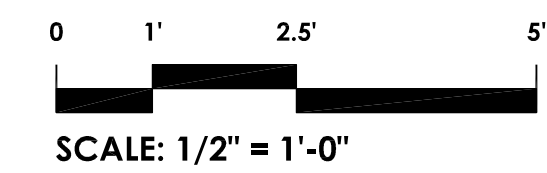
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PROPOSED MONUMENT SIGN - OPTION A

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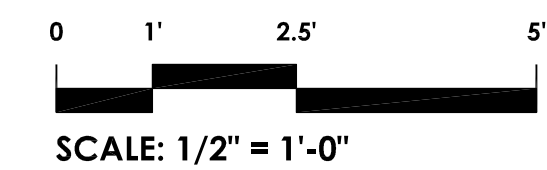
NOTE:
MONUMENT SIGN DESIGN TO COMPLY WITH CITY OF RIVERBANK SIGN ORDINANCE



PROPOSED MONUMENT SIGN - OPTION B

SCALE: 1/2" = 1'-0"

NOTE:
MONUMENT SIGN DESIGN TO COMPLY WITH CITY OF RIVERBANK SIGN ORDINANCE



SITE DETAILS

SCALE: 1" = 30'-0"

PROJECT DEVELOPER:

RIVERBANK 108, LLC
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD
SUITE 210
BEVERLY HILLS, CA 90212

ph. 310-277-4697
fx. 310-277-4699

PATTERSON ROAD RETAIL

Patterson Road
Riverbank, CA.

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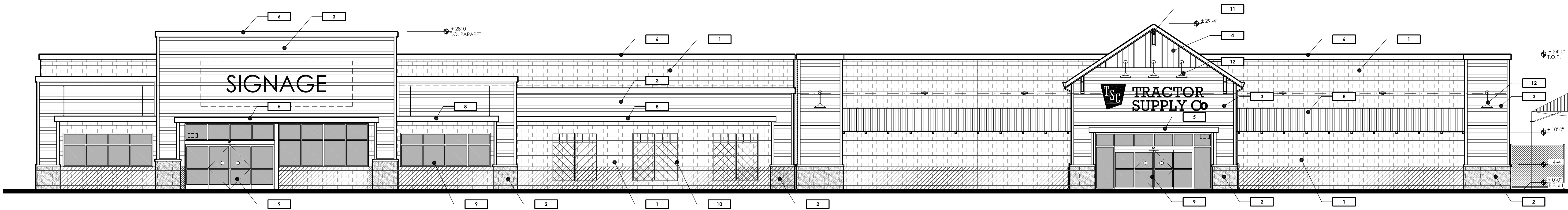
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4335-B NORTH STAR WAY
MODESTO, CA 95356

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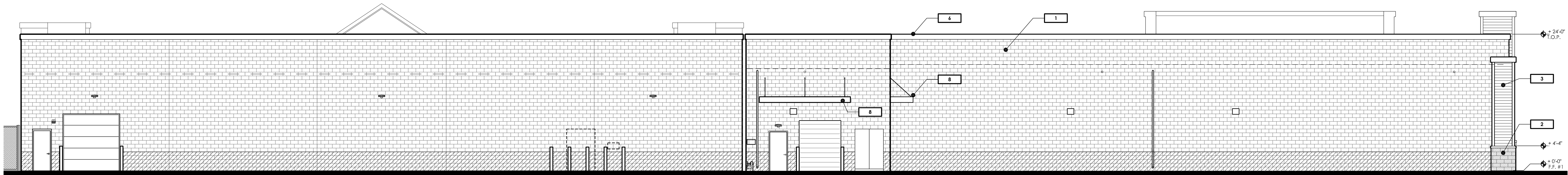
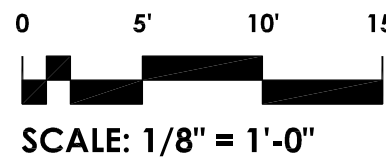
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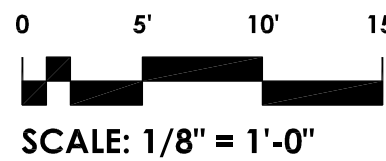
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



REFERENCE KEY

- | | |
|----|---|
| 1 | CONCRETE MASONRY UNIT - SMOOTH FINISH |
| 2 | CONCRETE MASONRY UNIT - SPLIT FACE FINISH |
| 3 | HORIZONTAL SIDING |
| 4 | BOARD AND BATTEN |
| 5 | TRIM |
| 6 | PARAPET CAP |
| 7 | STANDING SEAM ROOFING |
| 8 | AWNING / CANOPY |
| 9 | STOREFRONT |
| 10 | DECORATIVE METAL TRELLIS |
| 11 | DECORATIVE BRACKET |
| 12 | DECORATIVE LIGHTING |
| 13 | BLACK VINYL COATED CHAIN LINK FENCE |
| 14 | LIVE GOODS CENTER - SHADE STRUCTURE |

PATTERSON
ROAD RETAIL

Patterson Road
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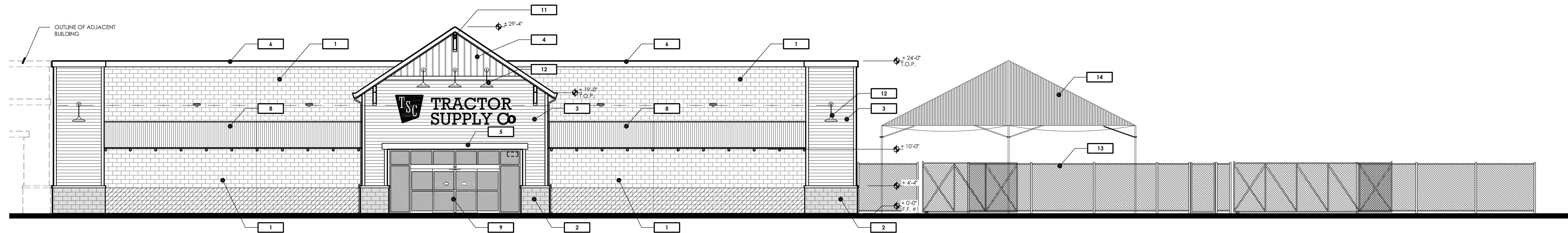
PROJECT DEVELOPER:

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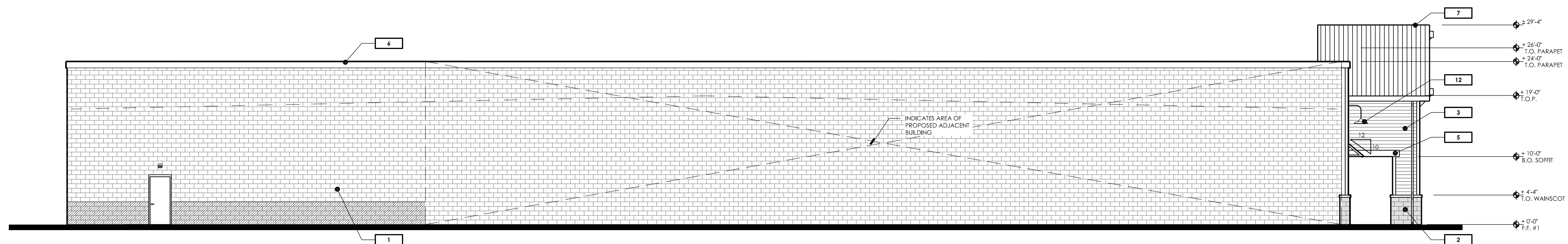
A3
OF 8



NORTH ELEVATION

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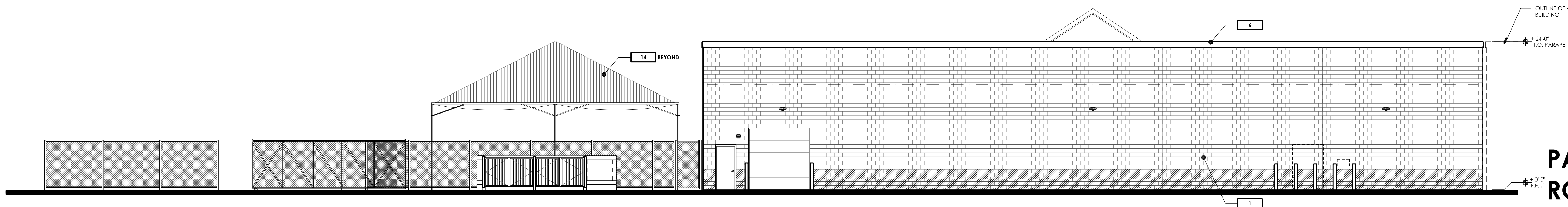
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EAST ELEVATION

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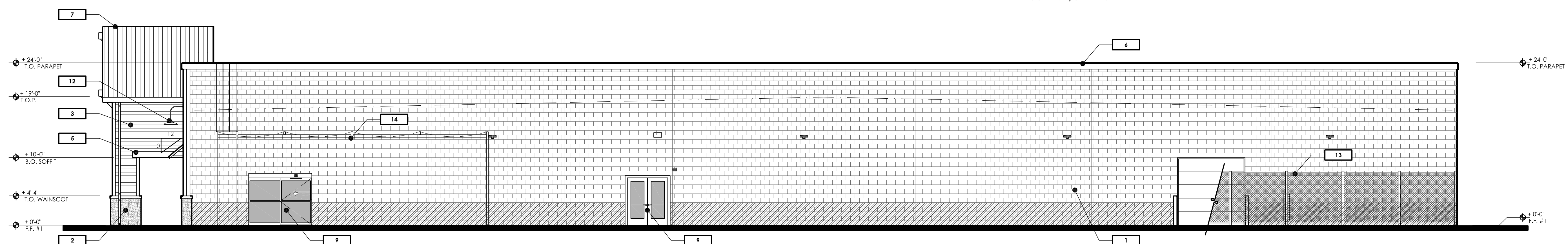
0 5' 10' 15'
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 5' 10' 15'
SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 5' 10' 15'
SCALE: 1/8" = 1'-0"

REFERENCE KEY

- 1 CONCRETE MASONRY UNIT - SMOOTH FINISH
- 2 CONCRETE MASONRY UNIT - SPLIT FACE FINISH
- 3 HORIZONTAL SIDING
- 4 BOARD AND BATTEN
- 5 TRIM
- 6 PARAPET CAP
- 7 STANDING SEAM ROOFING
- 8 AWNING / CANOPY
- 9 STOREFRONT
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- 14 LIVE GOODS CENTER - SHADE STRUCTURE

**PATTERSON
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Patterson Road
Riverbank, CA.

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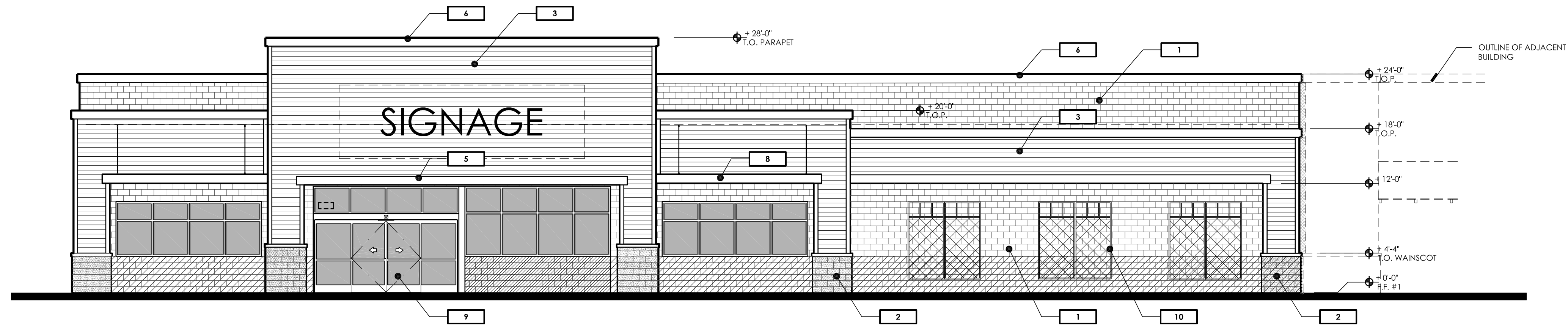
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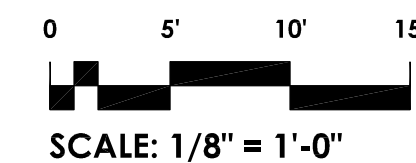
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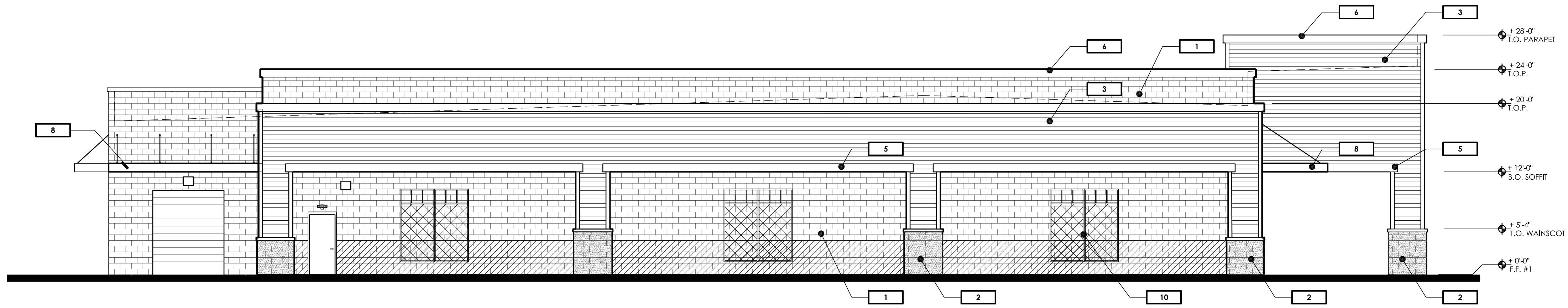


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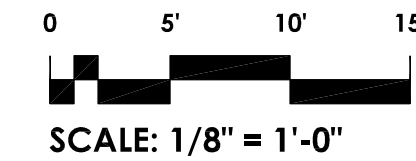


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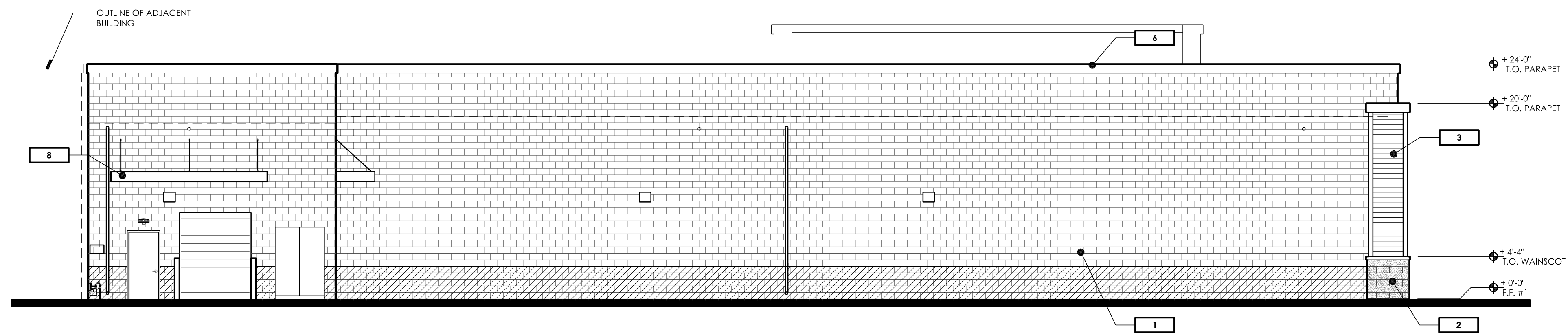


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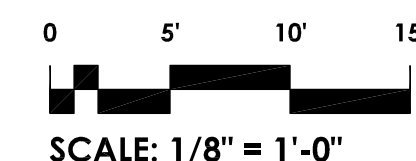


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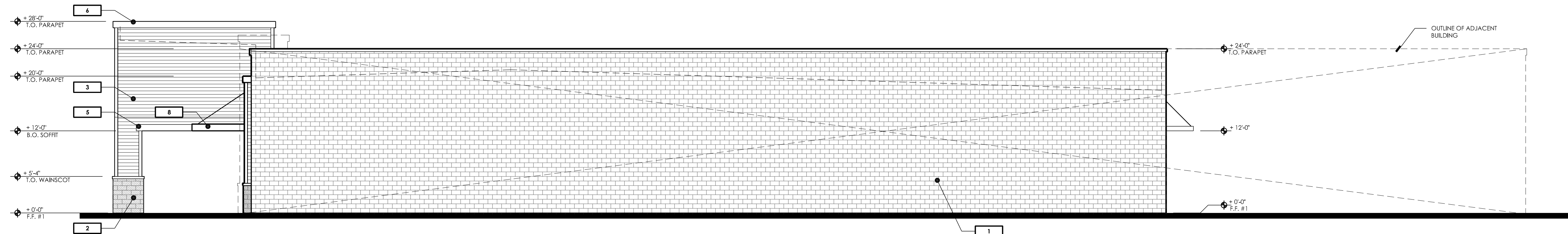


SOUTH ELEVATION

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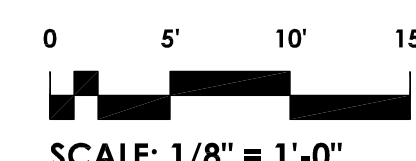


SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

REFERENCE KEY

- | | |
|----|---|
| 1 | CONCRETE MASONRY UNIT - SMOOTH FINISH |
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PATTERSON ROAD RETAIL

Patterson Road
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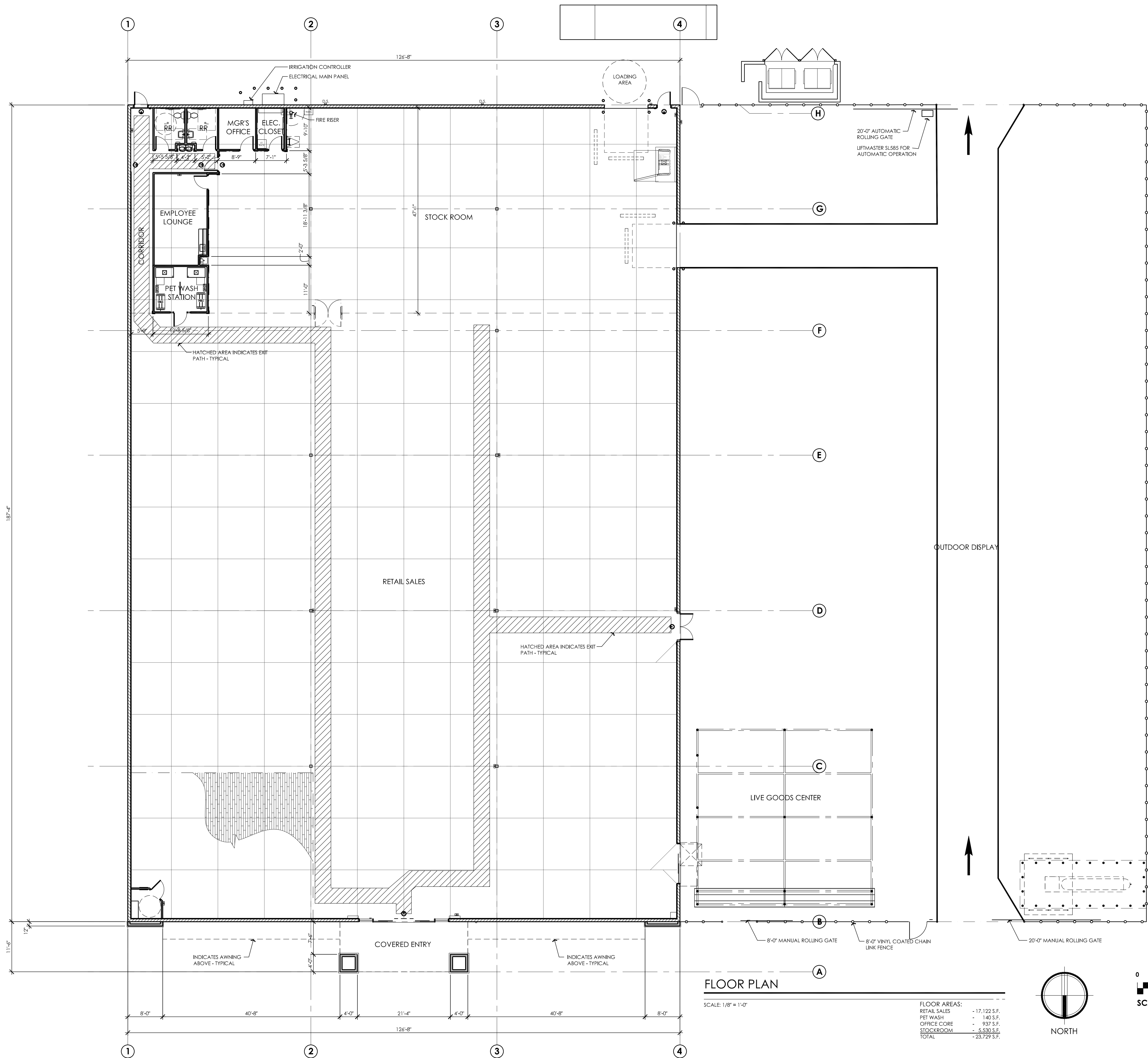
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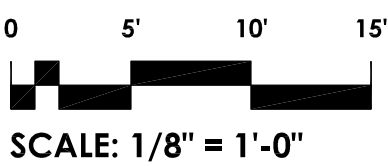
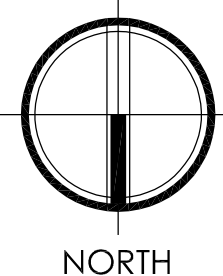
A5
OF 8



FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREAS:	
RETAIL SALES	- 17,122 S.F.
PET WASH	- 140 S.F.
OFFICE CORE	- 937 S.F.
STOCKROOM	- 5,530 S.F.
TOTAL	- 23,729 S.F.



PATTERSON ROAD RETAIL

Patterson Road
Riverbank, CA.



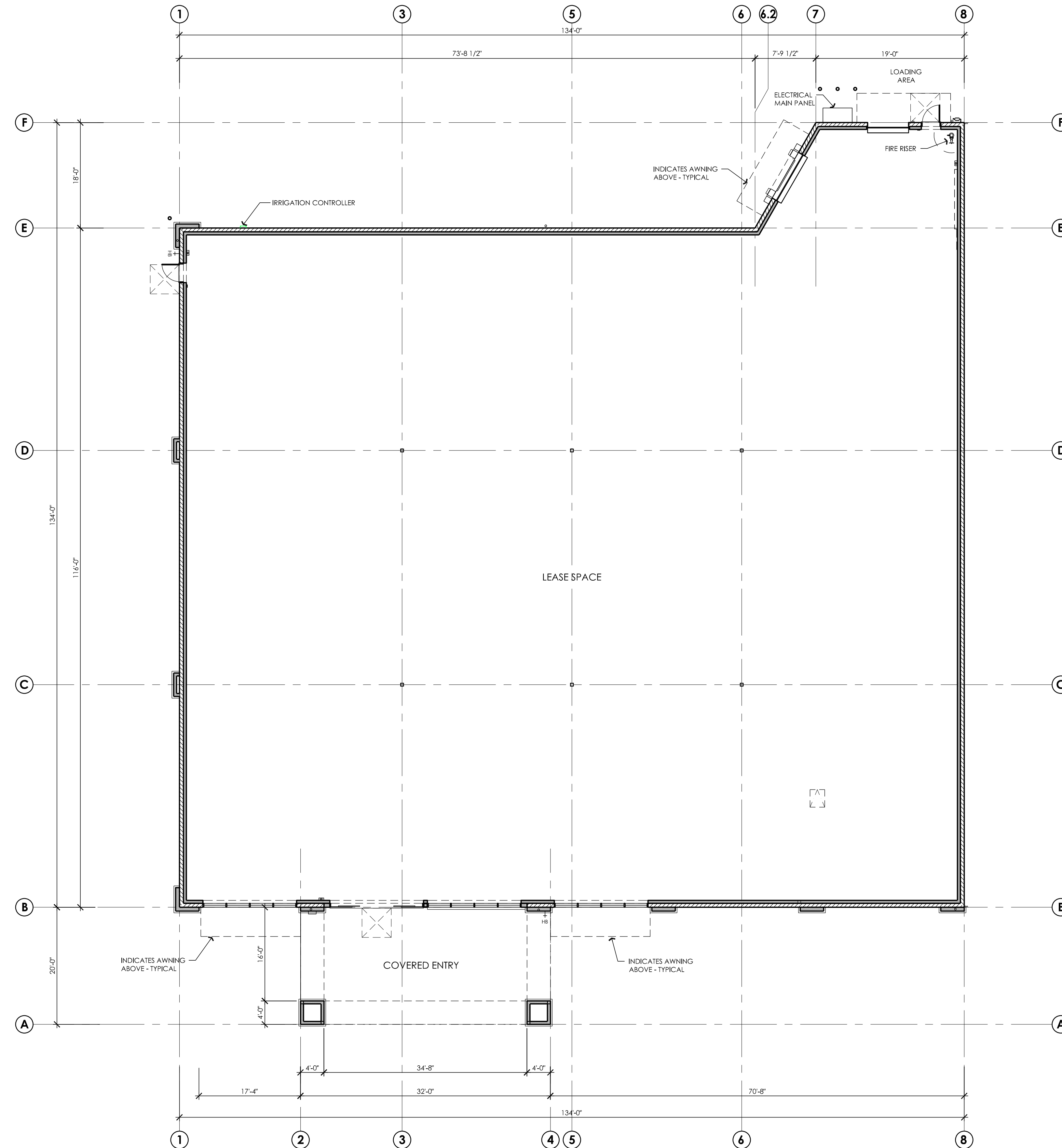
PROJECT DEVELOPER:

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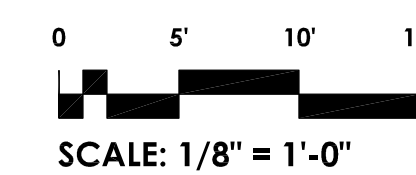
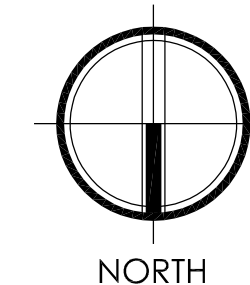
A6
OF 8



FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREAS:
LEASE AREA
= 16,088 S.F.



PATTERSON ROAD RETAIL

Patterson Road
Riverbank, CA.

PLANNING
ARCHITECTURE

api

PROJECT DEVELOPER:

RIVERBANK 108, LLC
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD
SUITE 210
BEVERLY HILLS, CA 90212

ph. 310-277-4697
fx. 310-277-4699

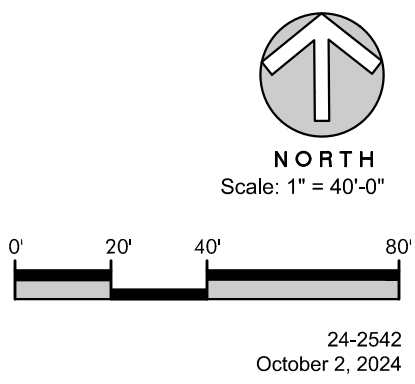
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
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www.apiarc.com

SHEET:

A7
OF 8



Riverbank 108, LLC

c/o The Sobel Company, Inc.
9454 Wilshire Blvd, Suite 210
Beverly Hills, CA 90212
310-277-4697



PROPOSED NEW
DEVELOPMENT:

**TRACTOR
SUPPLY
COMPANY**

Patterson Road
Riverbank, CA



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

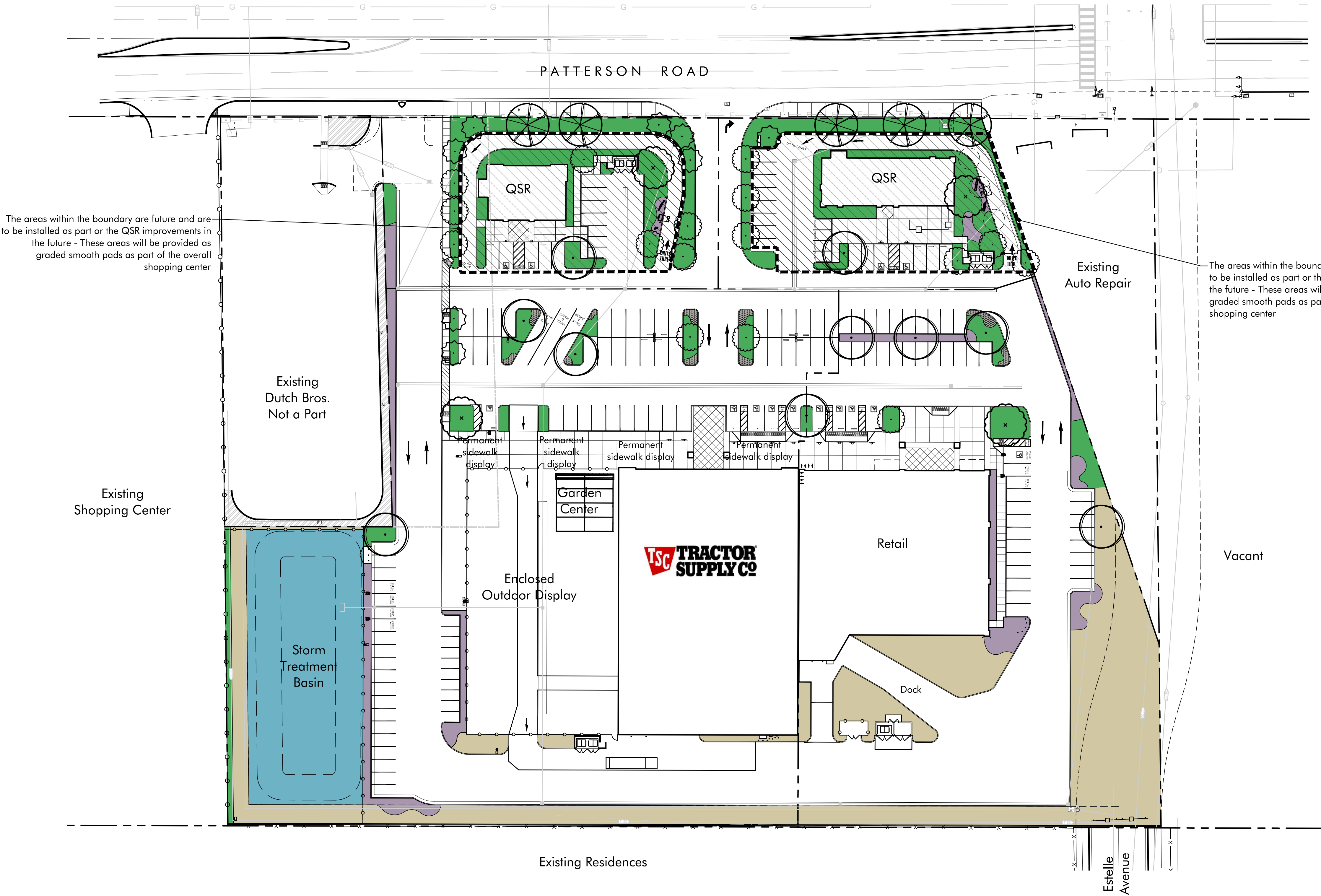
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**Conceptual
Landscape Plan**

SHEET:

L0.1



Landscape Areas

Lawn:	0 sf	0%
Shrub Groundcover Area:	17,082 sf	26.0%
Storm water:	15,828 sf	24.0%
Cobble/Aggregate/Mulch:	32,952 sf	50.0%
Total Landscape:	65,862 sf	100%

Parcel Size: 251,419 sf
Percentage of parcel in landscape/ open space (pervious): 26.2%

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City of Riverbank's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design consisting of low flow bubblers for the shrub and groundcover areas. Hydroseeded grasses for the storm water treatment areas will be seasonal and not irrigated. Trees will have deep root bubblers on a separate circuit from the rest of the landscape.

The irrigation point of connection will include a water meter, backflow preventer, flow sensor, master valve, and manual shut-off valve. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be RainBird, Toro, or Hunter and will meet the WELO requirements of a 'Smart' controller with an integrated weather sensor. Irrigation will be designed to be in compliance with City of Riverbank's requirements. A complete irrigation design with these parameters will be provided with the improvement plans, building permit submittal.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

Hydrozone	Type of Plants	Irrigation Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETWU
1	Shrubs - Medium	Medium	0.5	3,075 sf	6.1%	Drip Emitters	.81	59,077.96
2	Shrubs - Low	Low	0.3	14,007 sf	28.0%	Drip Emitters	.81	161,464.40
3	Cobble/Aggregate/Mulch	None	0	32,952 sf	65.9%	None	—	0

TOTAL	50,034 sf	220,542.36 Gallons
Maximum Applied Water Allowance (MAWA)	700,766.20 gallon/year	
Estimated Total Water Usage (ETWU)	220,542.36 gallon/year	
Average Irrigation Efficiency	.81	

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

Landscape Concept

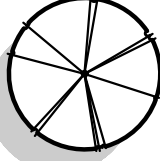
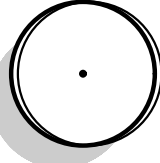
The landscape design concept for the Tractor Supply is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the City of Riverbank (Sunset Zone #8).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The storm water basin in non-irrigated naturalizing grasses and wildflowers and is screened with a chain link fence with slats. The landscape (and associated irrigation) has been designed to be compliant with City of Riverbank's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

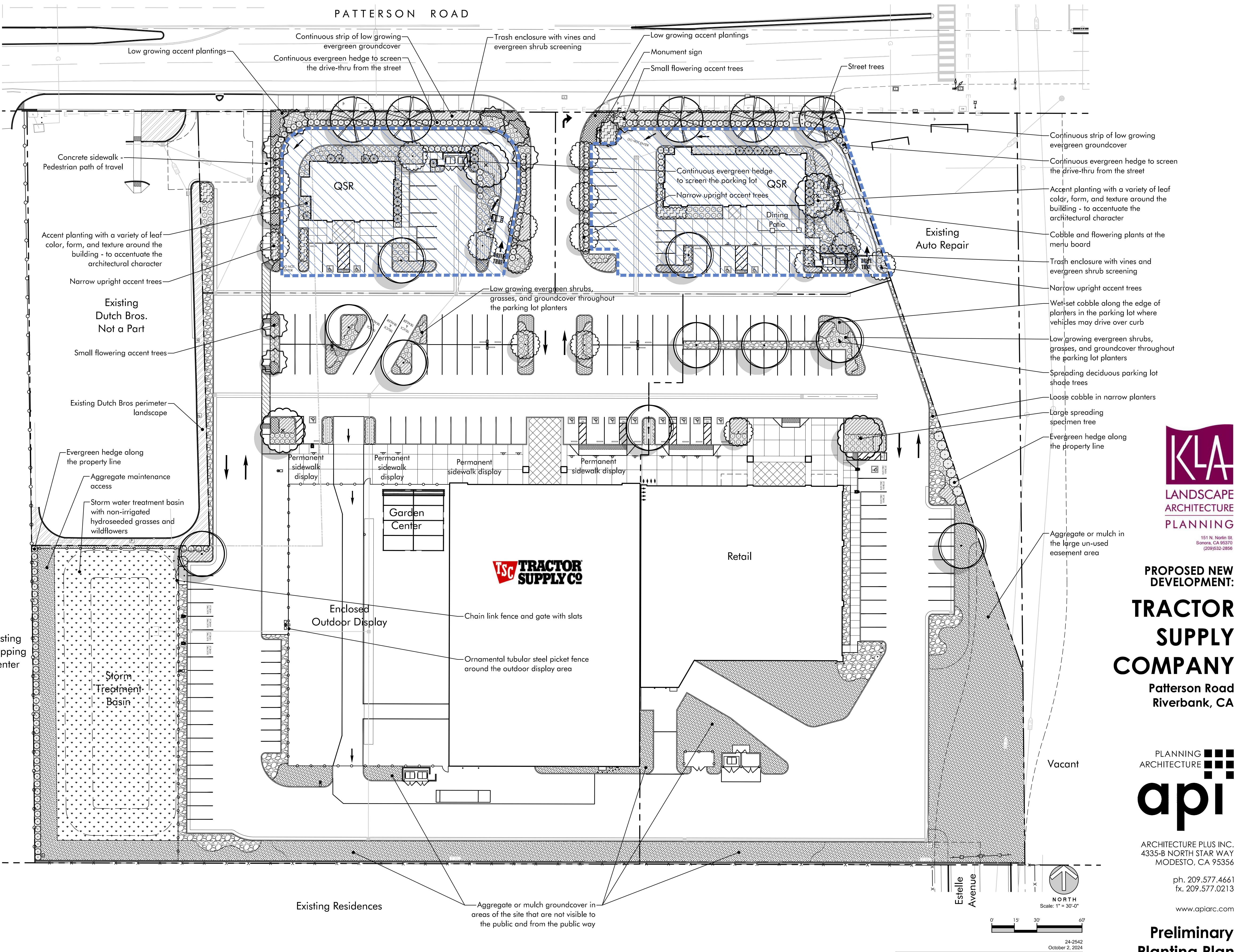
Preliminary Plant Palette

Trees

	<u>Street Trees</u> - 15-gallon	<i>Pistachia chinensis</i> 'Keith Davey' <i>Platanus acerifolia</i> 'Bloodgood' <i>Quercus coccinea</i> <i>Ulmus parvifolia</i> <i>Zelkova serrata</i> 'Village Green'	Chinese Pistache London Plane Tree Scarlet Oak Evergreen Elm Village Green Zelkova
	<u>Parking Lot Shade Trees</u> - 15-gallon	<i>Acer rubrum</i> 'October Glory' <i>Celtis sinensis</i> <i>Pistachia chinensis</i> 'Keith Davey' <i>Ulmus parvifolia</i>	October Glory Maple Chinese Hackberry Chinese Pistache Evergreen Elm
	<u>Upright Trees along Main Drive Aisles</u> - 15-gallon	<i>Acer rubrum</i> 'Armstrong' <i>Brachychiton populneus</i> <i>Ginkgo biloba</i> 'August Beauty' <i>Magnolia grandiflora</i> 'Sam Somers'	Armstrong Maple Bottle Tree Ginkgo Dwarf Southern Magnolia
	<u>Small Flowering Trees</u> - 15-gallon	<i>Cercis canadensis</i> <i>Cercis occidentalis</i> <i>Lagerstroemia indica</i> <i>Malus species</i>	Eastern Redbud Western Redbud Crape Myrtle Crabapple
	<u>Focal Point Tree</u> - 15-gallon	<i>Schinus molle</i> <i>Quercus wislizeni</i> <i>Platanus x acerifolia</i> 'Bloodgood' <i>Liquidambar styraciflua</i> 'Rotundiloba'	California Pepper Interior Live Oak Bloodgood London Plane Rotundiloba Sweet Gum

Shrub and Groundcover Zoning

	Tall Evergreen Hedge - Irrigated min. 1-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.		
	Leucophyllum frutescens 'Texas Ranger'	Texas Sage	
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	
	Pittosporum tobira 'Variegata'	Variegated Tobira	
	Olea europaea 'Little Ollie'	Little Ollie Olive	
	Rhaphiolepis indica 'White Enchantress'	Indian Hawthorn	
	Narrow Upright Shrubs - Irrigated min. 1-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.		
	Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress	
	Juniperus chinensis 'Spartan'	Spartan Juniper	
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	
	Podocarpus Macrophyllus 'Maki'	Shrub Fern Pine	
	Thuja occidentalis 'Emerald'	American Arborvitae	
	Hedges - Irrigated min. 1-gallon shrubs that are 3' - 4' tall evergreen in primarily formal hedge layout		
	Ligustrum japonicum 'Texanum'	Texas Privet	
	Myrtus communis 'Compacta'	Myrtle	
	Rhaphiolepis umbellata	Yeddo Hawthorn	
	Rosmarinus officinalis 'Miss Jessop's'	Rosemary	
	Large Accent Shrubs - Irrigated min. 1-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.		
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	
	Hesperaloe parvifolia	Red Yucca	
	Lantana hybridus 'Gold Rush'	Gold Rush Lantana	
	Rosa 'Pink Flower Carpet'	Flower Carpet Rose	
	Salvia greggi	Autumn Sage	
	Grasses / Grass-like Plants - Irrigated min. 1-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.		
	Calamagrostis acutiflora 'Karl Foerster'	Dwarf Feather Reed Grass	
	Dianella tasmanica 'Variegata'	Flax Lily	
	Dietes bicolor	Fortnight Lily	
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	
	Muhlenbergia dubia	Pine Muhly	
	Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.		
	Agapanthus africanus	Lily of the Nile	
	Hemerocallis hybridus	Day Lily	
	Salvia species	Sage	
	Tulbaghia violacea	Society Garlic	
	Zauschneria californica	California Fuchsia	
	Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6' o.c.		
	Acacia redolens 'Low Boy'	Acacia	
	Baccharis pilularis 'Twin Peaks II'	Coyote Bush	
	Cotoneaster dammeri 'Lowfast'	Bearberry	
	Juniperus species (Groundcover)	Juniper	
	Myoporum parvifolia	Myoporum	
	Trachelospermum asiaticum	Asian Jasmine	
	Vines		
	Ficus pumila	Creeping Fig	
	Parthenocissus tricuspidata	Boston Ivy	
	Trachelospermum jasminoides	Star Jasmine	



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Preliminary
Planting Plan

SHEET:

L0.2

Riverbank 108, LLC

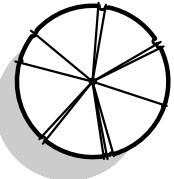
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This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Riverbank codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

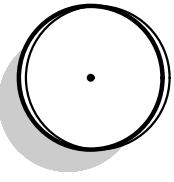
Preliminary Plant Palette

Trees



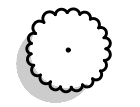
Street Trees - 15-gallon
Pistachia chinensis 'Keith Davey'
Platanus acerifolia 'Bloodgood'
Quercus coccinea
Ulmus parvifolia
Zelkova serrata 'Village Green'

Chinese Pistache
London Plane Tree
Scarlet Oak
Evergreen Elm
Village Green Zelkova



Parking Lot Shade Trees - 15-gallon
Acer rubrum 'October Glory'
Celtis sinensis
Pistachia chinensis 'Keith Davey'
Ulmus parvifolia

October Glory Maple
Chinese Hackberry
Chinese Pistache
Evergreen Elm



Upright Trees along Main Drive Aisles - 15-gallon
Acer rubrum 'Armstrong'
Brachychiton populneus
Ginkgo biloba 'August Beauty'
Magnolia grandiflora 'Sam Somers'

Armstrong Maple
Bottle Tree
Ginkgo
Dwarf Southern Magnolia



Small Flowering Trees - 15-gallon
Cercis canadensis
Cercis occidentalis
Lagerstroemia indica
Malus species

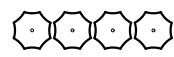
Eastern Redbud
Western Redbud
Crape Myrtle
Crabapple



Focal Point Tree - 15-gallon
Schinus molle
Quercus wislizeni
Platanus x acerifolia 'Bloodgood'
Liquidambar styraciflua 'Rotundiloba'

California Pepper
Interior Live Oak
Bloodgood London Plane
Rotundiloba Sweet Gum

Shrub and Groundcover Zoning



Tall Evergreen Hedge - Irrigated min. 1-gallon shrubs of moderate growth rate, size in the 4'-6' spread and height range, minimal maintenance.

Leucophyllum frutescens 'Texas Ranger'
Ligustrum japonicum 'Texanum'
Pittosporum tobira 'Variegata'
Olea europaea 'Little Ollie'
Raphiolepis indica 'White Enchantress'

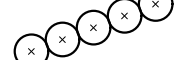
Texas Sage
Waxleaf Privet
Variegated Tobira
Little Ollie Olive
Indian Hawthorn



Narrow Upright Shrubs - Irrigated min. 1-gallon shrubs of average growth rate, size in the 36"-5' spread and 8'-15' height range, minimal maintenance.

Cupressus sempervirens 'Tiny Towers'
Juniperus chinensis 'Spartan'
Juniperus scopulorum 'Skyrocket'
Podocarpus Macrophyllus 'Maki'
Thuja occidentalis 'Emerald'

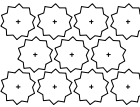
Dwarf Italian Cypress
Spartan Juniper
Skyrocket Juniper
Shrubby Fern Pine
American Arborvitae



Hedges - Irrigated min. 1-gallon shrubs that are 3' - 4' tall evergreen in primarily formal hedge layout

Ligustrum japonicum 'Texanum'
Myrtus communis 'Compacta'
Raphiolepis umbellata
Rosmarinus officinalis 'Miss Jessop's'

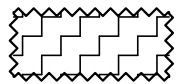
Texas Privet
Myrtle
Yeddo Hawthorn
Rosemary



Large Accent Shrubs - Irrigated min. 1-gallon shrubs of small to medium size and moderate growth rate, size in the 36"-48" spread and height range, minimal maintenance.

Callistemon viminalis 'Little John'
Hesperaloe parvifolia
Lantana hybridus 'Gold Rush'
Rosa 'Pink Flower Carpet'
Salvia greggi

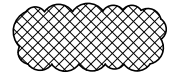
Dwarf Bottlebrush
Red Yucca
Gold Rush Lantana
Flower Carpet Rose
Autumn Sage



Grasses / Grass-like Plants - Irrigated min. 1-gallon perennial and evergreen grasses and strip leaf plants planted in masses, size in the 24"-42" spread and height range.

Calamagrostis acutiflora 'Karl Foerster'
Dianella tasmanica 'Variegata'
Dietes bicolor
Lomandra longifolia 'Breeze'
Muhlenbergia dubia

Dwarf Feather Reed Grass
Flax Lily
Fortnight Lily
Dwarf Mat Rush
Pine Muhly



Small Flowering Accent Shrubs - Irrigated 1-gallon plants of moderate growth rate, size in the 18"-48" spread and height range.

Agapanthus africanus
Hemerocallis hybridus
Salvia species
Tulbaghia violacea
Zauschneria californica

Lily of the Nile
Day Lily
Sage
Society Garlic
California Fuchsia



Low Groundcover - Irrigated 1-gallon evergreen low spreading groundcover at 48"-6" o.c.

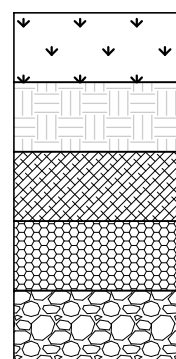
Acacia redolens 'Low Boy'
Baccharis pilularis 'Twin Peaks II'
Cotoneaster dammeri 'Lowfast'
Juniperus species (Groundcover)
Myoporum parvifolia
Trachelospermum asiaticum

Acacia
Coyote Bush
Bearberry
Juniper
Myoporum
Asian Jasmine



Vines
Ficus pumila
Parthenocissus tricuspidata
Trachelospermum jasminoides

Creeping Fig
Boston Ivy
Star Jasmine



Hydroseed - Hydroseeded non-irrigated grasses, wildflowers, etc. designed to cover the ground and lessen potential erosion.

Shrub and groundcover planting with mulch

Min. 3" depth of aggregate groundcover or mulch

Wet-Set Cobble - 2"-4" river cobble to match the loose cobble

Loose Noiya river cobble

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

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Plant Photos

Street Trees and Parking Lot Shade Trees



Pistachia chinensis 'Keith Davey'



Platanus acerifolia 'Bloodgood'



Quercus coccinea



Ulmus parvifolia

Small Upright Trees



Acer rubrum 'Armstrong'



Arbutus 'Marina'



Geijera parviflora



Ginkgo biloba 'Princeton Sentry'

Small Flowering Trees



Cercis canadensis



Cercis occidentalis



Lagerstroemia indica



Malus spp.

Focal Point Trees



Schinus molle



Quercus wislizeni



Platanus x acerifolia 'Bloodgood'



Liquidambar styraciflua 'Rotundiloba'

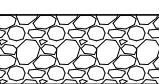
Bicycle Rack



18-5/8" wide x 34" tall



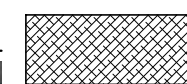
MadRax (www.madrax.com) Square 'U' Bike Rack Powder Coat Finish



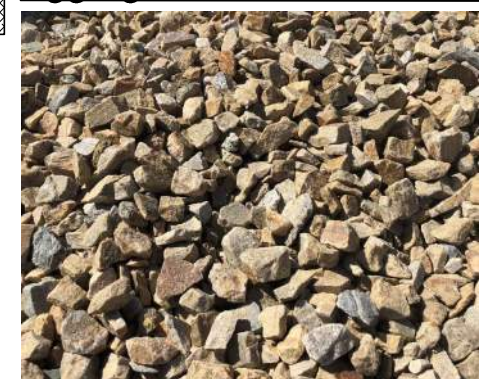
Wet-Set Cobble



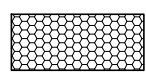
Wet-Set Cobble



Aggregate



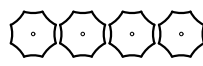
Aggregate



Cobble



Cobble



Tall Evergreen Hedge



Leucophyllum frutescens 'Texas Ranger'



Ligustrum japonicum 'Texanum'



Pittosporum tobira 'Variegata'



Raphiolepis indica



Narrow Upright Shrubs



Cupressus sempervirens 'Tiny Towers'



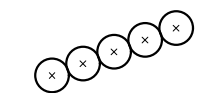
Juniperus chinensis 'Spartan'



Juniperus scopulorum 'Skyrocket'



Thuja occidentalis 'Emerald'



Hedges



Ligustrum japonicum 'Texanum'



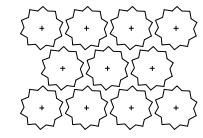
Myrtus communis 'Compacta'



Raphiolepis umbellata



Rosmarinus officinalis 'Miss Jessop's Upright'



Large Accent Shrubs



Callistemon viminalis 'Little John'



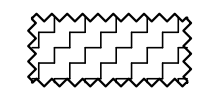
Hesperaloe parvifolia



Rosa 'Pink Flower Carpet'



Salvia leucantha



Grasses / Grass-like Plants



Calamagrostis acutiflora 'Karl Foerster'



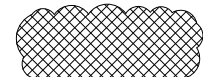
Dianella tasmanica 'Variegata'



Dietes bicolor



Muhlenbergia dubia



Small Flowering Accent Shrubs



Agapanthus africanus



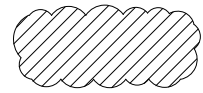
Hemerocallis hybridus



Salvia nemerosa



Zauschneria californica



Low Groundcover



Baccharis pilularis 'Twin Peaks II'



Cotoneaster dammeri 'Lowfast'



Juniperus spp.



Myoporum parvifolia

Vines



Ficus pumila



Parthenocissus tricuspidata

24-2542
October 2, 2024

Riverbank 108, LLC

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(209)932-2856

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Plant Images

SHEET:

L0.3



City of Riverbank
STANDARD CONDITIONS
Resolution 2013-014

STANDARD CONDITIONS

A. General Conditions

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

1. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.
2. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
3. The applicant shall comply with all regulations and code requirements of the Community Development Director, City Engineer, Building Official, Modesto Regional Fire Authority, Stanislaus Consolidated Fire Protection District, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.
4. All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Manager must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.
5. Final maps and/or site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans.
6. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.
7. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting

Documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.

8. If construction or operation of the activity is not begun within one year, or as allowed by State of California Subdivision Map Act, as amended, this entitlement shall lapse and the applicant shall reapply to the City of Riverbank for a new project entitlement. The applicant may not begin construction or operation of the activity until a new entitlement is granted. Reapplications for entitlement shall state the reasons why the applicant will be able to begin the activity within a year from the granting of a new entitlement, if so granted. Reapplications for entitlement may include information submitted in the initial application by reference. The zoning will not expire; however, any associated applications (except lot line adjustments, boundary adjustments, vacation and abandonment applications) will expire, unless otherwise stated in the conditions of approval. The application(s) will expire in one year at 5:00 p.m. on the expiration date (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to 5:00 p.m. on the expiration date.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the applicant a copy of this permit.
10. The hours of construction, including equipment warm-up, shall be limited to 7:00 a.m. - 6:30 p.m. on weekdays and 8:00 a.m. - 5:00 p.m. on weekends and legal holidays.
11. Development of the property must conform to the plans as submitted with revisions as specified by the City of Riverbank City Council and / or Planning Commission.
12. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Community Development Department.
13. All geologic hazards must be plotted on a plot plan, and habitable structures shall comply with the restrictions specified in all applicable building and fire codes.
14. Drainage and / or traffic studies must be submitted and approved and all improvements must comply with the approved studies. Further, street and storm water management dedication and / or improvements may be required.
15. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Floodplain Administrator prior to any permits being issued.

16. Fire hydrants must be provided in compliance with Fire Department specifications and a three foot fire hydrant, a 10 foot PUE is typically required and the fire hydrant can be in that easement if it cannot be within the right of way easement is required around all street frontage lot lines. Waivers of street improvements do not waive fire hydrant requirements.
17. All necessary utility easements shall be retained or reserved.
18. Mobile homes and / or manufactured housing require building permits before they are moved and inspection for the California Safety Seal prior to occupancy.
19. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.
20. All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard conditions.
21. The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees and other public entity fees in effect at the time of the issuance of the applicable permit.
22. In addition to otherwise applicable development fees, if the subject property is located within an existing or a proposed Benefit District, the developer shall pay the Benefit District fee as set forth in the Engineers Report for the applicable Benefit District. Fees shall be charged and paid at the time of building permit issuance. The fee may be adjusted over time by an amount equal to the annual rate of inflation set forth in the Engineering News Record Construction Cost Index.
23. If it is determined that the project will impact existing agricultural uses, the construction and maintenance of necessary mitigation measures are the financial responsibility of the developer until the City formally accepts these improvements. Additionally, the developer shall bear the financial responsibility of, and shall dedicate to the City, agricultural runoff control easements, as needed, and may be required to financially support the maintenance of said facilities.
24. The property owner/manager/HOA shall be responsible for the maintenance of all common areas, such as landscaping, parking, access roads, and easements.
25. With respect to any claim, action of proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards,

commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. Developer agrees to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by Developer's activities in connection with the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.

26. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.
27. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
28. This approval may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the approval or add/modify conditions approval.
29. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
30. The applicant shall negotiate school mitigation with the appropriate School District before issuance of building permit. Applicant shall present evidence of School District compliance to the City of Riverbank.

31. The project shall annex into a storm water management district for on-going maintenance of the public system.
32. The project shall annex into a Community facilities district for the on-going Public Services operations including Fire and Police services.
33. The project shall annex into a Lighting and Landscaping District for the on-going maintenance to project lighting, open space areas and any proposed common landscape areas such as parks, landscape medians and parkway strips.
34. Where required, automatic fire sprinkler systems shall be designated and installed in compliance with NFPA (National Fire Protection Association) standards. Fire Department Connections (FDC's) shall be located within 50 feet of a fire hydrant.
35. The grade of the fire apparatus access road shall be within the limits established by the code official based on fire apparatus. (Shall not exceed 10 percent.)
36. Fire apparatus access roads shall be designated and maintained to support the imposed loads of fire apparatus (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities.
37. Where applicable, NO PARKING – FIRE LANE signage and/or marking(s) shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.

B. Improvement Plans

1. All underground utilities shall be installed in conformance with existing City policy including without limitation the City of Riverbank Subdivision and Zoning Ordinances.
2. Right of way or easement acquisitions necessary to implement any portion of this map, and/or site development plan, including public improvements, shall be obtained by the developer at its sole expense prior to the City's consideration of the final map which encompasses the particular improvement. The developer shall notify the City in writing no more than 120 days and no less than 60 days in advance of filing the final map related to the acquisition if City assistance is needed to complete the acquisition pursuant to Government Code Section 66462.5. Funds in an amount of 100% of the estimated acquisition costs shall be deposited with the City to cover appraisal, right of way agent, and legal fees and costs incurred to secure the necessary property.
3. Environmental and engineering studies, as directed by the Community Development Director, must be complete and on file prior to commencement to plan checking.

Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

4. The Applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, with existing water, sewer and utilities software simulation program that will demonstrate any remedial action necessary to abate the deficiency and shall submit for plan check and take all necessary actions at the applicant's expense.
5. Developer shall underground existing and required on and off-site utilities as specified in the Municipal Code or as deemed necessary by the City Engineer.
6. All site development shall comply with all applicable provisions of the City of Riverbank Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
7. The developer shall provide and show on the final map and/or site development plan all necessary easements for access, streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation facilities and other facilities as requested by the City.
8. The final map and/or site development plan and all related documents shall comply with all regulations and requirements of the Riverbank Municipal Code.
9. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
10. An encroachment permit shall be required for any construction to be done in the public right of way, in easements, or on lands to be dedicated to the City of Riverbank upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted development fee schedule.
11. Due to LID requirements, on site storage, retention/detention should be permitted.
12. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
13. The developer shall provide joint trenching for telephone, gas, electric, cable TV and fiber optic service for every parcel.

14. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the Standard Plans and Specifications all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
15. All public improvements proposed by the developer or required through these conditions of approval shall be completed and accepted by the City in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then no later than recordation of the parcel map. The developer may apply to the City for a Subdivision Improvement Agreement or Deferred Improvement Agreement in order to postpone completion of the public improvements. In any event, the City shall require the developer to guarantee the performance of the improvements and payment of labor and materials by furnishing security in a form acceptable to the City.
16. Developer shall ensure finished pad elevations are at a minimum one foot above the 100 year base flood elevation as shown on the latest Federal Emergency Management Agency (FEMA) floodplain maps for Stanislaus County, California. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development. [Letter of Map Amendment Revision (LOMAR)], and for obtaining a Floodplain Permit from the Community Development Director for all projects on parcels identified in Zone 'A' on the FEMA Flood Insurance Rate Maps for the City of Riverbank. Application for LOMAR shall be prepared and submitted by the developer prior to grading permit issuance or final map approval, whichever occurs first.
17. Regional and Sub-regional Drainage fees shall be paid in an amount acceptable to the City Engineer prior to approval of the final map.
18. Detailed plans reflecting the design and construction of all public infrastructure improvements for street, sewer, water, and storm drain, both on- and off-site, shall be in conformance with the adopted Infrastructure Master Plans and as directed by the City Engineer. Developer shall have written approval from the City Engineer for any variations from the City's Master Plans prior to any final map or plan approval.
19. All on and off site development and improvements shall be designed and constructed at the sole expense of the developer. The developer may apply for reimbursement for those improvements deemed eligible by the City Engineer as oversized in accordance with the City's laws and the State Subdivision Map Act in effect at the time of the developer's application for reimbursement to the City Council. Any such application must be presented to the City Council on or before the City records the first final map. The City's method of reimbursement shall not be limited, and may be memorialized through a reimbursement agreement with the Developer.

20. The sub divider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage facilities to the Department of Public Works for approval by the City Engineer.
21. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Community Development Director and the City Engineer.
22. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of the Department of Public Works.
23. Sight distance requirements at all street intersections shall conform to City Standards.
24. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Department of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner.
25. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways.
26. An adequate energy dissipater shall be constructed at the outlet of the storm drain, or verification shall be provided that such improvement is not needed.
27. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the Director of the Department of Public Works, or verification shall be provided that such calculations are not needed.
28. Developer shall submit a study addressing on and off-site storm water and/or sewer system capabilities. If the study indicates that the present systems are inadequate, the developer must provide plans and install any additional storm water and/or sanitary and sanitary sewer facilities, including off-site improvements, to correct storm water run-off and sanitary sewer demands anticipated for upstream build-out in accordance with the Riverbank General Plan.
29. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was built (As-Built) to the satisfaction of the City Engineer. These plans shall be 3D.
30. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutter, sidewalks, and the surfacing of the streets.

31. All walls adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Community Development Director.
32. The design of any masonry sound wall shall be approved by the Community Development Department. It shall match or harmonize with existing sound walls of neighboring projects along that street.

C. Grading Plans

1. Prior to the issuance of any grading permits, if the applicant submits a grading plan which the City Engineer, determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or pad configuration, the Planning Commission shall review the plan for a finding of substantial conformance. If the Planning Commission fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per City of Riverbank Municipal Code. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity.
2. Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the City Engineer, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the City Engineer
3. Prior to the issuance of any preliminary grading permits, the applicant shall provide evidence to the City Engineer, that the Vector Control District has surveyed the site to determine if vector control measures are necessary. If the District determines measures are warranted, the applicant shall conduct such measures in a manner meeting the approval of the City Engineer.
4. Prior to the issuance of any grading permit or revisions thereto, the Community Development Director shall determine that the proposed grading is consistent with the grading depicted within this approved planning application.
5. The sub divider shall submit grading plans, a permit application, and plan check and inspection fees and deposits to the Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
6. The grading plan shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of 100 square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance.

7. Finished grading shall be certified by a registered civil engineer and inspected by the City Engineer for drainage clearance. Approval of rough grading does not certify finished grading due to potential surface drainage problems that may be created by landscaping accomplished after rough grading certification.
8. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
9. 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Riverbank Standard Plans and Specifications. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb." Curb Cuts shall be allowed to conform to LID Standards.
10. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities.

D. Architecture

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.
2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access and a sloped roof. The enclosure shall have materials and colors consistent with the primary building.
3. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.
4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.
5. Finish quality of exterior design elements including, but not limited to, building façade landscaping shall be subject to approval of the Community Development Director prior to issuance of Certificate of Occupancy.
6. All signs shall be submitted to the Community Development Director for design review per the sign ordinance of the Riverbank Municipal Code.
7. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of

the Community Development Department. Screening devices shall be shown on construction and/or landscape plans.

8. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building and parking or yard lights shall conform to City Standards and shall compliment the site and building architecture.
9. For residential projects, the CC&R’s shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

E. Landscaping

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Community Development Director prior to Certificate of Occupancy.
2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.
3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.
4. All slope banks in excess of two (2) feet in vertical height shall be landscaped and irrigated for erosion control and to soften their appearance as follows:
one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of five (5) feet in vertical height also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to

insure continued regular watering of landscape areas, and health and vitality of landscape materials.

6. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
7. All landscape areas shall be maintained in a healthy, thriving and weed free condition.
8. The site shall be maintained in a neat and clean manner free of trash and debris.
9. All walls adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Community Development Director. Walls shall match or harmonize with existing sound walls of neighboring projects along that street.

F. Minimum Construction Site Management Practices

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

Or

2. **(Projects involving land disturbances of five (5) acres or more)** – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent to the State Water Resources Control Board and the Storm water Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.
3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best

Management Practice Handbook for storm water run-off for commercial and industrial sites. Storm drains will be inspected periodically.

4. The applicant shall comply with all regulations and code requirements of the Community Development Department, Public Works Department, Stanislaus Consolidated Fire Protection District, the Sheriff's Department and any other agencies requiring review of the project. If required, the applicant shall be responsible to insure that these agencies are supplied copies of the final building and site plans.
5. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties
7. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as deemed necessary by the Public Works Department.
9. All off-site development shall comply with all applicable provisions of the Riverbank Municipal Code as determined by the City Engineer. Issuance of an encroachment permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

TENTATIVE MAP

1. Applicant is responsible for street name signs in accordance with City of Riverbank Standards.
2. All subsequent maps shall plot dedication and/or the relinquishment of all effected utility easements.
3. If applicable, all beneficiaries of record to sign a consent statement to record with the Final Map.
4. The sub divider of residential projects shall record CC&R's at the time of recordation of the final parcel map creating the individual lots of this subdivision. The CC&R's will provide for a manager to be responsible for maintenance and repair, with each lot owner responsible for its pro rata share of the maintenance costs. The manager may be an owner, a third party manager designated by the owners, or a special purpose entity such as an owners' association. The CC&R's shall be subject to the review and approval of the City Attorney and Community Development Director prior to recordation of the final parcel map, and shall include the following:

5. All housing units built on this project are subject to the design standards of the City of Riverbank General Plan.
6. The City of Riverbank Police Department shall have the authority to enforce the State Vehicle Code on private streets within this subdivision. This enforcement shall commence only upon receipt of a written request from the developer or individual homeowners in the subdivision. The requesting party shall pay all costs associated with posting the private streets as required by the State Vehicle Code. The Police Department shall have the authority to enforce the State Vehicle Code and all Riverbank laws on future public roads offered for dedication, but not yet accepted by the City.
7. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
8. Except as shown on the approved tentative map or as modified by the conditions contained herein, all street, thoroughfare or highway improvements shall be constructed as required in the Riverbank Municipal Code and the City Engineering Department's Standard Plans and Specifications. Any adopted precise section not referenced in the General Plan shall be constructed as directed by the City Engineer.
9. All streets and alleys shall be irrevocably offered for dedication and improved to City standards. Street names shall be reflected on the final map and shall be approved by the Community Development Department.
10. Prior to approval of the final map the developer shall form or annex into a street lighting and landscape maintenance district, or some alternative financing mechanism acceptable to the City, for maintenance of all street lights and landscaping within or adjacent to the site.
11. In conjunction with the recordation of the map (or by separate instrument), the developer shall provide all necessary easements for streets, alleys, sewer and water facilities, utilities and drainage facilities, irrigation district facilities, fiber optics and other facilities as required by the City or serving utility. Utility easements shall be a minimum of a clear fifteen feet (15') for one utility and a clear twenty feet (20') for two or more utilities or as specified by basic engineering design guidelines. Easements shall not be split between property lines unless determined otherwise by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.

12. The developer shall comply with Government Code Section 66436(a) (3) before approval of each final map, and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.
15. To the extent applicable by past or future City Council actions prior to the recordation of final maps, the developer shall participate in the City's Capital Improvement Financing Plan to finance required infrastructure
16. The subdivider shall construct, or agree to construct, the public improvements and private road improvements shown on the improvement plans as approved by the City Engineer.
17. If the subdivider desires site addresses for the lots created by the subdivision, the sub-divider is to furnish a true scale Final Map to the City. Said map is to show driveway locations for all lots and street names for all streets.
18. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities.
19. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the City Engineer to properly handle the drainage, and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.
20. The subdivider shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the Director of the Department of Public Works. Any required drainage channel shall be lined with the suitable material as specified by the Director of the Department of Public Works. All such drainage easements shall be monumented along property lines at locations approved by the Director of the Department of Public Works. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such access easement is to be improved, fenced, and aligned to the satisfaction of the Director of the Department of Public Works.

The subdivider shall construct, to the satisfaction of the Director of the Department of Public Works, a public street lighting system that complies with the following conditions:

- a. All fixtures shall use a low pressure sodium vapor light source.

- b. All light standards and heads shall be ornamental in nature not to exceed 16 feet in height designed to the satisfaction of the Community Development Director and spaced and located to the satisfaction of the City Engineer.
- c. Deposit with the City of Riverbank, through the Department of Public Works, a cash deposit sufficient to:
 - i. Energize, maintain, and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.
 - ii. Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to a City designated lighting district to operate and maintain the system.

22. If the project is a Planned Development, then the following conditions shall apply:

- a. Minimum unobstructed private road width (face to face of curb) shall be twenty-four feet (24').
- b. Private road structural section shall be a minimum of two inches (2") of asphaltic concrete over four inches (4") of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the City Engineer.
- c. Property owners shall agree to preserve and save harmless the City of Riverbank and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner. Hold harmless forms are available from City Hall.
- d. The applicant shall deposit with the Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.
- e. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

The applicant shall construct and improve the pedestrian circulation system to the following design standards to the satisfaction of the Community Development Director:

- a. The pedestrian system shall provide a minimum eight feet (8') of landscaping of trees and shrubs between the sidewalk and curbing of any street on all projects.
 - b. Sidewalk surface shall consist of pervious concrete, or other pervious material approved by the Community Development Director.
 - c. Sidewalk gradients shall not exceed 15 percent. Where natural grades exceed 15 percent, sufficient width for switchbacks shall be provided to accommodate a 15 percent gradient path.
 - d. Sidewalks shall intersect roads at approximately 90 degree angles.
 - e. The sidewalk system shall be continuous through the subdivision.
 - f. Points where sidewalk exists, the subdivision shall be coordinated with existing or planned sidewalk locations on adjacent property.
21. Notwithstanding any grading/elevations that are shown on the tentative map, or the provisions of the City of Riverbank Municipal Code, approval of this tentative map does not authorize the issuance of any grading permits.
22. Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the City Engineer, the applicant shall record a letter of consent from the affected property owners permitting offsite grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the City of Riverbank before recordation of the letter.
23. The sub-divider shall deposit with the City the required fees at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by the City to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

FINAL MAP RECORDATION

1. The Final Map shall show the dedication of all onsite drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Public Works Director, or verify that no easements are required.

2. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
3. Final Maps may be filed as units or groups of units, provided that there will be a minimum six-week interval between approval of each Final Map. Lot design on the Final Map shall be in substantial conformance to that shown on the Tentative Map. Lot 1 shall be in Unit 1, and the lot number sequencing shall correspond with unit sequencing. The highest numbered lot shall be in the last unit.
4. Upon notification by the City of Riverbank that a final map is approved for recordation, the applicant shall pay all costs associated with the transport of the map by city personnel to the Stanislaus County Recorder's Office.
5. The sub divider shall accomplish the following prior to approval of the Final Map by the City Council:
 - a. Provide the Department of Public Works with standard forms approved by the Community Development Director stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including, but not necessarily limited to, water and sewer services).]
 - b. Provide the City with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the sub divider shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the Tentative Map.
 - c. Grant to the appropriate agency, by recorded document, all required offsite easements and all onsite water main easements that serve fire hydrants, or furnish a letter from said agency that none are required.
 - d. Provide the Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map.
 - e. If the sub divider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the Planning Commission to direct City staff to begin eminent domain proceedings for acquisition of said property rights in accordance with Board Policy J-33. The developer shall agree to pay full City costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement.

- f. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the City

**City of Riverbank
Planning Commission
Resolution No. 2024-xxx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF RIVERBANK APPROVING THE REQUEST OF RIVERBANK 108,
LLC FOR A TENTATIVE PARCEL MAP 02-2024 TO SUBDIVIDE TWO
(2) PARCELS INTO FOUR (4) PARCELS, LOCATED AT PATTERSON
ROAD (APN 075-011-003 AND 075-011-033)**

WHEREAS, a parcel map application has been received from Riverbank 108, LLC for a Tentative Parcel Map to divide two (2) parcels into four (4) parcels, specifically sized as follows:

Parcel 1: 27,878 square feet

Parcel 2: 25,264 square feet

Parcel 3: 136,778 square feet

Parcel 4: 83,635 square feet

WHEREAS, the Tentative Parcel Map is consistent with the General Plan Land Use Element Policy 2.4, which states: “The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense infill development”; and

WHEREAS, the Planning Commission held a public hearing on December 17, 2024 to consider Tentative Parcel Map 02-2024 and take public comment; and

WHEREAS, the proposed project is exempt from analysis pursuant to the California Environmental Quality Act (CEQA) Section 15315 and Section 15061 (b)(3); and

WHEREAS, the Riverbank Planning Commission approves the requested Tentative Parcel Map as prepared by Siegfried Engineering and dated October 7, 2024 as depicted in attached exhibit “B”, incorporated herein as a part of this Planning Commission Resolution; and

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

A. The project is consistent with the General Plan in that the project directly implements General Plan Land Use Element Policy 2.4 and other adopted policies of the General Plan Land Use Element.

B. Notice to the general public and adjoining neighbors in the time and in the manner

required by State Law and City Code.

- C. Pursuant to the California Environmental Quality Act, the proposed project is exempt pursuant to Section 15315 and Section 15061 (b)(3) of the State CEQA Guidelines.
- D. The approval of the Tentative Parcel Map 02-2024 will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that proposed are similar to, and compatible with, neighboring uses in the area.

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

1. Prior to Final Map, the Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and
2. A complete set of improvement plans shall be submitted and approved prior to the recording of the final map;
3. The improvements shall be installed and accepted prior to recording the final map or a suitable improvement security provided;
4. All overhead utilities shall be undergrounded to each parcel and along the project frontage;
5. The lot shall be graded to conform to the City's storm drainage ordinance and shall meet MS4 post construction standards;
6. A landscaping plan conforming to the current MWELo standards is required to be submitted, approved and installed before building permit final;
7. An encroachment permit is required for all work in the public right of way; and
8. Submittals of all materials to be used within the public right of way shall be submitted and approved prior to construction.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission approves Tentative Parcel Map No. 02-2024, subject to those conditions established by Resolution No. 2024-xxx and to be recorded as illustrated in Exhibit "B" to this Resolution entitled TPM dated October 7, 2024.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of December 2024; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

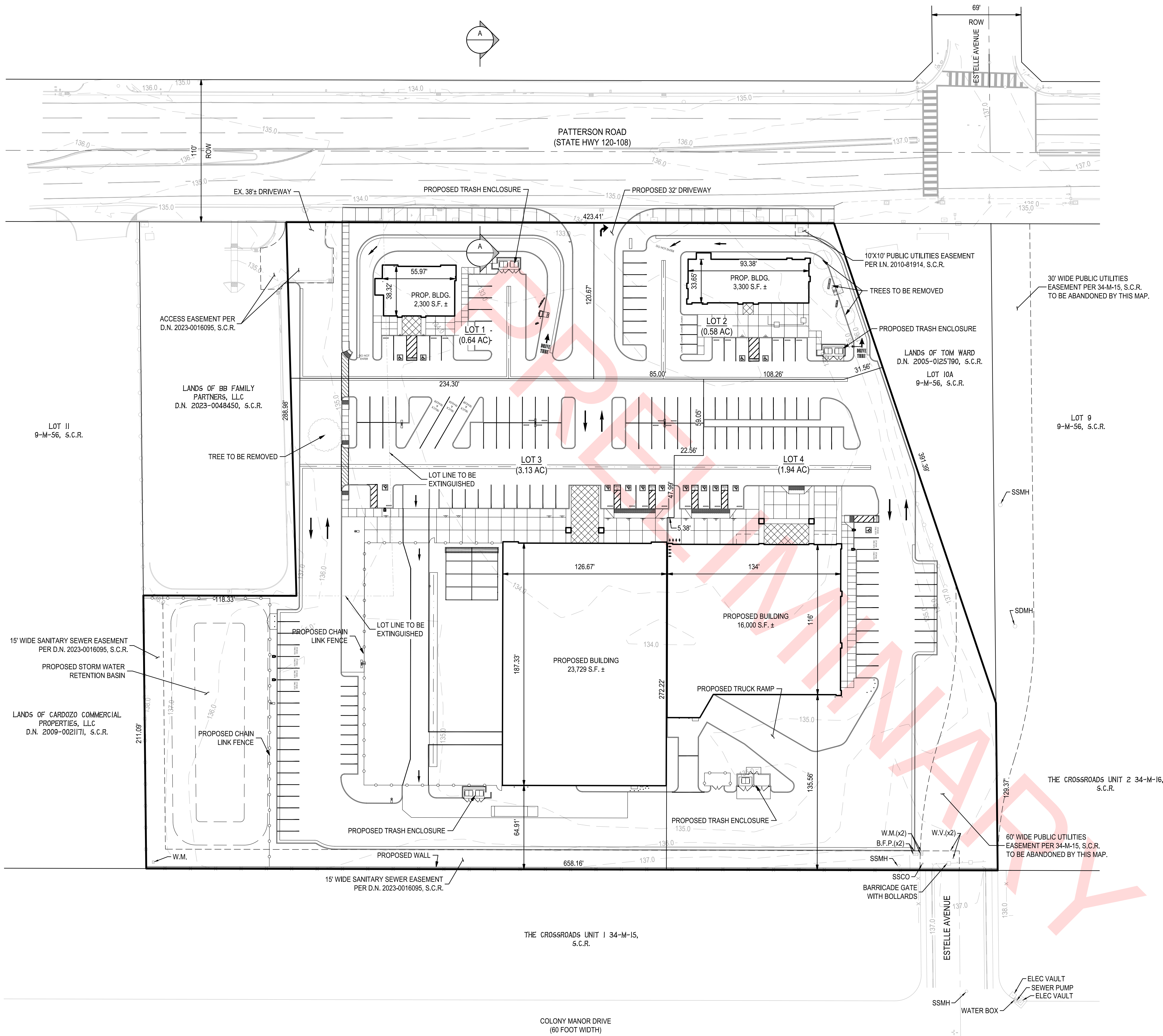
Approved:

Joshua E. Mann
Community Development Director

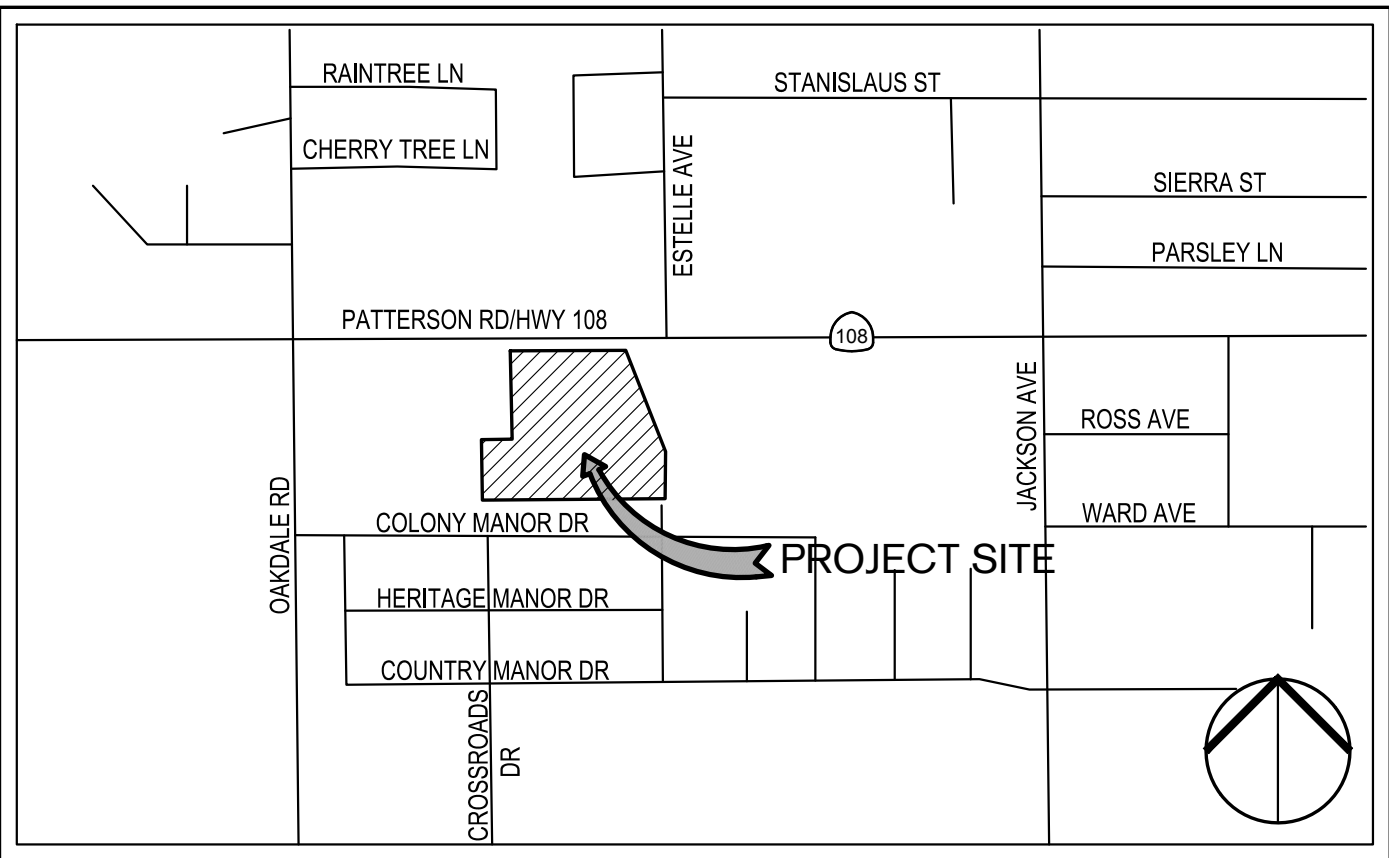
Joan Stewart, Chairperson
Planning Commission



Know what's below.
Call before you dig.



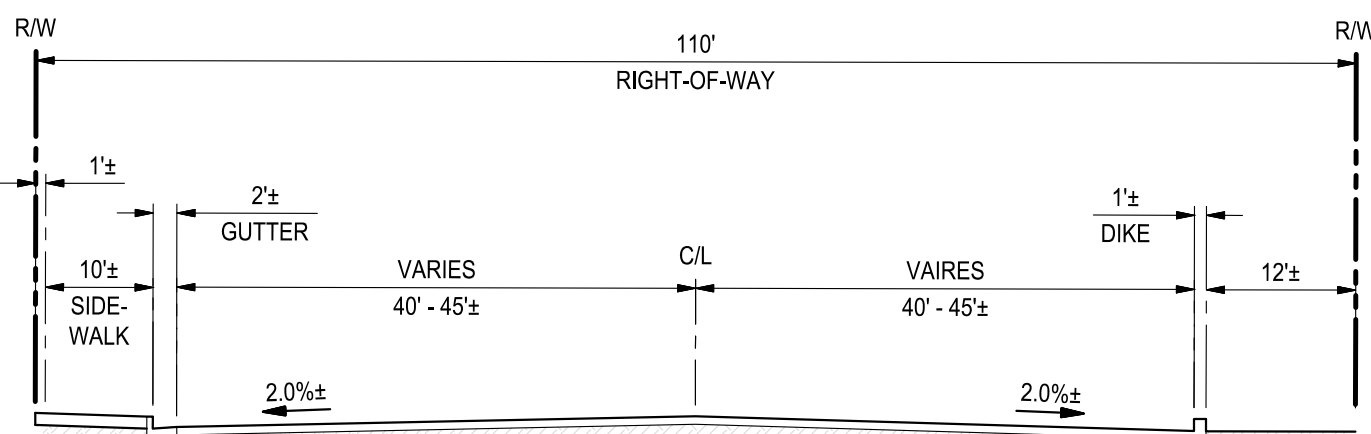
TSC RIVERBANK TENTATIVE PARCEL MAP RIVERBANK, CA



VICINITY MAP
NOT TO SCALE

LOT SUMMARY	
LOT	LOT AREA (AC)
1	0.64
2	0.58
3	3.14
4	1.92
TOTAL	6.2800

PREPARED FOR:
RIVERBANK 108, LLC.
C/O THE SOBEL COMPANY, INC.
9454 WILSHIRE BLVD. SUITE #210
BEVERLY HILLS, CA 90212
O: 310-277-4697



A EXISTING PATTERSON ROAD

PROJECT SUMMARY:

A) EXISTING ZONING: GENERAL COMMERCIAL (C-2)
EXISTING GENERAL PLAN: COMMUNITY COMMERCIAL (C/C)

B) PROPOSED USE OF LOTS: COMMERCIAL/RETAIL BUILDINGS

C) UTILITIES:
SEWER: CITY OF RIVERBANK
WATER: CITY OF RIVERBANK
DRAINAGE: CITY OF RIVERBANK
ELECTRICITY: PG&E
GAS: PG&E
TELEPHONE: AT&T

D) METHODS/TECHNIQUES OF EROSION CONTROL: A SWPPP WILL BE PREPARED AND AN NOI WILL BE FILED WITH THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD IN ORDER TO RECEIVE A WID NUMBER FOR THE PROPOSED SITE.

E) SOILS/GEOLGY REPORTS: A GEOTECHNICAL INVESTIGATION HAS BEEN COMPLETED AND A REPORT OF THE FINDINGS HAS BEEN PREPARED BY KRAZAN & ASSOCIATES, INC. DATED SEPTEMBER 3, 2024 (PROJECT NO. 072-24034). ALL EARTHWORK AND SUBGRADE PREPARATION SHALL FOLLOW THE RECOMMENDATIONS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.

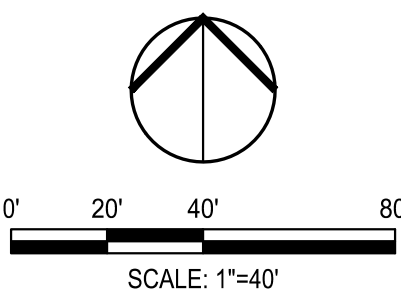
F) FACILITIES OWNED IN COMMON: SHARED ACCESS, COMMON AREAS, AND SITE UTILITIES WILL BE HANDLED UNDER A SEPARATELY RECORDED EASEMENTS, COVENANTS AND RESTRICTIONS DOCUMENT.

K) VESTING STATUS: NON-VESTING

LEGEND:

S.C.R.
PM
SDMH
SSCO
SSMH
W.M.
B.F.P.
W.V.
M
D.N.
O.R.
STANISLAUS COUNTY RECORDS
PARCEL MAP, BOOK-PAGE, S.C.R.
STORM DRAIN MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
WATER METER
BACKFLOW PREVENTER
WATER VALVE
RECORDED MAP, BOOK-PAGE, S.C.R.
DOCUMENT NUMBER, S.C.R.
OFFICIAL RECORDS, S.C.R.
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
INTERNAL PROPERTY LINE
SUBJECT PROPERTY LINE (EXTERIOR)
EASEMENT LINE
CENTERLINE
LOT LINE TO BE EXTINGUISHED

TREE



SETBACK INFORMATION:

NO STRUCTURE (EXCLUDING, HOWEVER, OPEN WIRE FENCES, ELECTROLIERS WITHOUT ATTACHED ADVERTISING SIGNS, UTILITY POLES, SOLID FENCES OR SCREEN PLANTING NOT MORE THAN THREE FEET IN HEIGHT, AND TREES IN EXCESS OF THREE FEET IN HEIGHT, PROVIDED THAT THE BRANCHES AT MATURITY ARE NOT CLOSER THAN EIGHT FEET TO THE GROUND) SHALL BE LOCATED CLOSER TO THE HIGHWAY CENTER LINE THAN 75 FEET PER CITY OF RIVERBANK § 153.183.



SIEGFRIED

3428 Brookside Road
Stockton, California 95219
209-943-2021
Fax: 209-942-0214
www.siegfriedeng.com

- CIVIL
- STRUCTURAL
- LANDSCAPE ARCHITECTURE
- SURVEYING
- PLANNING
- ATHLETIC FACILITY DESIGN
- GEOTECHNICAL

REVISIONS

No. Date Description

PROJECT

TSC RIVERBANK

2318 PATTERSON RD,
RIVERBANK, CA 95367

SHEET TITLE

TENTATIVE PARCEL MAP

Proj Mgr KJG
Drawn by SRS
Date 09/30/2024
Job No. 24235
SHEET: 1

**City of Riverbank
Planning Commission
Resolution No. 2024-XXX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK
OF THE CITY OF RIVERBANK APPROVING A CONDITIONAL USE PERMIT FOR
THE SALE OF ALCOHOLIC BEVERAGES FOR OFF PREMISES CONSUMPTION
LOCATED AT PATERSON ROAD (APN 075-011-003 & 075-011-033)**

Whereas, The proposed sale of beer and wine for off-site consumption is located within the City of Riverbank at Patterson Road, APN: 075-011-003 & 075-011-033; and

Whereas, the property has a General Plan Land Use Element Designation of Community Commercial; and

Whereas, Community Commercial designation explicitly allows for development of retail uses along major roadways on the periphery of existing neighborhoods; and

Whereas, the proposed conditional use permit for Riverbank 108, LLC would allow for the sale of beer, wine, and distilled spirits for off-site consumption only; and

Whereas, the property has a zoning designation of General Commercial (C-2); and

Whereas, the request to conduct alcoholic beverage sales for off-site consumption requires a Conditional Use Permit (CUP) pursuant to RMX Section 153.360 which indicated the purpose of alcoholic beverage sale regulations is to promote the public health, safety, comfort, convenience, prosperity, and general welfare; and

Whereas, compliance with the conditions of this use permit is expected to mitigate impacts created by the retail sale of alcoholic beverages and will further the public convenience by providing the sale of alcoholic beverages; and

Therefore, Be It Resolved by the Planning Commission of the City of Riverbank hereby approves the use permit to allow the retail sale of alcoholic beverages, beer, wine, distilled spirits subject to the following conditions:

1. Licensee/operator shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project.
2. The licensee/operator shall operate and abide under all conditions of the State of California Alcoholic Beverage Control license, off sale beer and wine.
3. The licensee/operator shall insure that the sale of beer, wine, and distilled spirits does not cause any condition that will result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug

activity, public drunkenness, drinking in public, harassment of passersby, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, lewd conduct, or police detention and arrests.

4. This use permit is subject to a periodic review to monitor potential problems and for possible corrective action(s).
5. No variance from any City of Riverbank adopted code, policy or specification is granted or implied by the approval of this resolution.
6. Licensee/operator shall be prohibited from externally advertising or promoting specific or individual beer, wine and/or distilled spirits, including, but not limited to window and exterior wall and fence signage.
7. The retail operation shall not offer illegal paraphernalia for sale. The offering of sale of such shall result in immediate suspension of this use permit.
8. The retail operation shall not sell alcoholic beverages to underage minors pursuant to state and federal laws. The offering of sale of such will result in the automatic review and possible suspension of this use permit.
9. The retail sale of alcoholic beverages shall not adversely affect the peace, or safety within the City of Riverbank. If determined that retailing of such products are interfering with the normal operation of the development or quiet enjoyment of neighboring properties, the use permit may be reviewed for possible suspension of the license. It is expected that the retail establishment will not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, harassment of passersby, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, curfew violations, or police detentions and arrests.
10. The proposed use shall not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
11. The retail establishment shall be assessed an additional \$250 annually during the routine annual business license renewal process to off set DUI police enforcement activities.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Conditional Use Permit 01-2024 is hereby approved, subject to those conditions established by Resolution No. 2024-xxx.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th day of December 2024; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____-____:

AYES: Commissioners:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

Joshua E. Mann
Community Development Director

Joan Stewart, Chairperson
Planning Commission