

PLANNING COMMISSION

Chair, Taide Zamora
Vice Chair, Michael Halterman
Commissioner, John Dinan
Commissioner, Joan Stewart
Commissioner, Natasha Basso
Alternate, Armando Jr. Rodriguez
Alternate, Alex Rodriguez



CITY OF RIVERBANK

Special Planning Commission Meeting

City Council Chambers
6707 Third Street • Suite B
Riverbank, CA 95367



SPECIAL PLANNING COMMISSION MEETING

TUESDAY, MARCH 31, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT [HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/](https://riverbankca.portal.civicclerk.com/))

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **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.

4. **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.

5. **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 5.1. Posting of the Agenda. The Agenda for March 31, 2026, Planning Commission meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, City website, and emailed to the Library on March 26, 2026.

Item 5.2. Approval of March 31, 2026, 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 5.3. Approval of November 18, 2025, Planning Commission Meeting minutes, having been read by the individual Commissioners and stands approved as submitted. Abstain from voting: Joan Stewart (absent).

6. PLANNING COMMISSION PROCEDURES

Item 6.1. Annual Nomination and Appointment of Chair and Vice Chair – Per Planning Commission Rules and Procedures. The current order is Chair Taide Zamora, Vice Chair Michael “Syd” Halterman, Commissioners John Dinan, Natasha Basso, Joan Stewart. Alternate Commissioners Armando Rodriquez and Alex Rodriquez.

New Order: Chair Michael “Syd” Halterman, Vice Chair John Dinan, Commissioners Natasha Basso, Joan Stewart, Taide Zamora. Alternate Commissioners Armando Rodriquez and Alex Rodriquez.

7. NEW BUSINESS - Public Notice for Item 7.1 was published on March 11, 2026, in the Riverbank News.

Item 7.1. 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT: California Government Code Section 65400 requires an annual report to be provided to the City Council, the California Department of Housing and Community Development (HCD), and the State of California Governor's Office of Land Use and Climate Innovation (LCI). The purpose of the annual report is to provide the City Council, HCD, and LCI progress report on the General Plan and its implementation, and the Housing Element’s implementation status toward meeting the City’s fair share of its Regional Housing Needs Allocation. The 2025 Annual Progress Report is not considered a project under CEQA.

8. PUBLIC HEARING - Public Notice for items 8.1 and 8.2 was published on March 11, 2026, in the Riverbank News.

Item 8.1. GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT 01-2025 HOUSING ELEMENT ADOPTION AND LAND USE ELEMENT AMENDMENT AND ZONING ORDINANCE AMENDMENTS RELATED TO THE MIXED USE (CX-1) ZONING DISTRICT AND RHNA OVERLAY DISTRICT.

General Plan Amendment 01-2025: To consider a Resolution recommending to the City Council of the City of Riverbank to approve a General Plan Amendment to amend the General Plan to replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations, and to authorize Staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for Certification. The City’s Final 6th Cycle Housing Element has been prepared in accordance with Government Code Section 65580 et al., which specifies the content of the Housing Element. The City’s Final 6th Cycle Housing Element consists of an analysis and evaluation of existing housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period.

Zoning Ordinance Amendment 01-2025: To consider a Resolution recommending to the City Council of the City of Riverbank to adopt an Ordinance to amend the Riverbank Municipal Code by amending Sections §153.067 and §153.071 and adding Sections §153.166 through §153.169 entitled “Regional Housing Needs Assessment Overlay”.

Item 8.2. GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT 01-2025, AND REZONE 02-2025 - SITE-SPECIFIC GENERAL PLAN AMENDMENTS, REZONES AND SPECIFIC PLAN AMENDMENTS TO IMPLEMENT PROGRAM 1.1A OF THE 6th CYCLE HOUSING ELEMENT INCLUDING THE FOLLOWING:

0 Talbot Avenue (APN: 132-038-032): The site currently has a general plan designation of Industrial/Business Park (I/BP) and a zoning designation of Light Industrial (M-1). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

5443 Roselle Avenue (APN: 075-069-029): The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC). The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the specific plan land use designation to Medium/High Density Residential (MHR).

0 Roselle Avenue (APN 075-075-052): The site currently has a general plan designation of Civic (C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027): The sites currently have a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

2561 Claribel Road (APN 075-093-025): The site currently has a general plan designation of Community Commercial (C/C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B). The project proposes to amend the General Plan designation to Mixed Use (MU) and the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

0 Kentucky Avenue (APN 062-022-027): The site currently has a general plan designation of Lower Density Residential (LDR) and a zoning designation of Planned Development (P-D) 71. The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

The items described above are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element.

9. STAFF COMMENTS / INFORMATIONAL UPDATES

Item 9.1. Joshua Mann, Community Development Director to provide an update to Commissioners on recent and upcoming items.

10. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION None.

11. ADJOURNMENT - Next Regular Planning Commission Meeting - April 21, 2026 @ 6:00 p.m.

AFFIDAVIT OF POSTING

I hereby certify, under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, 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 23rd Day of March 2026. /s/ *Janet Smallen, Sr. CDS, City of Riverbank*



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 Council/LRA Board shall be in English and anyone wishing to address the Council 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.

TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL 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 date of the meeting in order for them to be distributed to the Council 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 City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn: City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Director of Community Development - jmann@riverbank.org
(*Note: This technology is not a guaranteed method.*)
 - Indicate Agenda Item # in the *subject line*. (Call 209-863-7198 / 209-863-7122 to ensure receipt.)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
 - **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.
 - (Please make sure the volume on your device is on and that any nearby device or any nearby device is turned down.)

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 Council may receive your comments. Council 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, plus Webinar ID: **867 3788 1996**

Learn about using ZOOM - Visit <https://zoom.us/j/> for a free account or to download the app.



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

MINUTES

Tuesday, November 18, 2025

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: Zamora (Chair), Halterman (Vice Chair), Dinan, Basso and Rodriguez (Alternate)

Absent: Commissioners: Stewart and Reuben (Alternate)

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 November 18, 2025, 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 14, 2025.

Item 2.2: Approval of November 18, 2025, 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 October 21, 2025, 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 (Halterman / Rodriguez passed 5-0) was approved as*

submitted; Motion carried by unanimous roll call vote.

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

Nays: None

Abstained: None

Absent: Stewart and Reuben (Alternate)

3. RECOGNITION TO BEN REUBEN TERM ENDING - (Information Only – No Action)

Item 3.1: Recognition to Ben Reuben for his service for the past 5 years as a member of the Planning Commission Board.

- Joshua Mann, Community Development Director, spoke on behalf of Ben Reuben's service.

4. HOUSING ELEMENT PROGRESS UPDATE – (Information Only – No Action)

Item 4.1: Staff to provide a progress report update on the Housing Element to the Planning Commission.

- David Niskanen with JB Anderson Land Use presented Item 4.1 and PowerPoint.
- Chair Zamora asked questions regarding rezones.
- David Niskanen responded to his question.

5. STAFF COMMENTS / INFORMATIONAL UPDATES – (Information Only – No Action)

Item 5.1: Joshua Mann, Community Development Director, to provide an update.

- Joshua Mann, presented PowerPoint presentation on Crossroads West shopping center updates.
- Commissioner John Dinan asked what was going into the Staples site.
- Staff informed them that Boot Barn was going into that site now.

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

Item 6.1: Joshua Mann, Community Development Director, provided an update on the County for the Ordinance Amendment for Truck Parking.

7. ADJOURNMENT - Regular Planning Commission Meeting – December 16, 2025.

ATTEST:

APPROVED:

Joshua Mann
Community Development Director

Michael Halterman
Planning Commission Chair

**CITY OF RIVERBANK PLANNING COMMISSION
STAFF REPORT**

ITEM NO:	7.1	March 31, 2026
APPLICATION:	City of Riverbank 2025 Housing Element and General Plan Annual Progress Report	
OWNER:	Not Applicable	
APPLICANT:	Not Applicable	
REPRESENTATIVE:	Not Applicable	
LOCATION/APN:	Citywide	
ASSESSOR'S PARCEL:	Citywide	
GENERAL PLAN:	Varies	
ZONING:	Varies	
ENVIRONMENTAL DETERMINATION:	Not Applicable	
PROJECT PLANNER:	Teresa McDonald, Senior Planner	
RECOMMENDATION:	The Planning Commission adopt Resolution No. 2026-001 recommending the City Council receive and accept the 2025 Housing Element and General Plan Annual Progress Report and authorize staff to submit the report to the State of California Department of Housing and Community Development (HCD), and the State of California Governor's Office of Land Use and Climate Innovation (LCI).	

BACKGROUND

The State of California Department of Housing and Community Development (HCD) requests data on Housing Element implementation from jurisdictions on an annual basis. The State requests information related to the number of net new housing units and goal and policy achievement. HCD also tracks net new housing development to determine the number of units added within a calendar year. For example, the demolition of a single-family home to construct a triplex would be recorded by HCD as two new dwelling units. This data is used to assess jurisdiction-specific progress in meeting Regional Housing Needs Allocation (RHNA) numbers. The Community Development Department prepared the 2025 Housing Element Annual Progress Report (APR) and will submit it to HCD by the April 1, 2026, deadline.

The State of California Governor's Office of Land Use and Climate Innovation (LCI) require a General Plan Annual Progress Report (APR) to monitor implementation of General Plan policies, goals, and actions. The APR is flexible in format and recommends a discussion of major projects that help implement the General Plan as well as planning activities initiated in 2025.

ANALYSIS

2025 Housing Element Annual Progress Report

The Fifth Cycle Housing Element was certified by HCD on December 30, 2015, and then adopted by the City Council on February 23, 2016, for the planning period ending in 2023. The City of Riverbank is currently implementing and updating planning efforts consistent with the Sixth Cycle Housing Element period, which spans from 2023 to 2031.

The forms provided online by HCD have recently been updated pursuant to Assembly Bill 879 (AB 879) and Senate Bill 35 (SB 35) and require the following information, which may be found in Attachment 2:

- Status of the plan and progress in it is implementation;
- Progress in meeting its share of the regional housing needs;
- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- The degree to which its approved general plan complies with the guidelines developed;
- A list of sites rezoned to accommodate that portion of the City’s share of the regional housing need for each income level; and
- The number of net new units of housing, including both rental and for-sale housing, that have been issued an entitlement, a building permit, or a certificate of occupancy.

In 2025 the City issued permits for 88 housing units. New units are determined to count towards RHNA numbers only when the building permit is issued.

The City continued to make progress towards meeting the State mandated RHNA goals during the 2025 calendar year. State mandates require the City to track the following new housing unit related data, shown in the table below:

Applications and Permits	Dwelling Units
Units Issued Building Permits	88
Units Receiving Final Occupancy	58
Units Issued Planning Entitlements	58

A total of 88 units were issued building permits by the Building Division, which included applications from previous years. A total of 58 units were issued certificates of occupancy. An additional 58 units were issued planning entitlements.

The RHNA table for 2025 has been updated to reflect progress made towards the City's RHNA goal. In summary, the City of Riverbank reports no progress for the Very Low-Income, Low-Income, or Moderate-Income goal and six (6) percent of the Above Moderate-Income goal.

2025 General Plan Annual Progress Report

State law requires that general plans include the following mandatory elements: Land Use, Circulation, Housing, Safety, Noise, Conservation, Open Space, and Environmental Justice. Elements for other topics of local concern may also be included. The Riverbank 2005-2025 General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank 2005-2025 General Plan were adopted as a single document on April 22, 2009. The Environmental Justice element was added to state law after the date the 2005-2025 General Plan was adopted and therefore is not included in the 2005-2025 General Plan. The General Plan includes implementation measures/strategies for each element. As 2025 marks the horizon year of the City's 2005-2025 General Plan, this annual report serves as a summary of implementation activity completed during the final year of that planning period and acknowledges the need for a future comprehensive General Plan update.

For 2025, some notable projects completed or in progress include approval of two rezones and subdivision maps for a total of 58 single-family residential lots, approval of two architecture and site plan reviews for a total of 51 units, the Riverbank Cheese and Wine Festival, and completion of four solar projects for city facilities. For a full accounting of the General Plan progress, please view the attached 2025 General Plan and Housing Element Annual Progress Report (Attachment 2).

ENVIRONMENTAL DETERMINATION

The proposed General Plan and Housing Element Annual Progress Report for calendar year 2025 is not considered a project as prescribed by the California Environmental Quality Act. No environmental review is necessary for this item.

PUBLIC NOTICE

This item is considered administrative and does not require public notice beyond posting of the agenda.

RECOMMENDATION

Staff recommends the Planning Commission approve Resolution No. 2026-001, recommending the City Council receive and accept the 2025 Housing Element and General Plan Annual Progress Report and authorize staff to submit the report to the State of California Department of Housing and Community Development (HCD), and the State of California Governor's Office of Land Use and Climate Innovation (LCI).

ATTACHMENTS

1. Planning Commission Resolution No. 2026-001
2. 2025 General Plan and Housing Element Annual Progress Report

Respectfully Submitted By: Teresa McDonald, Senior Planner

**City of Riverbank
Planning Commission
Resolution No. 2026-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA, RECOMMENDING THE CITY COUNCIL RECEIVE AND ACCEPT THE
GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR
CALENDAR YEAR 2025 AND AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE
GOVERNOR’S OFFICE OF LAND USE AND CLIMATE INNOVATION AND THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

WHEREAS, California Government code section 65400, requires the planning agency to provide an annual report to the City Council, the Governor’s Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD) regarding progress toward implementing the General Plan and Housing Element; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2025, utilizing the prescribed forms and instructions provided by HCD and LCI; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW THEREFORE, BE IT RESOLVED that the City of Riverbank Planning Commission based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council receive and accept the annual progress report on the General Plan and Housing Element, attached and incorporated by reference herein, and authorize staff to forward the report to the Governor’s Office of Land Use and Climate Innovation and the State Department of Housing and Community Development pursuant to Government Code Section 65400.

The foregoing Resolution was passed and adopted by the Planning Commission of the City of Riverbank

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on March 31, 2026, moved for adoption by Commissioner ____ and duly seconded by Commissioner ____; and upon roll call was carried by the following vote of: ____:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Joshua E. Mann
Community Development Director

Approved:

Michael Halterman, Chairperson
Planning Commission



2025 General Plan Annual Progress Report
City of Riverbank

March 2026

Table of Contents

CHAPTER 1 – INTRODUCTION AND SUMMARY1

A. PURPOSE OF THE ANNUAL PROGRESS REPORT1

B. PURPOSE OF THE GENERAL PLAN.....1

**C. STATUS OF THE ADOPTED ELEMENTS OF THE RIVERBANK GENERAL
 PLAN1**

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN2

A. REVIEW OF IMPLEMENTATION MEASURES2

**B. GOALS, POLICIES, OBJECTIVES, STANDARDS OR OTHER PLAN
 PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED
 OR OTHERWISE ADJUSTED3**

**CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE
HOUSING ELEMENT4**

EXHIBT A: GENERAL PLAN ANNUAL IMPLEMENTATION REPORT5

EXHIBT B: HOUSING ELEMENT ANNUAL PROGRESS REPORT.....18

CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the State of California Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Riverbank General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE RIVERBANK GENERAL PLAN

State law requires that general plans include eight elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, Open Space, and Environmental Justice. Elements for other topics of local concern may also be included. The Riverbank 2005-2025 General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank 2005-2025 General Plan were adopted as a single document on April 22, 2009. The Environmental Justice element was added to state law after the date the 2005-2025 General Plan was adopted and therefore is not included in the 2005-2025 General Plan. State requirements for housing elements are more detailed and specific than for the other general plan elements. Housing elements are updated every eight years according to a schedule set by the State. For these reasons the Riverbank Housing Element is contained in a separate document which was adopted by the City Council on February 23, 2016 and certified by the State HCD on December 30, 2015. The Housing Element covers the eight-year period from 2015 through 2023. Other elements may be updated less frequently and typically have a 20-year horizon. As 2025 marked the horizon year for the City's 2005-2025 General Plan, this report also serves as a summary of implementation activity completed during the final year of that planning period.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION MEASURES

Progress Report Highlights

The following are highlights of the progress made in calendar year 2025 organized by general plan element:

Land Use:

- *Permitting and New Development.*
 - Crossroads West Commercial: Administrative reviews were completed for multiple structures in Crossroads West, including Pads 1, 2, 11 (Sutter Health Urgent Care), and 14, and Majors 4 (Hobby Lobby), 5, and 6.
 - Other Commercial: Staff processed multiple planning applications for commercial uses, including conditional use permits for L Gusto, 108 Sports Lounge, and the Riverbank Food Center, and an architecture and site plan review for Watermill Express.
 - Single-Family Residential Subdivisions: Two rezones and subdivision maps for a total of 58 single-family residential lots were approved by the City Council in 2025. Both project sites are located in the northeastern portion of the city.
 - Multi-family Residential: Two architecture and site plan reviews were approved by the Planning Commission, one for a triplex located on Sierra Street, and one for a 48-unit apartment complex located on Morrill Road.
 - Single-family residential construction is expected to remain active in 2026, with ongoing projects by KB Home (Crossroads West Unit II), DR Horton (Heritage II), McRoy-Wilbur Communities/KB Home (Landmark-Harrigfeld), DR Horton (Grasslands II/ Countryside III), LGI Homes (River’s Edge), Lev Designs/Gary Lev (Sierra Village Tiny Homes), Cary Pope (Meadowview Subdivision) and Elmwood Estates.
- *Amendments.* One General Plan Amendment was approved in 2025 to amend the General Plan land use designation of a 5.9-acre parcel to Medium Density Residential (MDR). No broader text amendments to the Land Use Element were completed in 2025.

Circulation:

- *Amendments.* There were no amendments to the Circulation Element in 2025.

Community Character and Design:

- *Amendments.* There were no amendments to the Character and Design Element in 2025.

Economic Development:

- *Amendments.* There were no amendments to the Economic Development Element in 2025.

Conservation and Open Space:

- *Amendments.* There were no amendments to the Conservation and Open Space Element in 2025.

Safety:

- *Amendments.* There were no amendments to the Safety Element in 2025.

Noise:

- *Amendments.* There were no amendments to the Noise Element in 2025.

Public Services and Facilities:

- *Amendments.* There were no amendments to the Public Services and Facilities Element in 2025.

Air Quality:

- *Amendments.* There were no amendments to the Air Quality Element in 2025.

Housing:

- *Amendments.* There were no amendments to the Housing Element in 2025.

B. GOALS, POLICIES, OBJECTIVES, STANDARD OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

No goals, policies, objectives, standards, or plan proposals were added, deleted, amended, or otherwise adjusted in 2025. However, one General Plan land use designation amendment was approved in 2025, as described in Exhibit A. It is anticipated the Environmental Justice Element will be added as part of the next general plan update.

CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT

The report addresses the progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2015-2023 Housing Element, adopted February 23, 2016. The State of California Department of Housing and Community Development requires an annual report attached as Exhibit B.

Following are highlights of the Calendar Year 2025 Housing Element Annual Progress Report:

Housing Element Implementation Highlights

The following are highlights of the Calendar Year 2025 Housing Element Annual Progress Report:

- The RHNA table for the current Housing Cycle has been updated to reflect progress made towards the City’s RHNA goal and is presented in Table B below and attached to as Exhibit B. In summary, the City of Riverbank reports progress on the following goals:
 - No progress on the Very Low-Income goal;
 - No progress on the Low-Income goal;
 - No progress on the Moderate-Income goal; and
 - Six (6) percent of the Above Moderate-Income goal.
- *Building Permits Issued in 2025*. In 2025, 88 building permits were issued for single-family development.
- The City, in collaboration with Stanislaus County and the cities of Ceres, Modesto, Oakdale, Turlock, and Waterford, have developed seven (7) different ADU plans that are free to property owners and pre-approved against development standards. The plans are currently in the process of being updated to conform to the new building code cycle.

Exhibit A: General Plan Annual Implementation Report – 2025

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Land Use Element					
Land – 1	The City will conduct a comprehensive review of the land use element, including analysis and actions to ensure there is adequate land in appropriate locations for employment-generating land uses.	X		CDD	The City continues to monitor and review the Land Use Element for adequate land in appropriate locations. One General Plan Amendment was approved by the City Council in 2025 to update the Land Use Diagram to amend the General Plan designation of a 5.9-acre parcel to Medium Density Residential (MDR).
Land – 2	The CDD will maintain an inventory of vacant and underutilized land to (a) evaluate proposed annexations and (b) ensure an adequate supply of vacant land to meet the community’s needs.	X		CDD	The inventory of vacant and underutilized land was updated as part of the housing element update which is currently in the process of being completed.
Land – 3	The City and Redevelopment Agency will pursue grant monies, as well as other funding sources for road and public infrastructure improvements to revitalize areas in need.	X		PW F, CDD,	The Community Development Department, Finance Department and the Public Works Department continue to pursue funding for road and public infrastructure improvements. No action for Redevelopment Agency due to the demise of Redevelopment. No action was taken by the former Redevelopment Agency due to its dissolution.
Land – 4	The City will develop a comprehensive infill development streamlining and incentive program to encourage the redevelopment and revitalization of the Infill Opportunity Area.	X		CDD	The City provides free preapplication reviews so developers can submit a formal application that moves more quickly through the approval process and with fewer resubmittals. In 2025, Staff met with multiple developers who were interested in developing land within the City of Riverbank in infill development areas. Staff expressed support for new development in infill areas.
Land – 5	The City will update the Zoning Code and other Municipal Code sections regulating land development to ensure consistency with the General Plan.	X		CDD	No zoning text amendments were processed in 2025. Staff are in the process of updating the Zoning Code in order to implement the updated Housing Element.

Land – 6	The City will coordinate with StanCOG and member jurisdictions and Caltrans to remove the State Highway 108 designation as it occurs through Riverbank and plan and condition land uses along a future alignment to enable Caltrans to redesignate Highway 108 near the Riverbank Planning Area.	X		CDD	The City of Riverbank continues to be involved in the North County Corridor process.
Land – 7	The City will draft an implementing ordinance for the Clustered Rural Residential land use designation consistent with the policies presented in the General Plan.	X		CDD	No action in 2025.
Land – 8	Update the General Plan using data to be made available by the DWR and the Central Valley Flood Protection Board.	X		CDD	The update to the General Plan Safety Element occurred in 2015 in relation to SB5 (2007) and 200-year floodplain protection. No action in 2025.

		On-going	0 – 5 years		
Circulation Element					
CIRC – 1	Develop and implement a Bicycle Master Plan.	X		DS	The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022.
CIRC – 2	As a part of implementation of the City’s bicycle master plan, the City will work with local irrigation districts, the County, local railroad concerns, other property owners, and other agencies and interested parties to acquire and/or use existing easements and rights-of-way for development of off-street pedestrian and bicycle pathways.	X		DS	The Development Services Department has been in discussion with BNSF and Sierra Northern Railway to utilize some Right-of-Way for off-street pedestrian and bicycle pathways along Patterson Road. Through these discussions, the City is working on developing a safe, efficient multi-modal system for Patterson Road. The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022

CIRC – 3	Develop a Travel Demand Management ordinance that requires large employers to provide incentives for employees to commute via transit, bicycle, on foot or by carpool rather than the SOV commute	X		DS	No Action in 2025.
CIRC – 4	Revise street improvement standards to be consistent with this Circulation Element, including consideration on equal footing of all locally available forms of travel.	X		DS, PW, ENG	The City revised street improvement standards to be consistent with Complete Streets, LID Development Standards and MS4 requirements. The new street standards were adopted by City Council in 2016. The City continues to enforce their street standards adopted in 2016.
CIRC – 5	Coordinate with relevant transit providers and include, as appropriate, transit improvements in the Capital Improvements Plan (CIP).	X		DS, PW, F	The Development Services Department, Finance Department and the Public Works Department work with transit providers and update the City’s Capital Improvement Plans (CIP) annually.
CIRC – 6	The City will actively pursue State and Federal funding for developing, improving, and enhancing bicycle and pedestrian routes in the existing developed City.	X		DS, F	Funding continues to be pursued for the development of bicycle and pedestrian amenities. The City is using CDBG funding to make improvements ADA accessibility and trail improvements to Castleberg Park and ADA improvements to Pioneer Park. The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022
CIRC – 7	Develop and implement a Parking Master Plan to coordinate and manage parking in the City.	X		CDD, PW	A parking survey was conducted in 2022. No updates in 2025.
CIRC – 8	Work with surrounding jurisdictions, the County, and StanCOG to develop regional solutions to regional vehicular transportation issues.	X		DS, PW, ENG	The City Council, Planning Commission, and Community Development Department will continue to work with the County and StanCOG to develop regional solutions to vehicular transportation issues.
Community Character and Design Element					
DESIGN – 1	Establish distinctive crosswalks at major street intersections and other locations expected to generate significant pedestrian traffic in the existing City, as funding allows.	X		F, DS	Utilizing CMAQ and Measure L funds, the City is currently re-designing the Patterson Road and Roselle Avenue intersection to improve circulation and overall safety for non-motorized travelers, including students on bicycles. The City Council adopted the City of Riverbank’s Bicycle and Pedestrian Master Plan on October 26, 2022. Additionally, the City installed a Hawk System crosswalk along Callander

					Avenue between Topeka & Santa Fe as well as raised crosswalks at Crossroads Elementary School.
DESIGN – 2	Where appropriate opportunities and sufficient right-of-way exists, the City will modify wide streets into boulevards with landscaped medians or landscaped strips between the roadway and sidewalks to visually and functionally enhance streets for pedestrians.	X		DS, ENG, PW	The City developed standard street widths to include landscaped medians and landscaped strips between roadways for minor and major collectors and minor arterials in 2016. In 2026, new landscape median and landscape strips will be placed along Oakdale Road north of Westgate Drive to Freddie Lane.
DESIGN – 3	The City will establish design standards and parking requirements for accessory dwelling units.	X		CDD	In 2022 the City adopted an ordinance update for accessory dwelling units. The City is collaborating with other cities in Stanislaus County to have existing engineered ADU plan sets updated to comply with the current building code cycle.
DESIGN – 4	Pursue improvements downtown that reduce effective Downtown street widths in relationship to building height and bulk, while allowing for automobile movements.	X		CDD	The Downtown Specific Plan was adopted in 2015. No Action in 2025. The City continues implementation of actions to enforce the Downtown Specific Plan.
DESIGN – 5	Prepare comprehensive streetscape plans for Patterson Road, Atchison Street/Highway 108, 1 st Street, Claribel Road, Oakdale Road, Roselle Avenue, and Claus Road.		X	DS, ENG	A Streetscape plan for Patterson Road, east of Roselle Avenue is currently being developed to include Complete Streets Principles, including a Bicycle Path adjacent to the BNSF/Sierra Railroad. Other Streets and intersections will be improved as funds become available. In 2025, the City completed the design of a Complete Street at the intersection of Callander Avenue and Santa Fe Street. In 2026, the City will construct new landscape median and landscape strips along Oakdale Road north of Westgate Drive to Freddie Lane.
DESIGN – 6	The City will define the edges, focal points, and landmarks of the Downtown. The City will establish gateways to Riverbank.	X		CDD	The Downtown Specific Plan identifies “gateways to Downtown” as 108/Patterson Road to the west and Atchison Street/Highway 108 to the east. Additionally, the revised DTSP expanded the east gateway, along Atchison Street.
DESIGN – 7	Adopt development standards that minimize environmental impacts of development through an appropriate balance of regulations and incentives	X		CDD	The City continues to minimize environmental impacts of development through the implementation and oversight of the California Environmental Quality Act (CEQA) where mitigation is assessed on projects that may have a significant impact on the environment. Further, the City has a relationship with the appropriate State and Federal

					environmental agencies allowing them to comment and assess appropriate mitigation on development projects. The City also works with developers to ensure that mitigation is practical and feasible for their development plans.
DESIGN – 8	Projects shall provide artwork by a qualified artisan(s) within their developments as approved by the Director of Community Development.	X		CDD	The Community Development Director, Planning Commission and City Council continue to consider artwork by qualified artisan(s) within development projects.
Economic Development Element					
ED – 1	Continue to dedicate staff resources to economic development activities, and identify ways to improve upon existing initiatives	X		F, CDD, EDD	The Finance Department and Community Development Department continues to dedicate staff resources to economic development activities. In 2025, staff attended valuable economic development training workshops and seminars.
ED – 2	Continue to identify funding resources, and apply for those resources for which the City of Riverbank qualifies	X		EDD, F	The City will continue to identify funding resources and apply for those resources for which the City of Riverbank qualifies.
ED – 3	Continue to leverage redevelopment funds to develop programs and initiatives that improve the physical environment and business climate within the project area	X		EDD, CDD	There has not been any work done to leverage redevelopment funds due to the demise of redevelopment.
ED – 4	Work with Modesto Junior College, Stanislaus Opportunity, other public agencies, and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Riverbank	X		EDD	City staff continues to meet with Opportunity Stanislaus, to identify existing businesses and potential businesses that could benefit from their programs and resources.
ED – 5	Identify opportunities to locate job training sites in Riverbank. Most of the existing job training and business assistance resources are based in Modesto. If a major facility development or expansion can be attracted to Riverbank, opportunities should be explored	X		EDD, CDD	No action necessary. The Community Development Department will explore options for job training in Riverbank as opportunities arise when new expansion or development occurs. The management of the Riverbank Industrial Complex has now transferred from the City to Aemetis, a

	to base any resultant job training activities within Riverbank.				company expected to construct a state-of-the-art biofuel plant in Riverbank and hire locally.
ED – 6	Implement a business outreach program that identified home-based businesses operating in Riverbank	X		EDD	No action in 2025.
ED – 7	Implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Riverbank	X		EDD	No action in 2025.
ED – 8	Assign City staff and personnel from appropriate agencies to a “rapid response” team that will respond to changes in the job training and workforce development needs for large employers in Riverbank	X		All Depts.	No Action in 2025.
ED – 9	Develop specific marketing messages for different industry sectors, based on Riverbank’s strengths, market position, and future growth opportunities	X		EDD	In 2025, the City continues to update the Oppsites webpage which list vacant and underutilized parcels.
ED – 10	Refine business attraction targets to include business-to-business suppliers. Business suppliers would potentially include material distributors, services providers, and component manufacturing.	X		EDD	No action in 2025.
ED – 11	Systematically track available land, and available building vacancies. Continually update the information and identify the most efficient and cost-effective methods for distributing the information, including web-based systems.	X		CDD	The City has historically utilized the County’s Geographical Information Systems (GIS) to track available land (vacant land) as well as Oppsites.com, mentioned above.
ED – 12	The City should contract with a sales tax accounting firm to provide customized and quarterly updated audits of the City’s sales tax receipts	X		EDD	The City contracts with Avenu to conduct sales taxreceipt audits.

ED – 13	Dedicate staff resources to tracking employment and payroll trends, in order to monitor progress toward community goals for economic development	X		EDD	No Action in 2025.
ED – 14	Implement a residential survey that includes information on where Riverbank residents work and their occupations	X		EDD	No Action in 2025. The City continues to participate in the Federal Census which supplies information regarding population, where residents work and their occupations.
ED – 15	Facilitate the formation of business district committees, and assist those districts that wish to further explore the benefits and implementation steps for the creation of a Business Improvement District	X		EDD	No action in 2025.
ED – 16	Proactively use the business outreach process to identify priorities for business climate improvement	X		EDD	No Action in 2025.
ED – 17	Include the redevelopment agency in any efforts to improve the local business climate within the redevelopment district	X		EDD, CDD	There has not been any work done to include the redevelopment agency due to the demise of redevelopment.
ED – 18	Initiate a hotel/lodging feasibility study to identify the types, numbers, and appropriate locations of lodging facilities that Riverbank could attract.	X		EDD	No Action in 2025 on a feasibility study but city staff contacted known hotel developers and provided them with information on building and zoning in Riverbank.

ED – 19	Prioritize business attraction initiatives in the categories identified in Goal ED-6.	X		EDD	In late 2015 the City adopted a Grease Interceptor Waiver Program and a Conditional Waiver to Install Grease Interceptors Program to encourage restaurants to locate in the downtown. No Action in 2025.
ED – 20	Identify options and preferred alternatives for rail spur locations and potential relocations, particularly as they pertain to the reuse of the Riverbank Army Munitions site.	X		CC, LRA	The Riverbank Industrial Complex Specific Plan (Former Army Ammunitions Plant) was adopted by City Council in March of 2013. The Plan identified options in regards to the rail spurs in and out of the Riverbank RAAP.
ED – 21	Initiate a retail leakage study in order to identify retail and other local-serving attraction opportunities that remain, and project the future growth in household retail demand and supportable establishments.	X		EDD	No Action in 2025.
ED – 22	Initiate a feasibility study that identifies market opportunities for entertainment and recreational uses in Riverbank, particularly as they apply to creating an arts district in downtown Riverbank.	X		EDD	No Action in 2025. The City continues to implement the Downtown Specific Plan adopted in 2015
ED – 23	Continue to identify and procure the necessary funding to fully implement the streetscape improvement plans identified in the Downtown Revitalization Plan.	X		F, EDD, CDD	No Action in 2025, the City continues to implement the Downtown Specific Plan adopted in 2015.
ED – 24	Continue to facilitate special events in downtown Riverbank.	X		P&R, F, EDD	During 2025, the Parks and Recreation Department held many successful events, which engaged the community and encouraged them to get involved. The largest events typically are the annual Riverbank Cheese and Wine Festival and the Christmas Parade.

ED – 25	Initiate a fiscal impact analysis that identifies fiscal costs and benefits associated with specific types of development.	X		F, EDD, CDD	No Action in 2025.
ED – 26	Identify options such as Zoning Code changes, corridor planning for older commercial areas, and specific plans for new growth areas that would implement and promote mixed use development.	X		CDD	In 2019, the City annexed 380 acres of the Crossroads West Specific Plan, an area adjacent to west City Limits. The Crossroads West Specific Plan features a mixed-use type development with many types of land uses including commercial (58 acres), residential (2,100+ units), and parkland. In 2022, the City approved a 298 unit tentative map, a 114 unit tentative map, and a 91 lot Final Map within this Specific Plan area. A total of 228 homes and a regional shopping center are under construction..
ED – 27	Prepare an urban design plan for downtown Riverbank to compliment business attraction, redevelopment strategies, and streetscape improvements.	X		CDD	The Downtown Specific Plan was adopted in 2015 and includes urban design standards for the Downtown area.
ED – 28	Continue to network with regional agencies as part of the City’s economic development program, and include Latino/Hispanic business organizations as part of this strategy.	X		EDD	The City continues to network with regional agencies as part of the City’s economic development program. No action necessary.

Conservation and Open Space Element					
CONS-1	1) Require development projects and subdivisions be consistent with, and implement land use planning and greenhouse gas emission reduction measures developed pursuant to the regional Sustainable Community Strategy. 2) Develop a Sustainable Agricultural Strategy to minimize the agricultural production loss to urban development	X		CDD, CC, PC	This Action is ongoing. Development Projects, as they are processed, are required to comply with the County’s Sustainable Community Strategy.

CONS – 2	Adopt a “right-to-farm” ordinance that informs residents of ongoing agricultural practices at the edges of Riverbank and protects farmers and other agriculture interests from dumping, nuisance, complaints, and other problems typically associated with new residents on the City fringe.		X	CDD	No Action in 2025. The City of Riverbank Sustainable Agricultural Strategy was adopted by City Council in 2016.
CONS – 3	Seek funding to assist private owners in the preservation of buildings and site of historic importance	X		CDD, EDD	No Action in 2025.
CONS - 4	Seek funding for implementing energy efficient improvement and utilities infrastructure renewal projects	X		CDD, PW, EDD	The City began the installation of 4 solar projects for city facilities such as public works, the police station, a park well site, and the community center in 2022. As of 2025, these projects are now completed and an additional site at the City WWTP is currently under construction.

Safety Element					
SAFE – 1	Work with the Department of the Army to ensure successful clean-up and reuse of the decommissioned Riverbank Ammunition Plant	X			The Riverbank RAAP was selected for closure as part of the Base Realignment and Closure (BRAC) plan of 2008. The City continues to work with the Department of the Army and the Federal Environmental Protection Agency to ensure the successful clean-up and reuse of the plant. In November of 2013, the Riverbank Industrial Complex Specific Plan was adopted by City Council. In 2017 PCB clean-up was completed at the site. In 2022, Land transfer discussions between the Department of the Army and the City of Riverbank continued. the City has finalized a contract with a Master Developer, Aemetis, to develop the existing and remaining parcels of the site.
SAFE – 2	Implement and periodically update disaster plans, including the City’s Emergency Operations Plan		X	CDD, EDD	In 2016 the City updated and adopted its Emergency Operations Plan. No update occurred in 2025.

SAFE – 3	Will coordinate with public safety service providers serving the City to ensure proper training and disaster preparedness and periodic testing of equipment and facilities	X			City department leaders continue to have periodic meetings with OES, and the Community Development Department participated in a 2025 dam failure exercise conducted jointly with TID and OES.
SAFE – 4	Support the purchase and maintenance of proper emergency communication systems and equipment and other necessary tools dealing with emergencies.	X			No Action in 2025.

Noise Element					
NOISE – 1	Update implementing ordinances related to noise consistent with the policies of this element and City redevelopment and revitalization planning	X		CC, PC, CDD	This action has not been implemented due to the demise of Redevelopment. The Community Development Department, City Council and Planning Commission will continue to implement the Noise element on a project-by-project basis, ensuring that specific projects do not affect adjacent land uses that may be sensitive, such as schools and residential.
NOISE – 2	Ensure that personnel charged with enforcing such ordinances are properly trained and equipped for on-site measurement techniques and other necessary tasks	X		CDD	Depending on the Project, a Noise Analysis may be commissioned to ensure that the project is consistent with the Noise Element of the General Plan and any applicable ordinances. This may be done in-house or by an outside consultant.
NOISE – 3	Coordinate with StanCOG and Caltrans to ensure transportation planning and improvement programs are consistent with this element	X		CC, PC, CDD	The City Council, Planning Commission, Public Works Department, Community Development Department and Development Services Department will continue to work with StanCOG and Caltrans to ensure transportation planning and programs are consistent with the Noise Element.
Public Services and Facilities Element					
PUBLIC – 1	Coordinate with area reclamation districts, Stanislaus County, the City of Modesto, and other agencies and jurisdictions for planning and coordinating drainage programs and policies on an area wide and regional basis.	X		DS	The City continues to participate in the Storm Drainage partnership with multiple local agencies to address state requirements for storm water.

PUBLIC – 2	Develop a park master plan that describes the standards, design, land requirements, locations, planning, and funding to support the City's existing and future park system		Complete 2022	P&R	In 2022, the Parks Master Plan was adopted.
PUBLIC – 3	Update the water, wastewater, and stormwater drainage master plans at least every five years to ensure the appropriate level of service is maintained as the City grows, and to ensure that appropriate projects include a capital improvements planning and can be funded		Complete, 2015	CDD	The City's 2020 Urban Water Management Plan was adopted by City Council on October 26, 2021.
PUBLIC – 4	Coordinate with the United States Postal Service and other public agencies serving Riverbank, regarding needs for expansion, satellite locations, and other issues related to land use planning	X		CDD	The City has ongoing contact with the Post Office in regards to the locations of gang mail boxes, delivery routes and other pertinent items related to the USPS in new development/subdivisions.
Air Quality Element					
AIR – 1	Develop a program to reduce daily emissions of nitrogen oxides	X		CDD	No Action in 2025. The City continues to consult with the San Joaquin Valley Air Pollution Control District (SJVAPCD) whom enforces federal air quality standards.
AIR – 2	Develop a local greenhouse gas reduction program	X		CDD	No Action in 2025. The City continues to consult with the SJVAPCD which enforces federal greenhouse gas reduction programs.
AIR – 3	Pursue and use State and Federal funds earmarked for bicycle and transit improvements, transit-oriented planning and development, and other planning and improvement grant programs intended to encourage alternatives to automobile transportation	X		DS, EDD, F	The City continues to pursue and use State and Federal funds earmarked for the programs listed in AIR-3.
AIR – 4	Coordinate with local irrigation districts, the County, Caltrans, and other interested parties to develop bikeways and pedestrian paths along canals, abandoned railroad lines, and other easements and rights-of-ways	X		DS, P&R	The Development Services Department has been in discussion with BNSF and Sierra Northern Railway to utilize some Right-of-Way for off-street pedestrian and bicycle pathways along Patterson Road. Through these discussions, the City is

					working on developing a safe, efficient multi-modal system for Patterson Road.
AIR – 5	Develop planning strategies and supportive ordinances addressing Downtown Riverbank and West Riverbank	X		CDD	The City annexed the Crossroads West Plan Area in June 2019 and has since processed new Tentative Map and design review applications. As of the end of 2025, 220 homes in the Crossroads West Plan Area are now occupied.
AIR – 6	In planning and budgeting for transportation infrastructure, before considering constructing more roadway capacity, the City of Riverbank will consider measures to increase the capacity of the existing road network	X		CC, PC, DS, PW, ENG	The Development Services Department, Public Works Department and Engineering will continue to consider measures to increase the capacity of the existing road network prior to considering constructing more roadway capacity. City Staff is recently revised the City’s Standard Street Widths, which will incorporate DOT’s directive of Complete Streets and LID Standards (MS4 Requirements).
AIR – 7	Coordinate with transit providers on the portion of long-range transit plans serving Riverbank and accommodate necessary facilities such as bus pull-outs, bus shelters, information kiosks, street furniture, lighting, etc.	X		DS	The Development Services Department continues to consider transit plans serving Riverbank for new development.
AIR – 8	Require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant	X		DS	The Development Services Department will continue to work with SJVAPCD to ensure that new projects are mitigating air quality impacts. Air Emissions are calculated and reviewed by SJVAPCD.

Jurisdiction	Riverbank	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	970		-	-	-	-	-	-	-	-	-	-	970
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	672		-	-	-	-	-	-	-	-	-	-	672
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	594	1	-	-	-	-	-	-	-	-	-	12	582
	Non-Deed Restricted		3	-	8	-	-	-	-	-	-	-	-	
Above Moderate		1,355	106	-	194	88	-	-	-	-	-	-	388	967
Total RHNA		3,591												
Total Units			110	-	202	88	-	-	-	-	-	-	400	3,191

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Riverbank	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
132-038-032	Talbot Avenue Riverbank CA			4/28/2026	65	44			Shortfall of Sites	5.47	Higher Density Residential (HDR)	Multiple Family Residential (R-3)	109	164	109	Vacant	
062-022-027	0 Kentucky Avenue			4/28/2026	37	25			Shortfall of Sites	3.1	Higher Density Residential (HDR)	Multiple Family Residential (R-3)	62	93	62	Vacant	
075-069-029	5443 Roselle Ave			4/28/2026	12	9			Shortfall of Sites	1.03	Higher Density Residential (HDR)	(SP-1), Medium / High Density Residential (MHR)	21	31	21	Vacant	
075-075-052	0 Roselle Ave			4/28/2026	62	42			Shortfall of Sites	5.19	Higher Density Residential (HDR)	(SP-1), Medium / High Density Residential (MHR)	104	156	104	Vacant	
075-025-010	5054 Roselle Avenue			4/28/2026	40	26			Shortfall of Sites	3.3	Mixed Use	(SP-1), Mixed Use (CX-1)	66	99	66	Non-Vacant	SFR
075-014-026	2819 Claribel Road			4/28/2026	120	80			Shortfall of Sites	10.26	Mixed Use	(SP-1), Mixed Use (CX-1)	200	308	200	Vacant	
075-014-027	0 Claribel Road			4/28/2026	38	26			Shortfall of Sites	3.21	Mixed Use	(SP-1), Mixed Use (CX-1)	64	96	64	Vacant	
075-093-025	2561 Claribel Road			4/28/2026	25	17			Shortfall of Sites	2.11	Mixed Use	(SP-1), Mixed Use (CX-1)	42	63	42	Vacant	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Riverbank						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1.1a - Adequate Sites for RHNA and Rezone Program	Maintain sufficient, appropriately zoned land capacity to accommodate the City's 6th Cycle RHNA (3,591 units) throughout the planning period in compliance with State law, including No Net Loss.	12/31/2031	6th Cycle	In Progress	By 3/31/26, the City will rezone the properties identified in Table C and in Section VI of the 6th Cycle Housing Element to accommodate the City's RHNA. Over the planning period, the City will amend the Mixed Use District (CX-1 Zone) to allow 100 percent residential uses within the CX-1 Zone.	Units		Maintain adequate zoned site capacity to accommodate all of the City's RHNA by income category throughout the planning period, with no net loss of capacity.
1.1b - Crossroads West Specific Plan	Maintain adequate high-density sites in the Crossroads West Specific Plan to support lower-income housing through by-right approvals and ongoing RHNA and No Net Loss monitoring.	12/31/2031	6th Cycle	In Progress	Permit high-density residential development by right; consider additional density bonuses for affordable housing; ensure Specific Plan amendments maintain required high-density acreage.	Other		Maintain a minimum of 15.5 acres of High Density Residential land within the Crossroads West Specific Plan at densities of at least 20 dwelling units per acre (and up to 30+ dwelling units per acre), sufficient to accommodate the lower-income housing capacity with no net loss of site capacity throughout the planning period.
1.1c - Accessory Dwelling Units	Facilitate the production of Accessory Dwelling Units.	12/31/2026	6th Cycle	In Progress	Promote ADU production through pre-approved plans, multilingual outreach, an ADU resource webpage, and ADU zoning updates consistent with State law, with materials completed by December 2026 and zoning updates by June 2026.	Units		Facilitate the development of accessory dwelling units by maintaining compliance with State ADU law, providing pre-approved ADU plans and public information resources, and tracking annual ADU permit issuance to support Housing Element assumptions throughout the planning period.

<p>1.1d - By-Right Approval</p>	<p>Facilitate lower-income housing by ensuring eligible sites are approved through a ministerial, by-right process consistent with Gov. Code §65583.2(c), removing discretionary and CEQA barriers.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Update the Zoning Code by March 31, 2026 to codify by-right, ministerial approval for qualifying lower-income housing projects subject only to objective design review.</p>	<p>Other</p>		<p>Ensure that all qualifying lower-income housing projects on eligible sites are approved ministerially (by-right), exempt from CEQA, and subject only to objective design review standards throughout the planning period.</p>
<p>1.1e - Replacement Housing</p>	<p>Prevent the net loss of lower-income housing by requiring replacement of affordable units on non-vacant sites consistent with AB 1397 and the State Density Bonus Law.</p>	<p>1/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Update the Zoning Code by January 31, 2026 to codify replacement housing requirements consistent with AB 1397 and the State Density Bonus Law. Apply these requirements to all qualifying non-vacant site developments to ensure no net loss of affordable housing.</p>	<p>Other</p>		<p>Ensure that development projects on non-vacant sites replace any demolished or removed residential units with units affordable to the same or lower income levels, in compliance with State replacement housing requirements, throughout the planning period.</p>
<p>1.1f - Approved and Pending Projects</p>	<p>Ensure approved and pending projects counted toward the 6th Cycle RHNA are constructed, or that equivalent capacity is maintained through monitoring and replacement actions.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will maintain an inventory of approved and pending projects, conduct bi-annual outreach, facilitate project development, and identify alternative actions if projects do not advance.</p>	<p>Other</p>		<p>Maintain all of the RHNA units assumed from approved and pending projects by actively monitoring project status, facilitating project advancement, and implementing replacement actions when projects do not proceed or entitlements expire.</p>
<p>1.1g - Extension of Water and Wastewater Infrastructure to Support Future Growth</p>	<p>Ensure candidate rezoning sites requiring water and wastewater extensions become viable for residential development during the 6th Cycle through infrastructure funding, coordination, and contingency actions to maintain RHNA capacity.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Coordinate Community Development and Public Works to advance water and wastewater extensions for Sites 6–8, pursue funding annually, prepare cost estimates by December 2026, conduct a mid-cycle review by December 2027, and initiate alternative actions by January 2028 if needed.</p>	<p>Other</p>		<p>Facilitate infrastructure readiness for Sites 6–8 by pursuing funding annually, completing a cost estimate by December 2026, and achieving funded or constructed water and wastewater extensions by December 2028; if not achieved, implement alternative land-use actions to maintain RHNA site capacity by December 2028.</p>
<p>1.1h -Religious Institution Sites</p>	<p>Facilitate affordable housing development on land owned by religious institutions, provide by-right approval, and monitoring site progress to support RHNA compliance.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Adopt by-right overlay, provide outreach and technical assistance, update site inventory, and pursue alternative actions if sites do not advance.</p>	<p>Other</p>		<p>Adopt by-right overlay zone at Housing Element adoption; conduct biannual outreach; complete mid-cycle review by 2027; implement alternatives by 2028 if needed.</p>
<p>1.1i - Maximum Residential Density</p>	<p>Establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations.</p>	<p>6/30/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Amend the General Plan Land Use Element to specify maximum allowable residential densities for Higher Density Residential and Mixed Use Designations.</p>	<p>Other</p>		<p>Amend the General Plan Land Use Element to adopt maximum residential density standards for Higher Density Residential and Mixed Use land use designations concurrent with Housing Element adoption.</p>

1.2a - Multi-Family Developments	Ensure that sufficient land at appropriate densities remains available to facilitate high density and multifamily housing development by monitoring land availability and development activity.	12/31/2031	6th Cycle	In Progress	Annually track land availability and multifamily development through the APR to determine whether additional rezoning is needed to support high-density housing.	Other		Annually evaluate 100 percent of multifamily and high-density residential land inventory and housing production to confirm adequate capacity to meet RHNA targets, and initiate rezoning or other corrective actions within one year if a capacity shortfall is identified.
1.2b - Geographical Information Systems	Maintain accurate records as changes to land inventory occur; keep GIS current and provide record to interested parties.	12/31/2031	6th Cycle	In Progress	The City will update and maintain accurate GIS layers that will be accessible from the internet.	Other		Update 100 percent of GIS land inventory layers to reflect approved land use and zoning changes and publish updated layers online at least annually
1.2c - No Net Loss	Ensure ongoing compliance with SB 166 (No Net Loss) by maintaining sufficient residential and mixed-use site capacity to accommodate the City's remaining RHNA obligation at all times during the planning period.	7/31/2026	6th Cycle	In Progress	Develop a formal No Net Loss monitoring procedure by July 2026; evaluate project impacts annually and in 2027; initiate rezoning or alternative site strategies within six months if a shortfall is identified.	Other		Maintain residential site capacity needed to accommodate the City's remaining RHNA by income category throughout the planning period, with zero net loss of capacity, and initiate corrective actions within six months if a shortfall is identified.
2.1a - Non-Profit Developers	Facilitate the development of affordable housing for lower-income households by actively engaging nonprofit housing developers and supporting their efforts to identify sites, secure funding, and advance affordable housing projects within the City.	12/31/2031	6th Cycle	In Progress	The City will meet with non-profit developers (e.g., Self-Help Enterprises, Habitat for Humanity) to identify suitable sites, review funding opportunities, and provide technical assistance to support funding applications and project development.	Meetings		Conduct at least one (1) meeting annually with nonprofit housing developers to support affordable housing development and provide assistance for 100 percent of nonprofit affordable housing proposals that are consistent with the Housing Element.
2.1b - Funding for Lower-Income Developments	Facilitate the development of housing affordable to extremely low-, very low-, and low-income households by assisting developers with grant preparation and expediting City review processes to support successful funding applications, with priority given to extremely low-income housing.	12/31/2031	6th Cycle	In Progress	The City will assist lower-income housing developers with grant applications, documentation, and expedited reviews to meet funding deadlines, prioritizing projects serving extremely low-income households.	Other		Provide funding assistance and expedited processing for 100 percent of qualifying lower-income housing development proposals, and support at least one (1) funding application annually or bi-annually as opportunities arise during the planning period.
2.1c - Accessory Dwelling Units in New Developments	Encourage and facilitate ADUs to be included in new residential development projects.	12/31/2031	6th Cycle	In Progress	The City will encourage developers to include ADUs in new subdivisions by permitting ADUs by right, eliminating minimum lot area requirements, and allowing increased lot coverage in accordance with State ADU law.	Units		Facilitate the inclusion of accessory dwelling units in 100 percent of eligible new single-family subdivisions by allowing ADUs by right, without additional lot area requirements, and monitoring ADU inclusion and permit activity annually.

<p>2.1d - Farmworker Housing Technical Assistance</p>	<p>Facilitate the development and preservation of affordable housing for farmworkers by providing technical assistance, identifying suitable sites, supporting funding applications, improving existing housing conditions, and reducing regulatory and financial barriers to farmworker housing development.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will post farmworker housing resources, site inventory, and funding information online within one year of Housing Element adoption; conduct developer outreach and provide technical assistance, pre-application support, and funding assistance; target rehabilitation and code enforcement resources; and offer incentives to facilitate farmworker housing. Track progress annually through the APR.</p>	<p>Other</p>		<p>Provide technical assistance and outreach to farmworker housing developers that express interest in developing housing within the City, maintain publicly accessible farmworker housing resources, and support at least one (1) farmworker housing funding or development effort during the planning period.</p>
<p>2.1e - Farmworker Housing Development</p>	<p>Facilitate the development of farmworker housing by identifying suitable locations on or near prime agricultural areas, coordinating with agricultural and housing stakeholders, and supporting the construction of farmworker housing units to meet documented needs.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Complete agricultural area analysis within one year; provide site information to developers by December 2027; engage stakeholders and track progress annually through the APR.</p>	<p>Units</p>		<p>Identify suitable sites to accommodate at least twenty (20) farmworker housing units, complete an analysis of prime agricultural areas within one year of Housing Element adoption, and provide site and development information to farmworker housing developers by December 2027.</p>
<p>2.1f - Valley Mountain Regional Center</p>	<p>Support housing opportunities for persons with developmental disabilities by providing referrals, maintaining service information, and pursuing targeted housing funding opportunities.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Refer 100% of relevant inquiries to the Valley Mountain Regional Center; maintain service information online; pursue available State and federal funding; track activities annually through the APR.</p>	<p>Other</p>		<p>Provide housing-related information to residents who inquire about housing for persons with developmental disabilities, maintain publicly accessible information on available services, and pursue at least one (1) State or federal funding opportunity for housing targeted to persons with developmental disabilities during the planning period, as available.</p>
<p>2.1g - Infill Opportunity Area</p>	<p>Encourage higher-density, affordable infill housing within the Infill Opportunity Area by maintaining site inventory, permitting residential development at ≥20 du/ac, and supporting affordable infill projects.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Maintain annual inventory of infill sites; allow stand-alone residential development on Mixed Use sites with affordability; encourage affordable developers and diverse housing types; track activity through the APR.</p>	<p>Other</p>		<p>Maintain an up-to-date inventory of vacant and underutilized infill sites and facilitate residential development at densities of 20 du/ac or greater on eligible Mixed-Use sites that include an affordable housing component.</p>
<p>2.1h - Continuum of Care</p>	<p>Support regional homelessness efforts through participation in the Stanislaus County Continuum of Care and coordination with the Housing Authority.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Participate annually in SCHSCC/CoC activities; maintain a City point of contact; coordinate with the Housing Authority on services and funding; track activity through the APR.</p>	<p>Other</p>		<p>Participate annually in the Stanislaus County Continuum of Care, maintain a designated City point of contact, and coordinate with the Stanislaus County Housing Authority to support homelessness services and funding access.</p>

2.1i - Inclusionary Housing Ordinance	Evaluate and, if appropriate, adopt an Inclusionary Housing Ordinance to facilitate affordable housing in new residential development consistent with State law.	12/31/2031	6th Cycle	In Progress	Complete feasibility analysis within two years of Housing Element adoption; adopt ordinance within one year if determined appropriate; report progress through the APR.	Other		Complete an evaluation of an Inclusionary Housing Ordinance within two years of Housing Element adoption and, if deemed appropriate, adopt an ordinance within one year of the determination.
2.1j - Housing Choice Voucher Program	Support housing affordability, mobility, and fair housing choice by promoting participation in the Housing Choice Voucher (HCV) program in coordination with the Stanislaus Regional Housing Authority.	12/31/2031	6th Cycle	In Progress	Post fair housing and HCV information; create Fair Housing Factsheet by June 2026; coordinate annually with the Housing Authority; promote landlord participation; track progress through the APR.	Other		Disseminate HCV and fair housing information annually, maintain coordination with the Stanislaus Regional Housing Authority, and support increased utilization of Housing Choice Vouchers by Riverbank residents.
2.2a - No Net Loss in Downtown Specific Plan Area	Ensure no net loss of residential capacity in the Downtown Specific Plan Area by preserving high-density and mixed-use sites, replacing displaced units, and maintaining sufficient capacity to meet RHNA.	12/31/2031	6th Cycle	In Progress	Maintain ≥ 15.67 acres at ≥ 20 du/ac; require 2:1 replacement of displaced units; review projects and amendments for No Net Loss compliance; track annually through the APR.	Other		Maintain a minimum of 15.67 acres of high-density and mixed-use residential sites in the Downtown Specific Plan Area at ≥ 20 du/ac with no maximum density, and require a 2:1 replacement of any residential units displaced by Downtown redevelopment projects.
2.2b - Development in Downtown Specific Plan Area	Facilitate affordable attached single-family and multifamily housing for extremely low-, very low-, and low-income households in the Downtown Specific Plan Area through developer and nonprofit coordination.	12/31/2031	6th Cycle	In Progress	The City will coordinate annually with developers and nonprofit housing providers; evaluate joint-venture and land-assembly strategies; track outcomes through the APR.	Other		Coordinate annually with developers and nonprofit housing providers to advance affordable housing in the Downtown Specific Plan Area.
2.2c - Facilitating Mixed-Use Developments in Downtown Specific Plan Area	Promote mixed-use and upper-story residential development in the Downtown Core to increase higher-density housing opportunities.	12/31/2031	6th Cycle	In Progress	The City will assist developers with site identification and funding information; expedite permit review where feasible; track mixed-use development annually through the APR.	Other		Facilitate upper-story residential and mixed-use housing in the Downtown Core by assisting property owners and developers annually with site identification, funding information, and expedited permit processing.
3.1a - Planned Development Zones and Tiny House Villages	Encourage flexible and innovative housing through use of Planned Development zoning and Tiny House Village standards.	6/30/2026	6th Cycle	In Progress	Update website by June 2026; conduct annual developer outreach; track use of PD zoning and Tiny House Village standards through the APR.	Other		Promote the use of Planned Development zoning and Tiny House Village standards by maintaining public information online and conducting annual outreach to developers to support flexible and higher-density residential development.
3.1b - Fee Waiver Program	Reduce cost barriers to higher-density and affordable housing through fee waivers and deferrals.	12/31/2031	6th Cycle	In Progress	Apply fee waivers and deferrals to 100% of qualifying projects; promote program via website and industry outreach; track usage annually through the APR.	Other		Waive or defer City fees for all qualifying higher-density and affordable housing projects.
3.1c - Permit Software for Building Permit Processing	Improve efficiency of building permit processing through continued use of permit software.	12/31/2031	6th Cycle	In Progress	Process 100% of permits using permit software; support expedited review; monitor processing timelines annually through the APR.	Other		Maintain use of permit processing software to track and process 100 percent of building permit applications and support expedited review of residential development.

3.1d - Off-Street Parking	Ensure off-street parking standards do not constrain multifamily or special-needs housing.	12/31/2031	6th Cycle	In Progress	Review parking standards annually; publish current requirements by June 2026; consider code amendments if constraints are identified; track progress through the APR.	Other	Annually review off-street parking standards to confirm they do not constrain multifamily or special-needs housing and make current parking requirement information publicly available by June 2026.
3.1e - Water and Sewer Service	Ensure priority water and sewer service for lower-income housing consistent with State law.	12/31/2031	6th Cycle	In Progress	Distribute Housing Element within 30 days of adoption; adopt priority service procedures by January 31, 2026; apply procedures to all qualifying projects; track through the APR.	Other	Provide Housing Element within 30 days of adoption and adopt procedures by January 31, 2026, to prioritize water and sewer service for lower-income housing.
3.1f - Lower-Income and Special Needs Housing	Reduce processing barriers for lower-income and special needs housing through priority permitting and ongoing compliance monitoring.	12/31/2031	6th Cycle	In Progress	Assign staff contact and fast-track 100% of qualifying projects; conduct pre-application meetings; provide streamlining information; monitor completed units for affordability and occupancy; track annually through the APR.	Other	Fast-track all applicable qualifying lower-income and special needs housing projects and monitor completed units for ongoing compliance.
3.1g - Accessibility in Housing and Public Facilities	Ensure accessible housing and facilities and remove barriers to reasonable accommodation for persons with disabilities.	12/31/2031	6th Cycle	In Progress	Enforce State accessibility standards; revise reasonable accommodation findings and eliminate fees by December 2025; process requests without barriers; track annually through the APR.	Other	Maintain 100% compliance with State accessibility laws and remove any fee or regulatory barriers to reasonable accommodation by December 2025.
3.1h - Planning and Finance Transparency	Ensure public access to planning and financial documents consistent with State law.	12/31/2031	6th Cycle	In Progress	Publish 100% of planning and financial documents required by Gov. Code §65940 on the City's website by December 31, 2026; maintain and update documents as changes occur; report through the APR.	Other	Publish all planning and financial documents required by Gov. Code §65940 online by December 31, 2026.
3.1i - Wastewater Treatment Plant Upgrades	Ensure sufficient wastewater capacity to support RHNA housing growth.	12/31/2031	6th Cycle	In Progress	Monitor WWTP upgrades annually; pursue funding annually; identify alternatives by December 31, 2028, if needed; complete upgrades by January 31, 2030; report progress through the APR.	Other	Monitor WWTP capacity annually, pursue funding annually, and complete upgrades to expand wastewater treatment capacity by January 31, 2030, or implement alternative actions by December 31, 2028, to maintain sufficient infrastructure capacity to support RHNA housing growth.

3.1j - Amendments to the Riverbank Municipal Code and Specific Plans	Remove regulatory constraints to special needs housing through zoning and Specific Plan amendments.	12/31/2026	6th Cycle	In Progress	Adopt Municipal Code and Specific Plan amendments by December 31, 2026, to allow special needs housing by right, apply objective standards, and implement streamlined ministerial review; report progress through the APR.	Other		Adopt amendments to the Riverbank Municipal Code and applicable Specific Plans by December 31, 2026, to allow special needs housing types by right, apply objective standards, and implement streamlined ministerial review consistent with State law.
4.1a - Affordable Housing Funding	Preserve and rehabilitate housing through ongoing pursuit of State and federal funding.	12/31/2031	6th Cycle	In Progress	Evaluate and apply for CDBG, HOME, and other housing rehabilitation funds annually as feasible; track funding awards and units rehabilitated through the APR.	Other		Pursue State and federal housing rehabilitation funding annually, as feasible.
4.1b - Housing Conditions Database	Track housing conditions and rehabilitation activity to support housing preservation and future funding efforts.	12/31/2031	6th Cycle	In Progress	Maintain and annually update a housing conditions database capturing all City-assisted rehabilitation projects; use data to inform future goals and report progress through the APR.	Other		Maintain and annually update a database tracking housing conditions and rehabilitation activity.
4.1c - Housing Condition Survey	Identify housing rehabilitation needs through a Citywide Housing Condition Survey and target rehabilitation resources accordingly.	12/31/2026	6th Cycle	In Progress	Complete HCD-compliant survey by December 2026; publish results; coordinate with the Housing Authority on funding and homeowner outreach; track outcomes through the APR.	Other		Complete and publish a Housing Condition Survey by December 2026 and use results to target rehabilitation efforts.
4.1d - Housing Rehabilitation Program	Promote the City's Housing Rehabilitation Program for substandard housing units.	12/31/2031	6th Cycle	In Progress	Maintain outreach materials, target survey-identified areas, coordinate with Stanislaus County on funding, and report progress through the APR.	Other		Update program materials annually, conduct targeted outreach within 6 months of survey completion, and apply for rehabilitation funding annually.
4.2a - Land Division of High Density Residential Sites	Preserve high-density residential land capacity by discouraging subdivision of high-density sites.	12/31/2031	6th Cycle	In Progress	Evaluate 100% of subdivision proposals on high-density sites; prepare written findings; ensure no net loss of residential capacity; track through the APR.	Other		Review all proposed subdivisions of high-density sites to ensure no net loss of residential capacity.
4.2b - At-Risk Housing	Preserve lower-income housing by monitoring and mitigating the loss of at-risk affordable units.	12/31/2031	6th Cycle	In Progress	Maintain and annually update an at-risk housing inventory; implement mitigation strategies to ensure no net loss; report through the APR.	Other		Annually monitor all at-risk units and mitigate any loss of lower-income housing.

5.1a - Equal Housing opportunity	Promote equal housing opportunity through education, outreach, and referrals.	12/31/2031	6th Cycle	In Progress	Provide fair housing information annually; train staff on referrals; maintain materials at public locations; conduct or participate in at least one fair housing outreach event per year; report progress through the APR.	Other		Conduct annual fair housing outreach, staff training, and public information dissemination.
5.1b - Annual Progress Report	Ensure transparency, public engagement, and General Plan consistency through annual Housing Element review.	12/31/2031	6th Cycle	In Progress	Prepare and submit APR by April 1 annually; conduct public hearings; publish notices in English and Spanish; post review materials online; evaluate General Plan consistency; report through the APR.	Other		Complete the APR by April 1 annually with public review and General Plan consistency evaluation.
5.1c - Housing Element Public Participation	Promote public participation in Housing Element updates through multilingual outreach and community partnerships.	12/31/2031	6th Cycle	In Progress	Post notices in English and Spanish; partner with churches and local groups; distribute notices via water bills; identify at least one community partner by December 2030; report progress through the APR.	Other		Conduct Housing Element outreach using multilingual notices and multiple communication methods and maintain partnerships with community organizations, with at least one identified community partner by December 2030.
5.1d - Affirmatively Market Fair Housing Resources	Affirmatively further fair housing through education, referrals, and affirmative marketing of affordable housing.	12/31/2031	6th Cycle	In Progress	Maintain multilingual fair housing information; refer victims of discrimination to Project Sentinel; coordinate affirmative marketing with developers; conduct outreach and community notifications; review annually and report through the APR.	Other		Annually provide fair housing information, refer discrimination inquiries, and affirmatively market affordable housing.
5.1e - State and Federal Housing Program and Funding Opportunities	Support affordable housing development through ongoing pursuit of State and federal funding.	12/31/2031	6th Cycle	In Progress	Pursue housing funding opportunities annually; post funding information online; notify developers and community groups; prioritize extremely low- and very low-income housing; report outcomes through the APR.	Other		Annually pursue State and federal housing funding and notify stakeholders of available housing resources.
5.1f - Targeted Capital Improvement Program Investment	Support housing development and equitable infrastructure investment through targeted CIP projects.	12/31/2031	6th Cycle	In Progress	Complete at least four infrastructure projects during the planning period; prioritize east of BNSF Railroad, Crossroads West, and Downtown Riverbank; pursue funding annually; monitor and report progress through the APR.	Other		Complete at least four CIP-funded infrastructure projects during the planning period to support housing and equity goals.

5.1g - First-Time Homebuyers Program	Increase access to homeownership for first-time and lower-income households.	12/31/2031	6th Cycle	In Progress	Update the First-Time Homebuyers Program by June 2027; pursue HOME and other funding; conduct annual outreach when funding is available; track households assisted through the APR.	Other		Update and expand the First-Time Homebuyers Program by June 2027 and, when funding is available, provide homeownership assistance to eligible first-time homebuyers and conduct at least one outreach or educational activity annually.
5.1h - Housing outreach and Stakeholder Engagement	Encourage the development of affordable and multifamily housing, including housing for special needs and extremely low-, very low-, and low-income households, through proactive outreach, partnerships, and technical assistance.	12/31/2031	6th Cycle	In Progress	Conduct outreach to housing providers, developers, service organizations, and religious institutions; provide technical assistance; pursue funding partnerships; report annually through the APR.	Other		Conduct annual outreach, provide biannual technical assistance, and engage religious institutions biannually beginning by June 30, 2026.
6.1a - State Energy-Efficient Standards	Ensure energy-efficient residential development consistent with State standards.	12/31/2031	6th Cycle	In Progress	Apply State energy-efficiency requirements to applicable residential projects; include energy-efficient conditions in planned development approvals; monitor and report annually through the APR.	Other		Ensure all applicable residential development projects comply with State energy-efficiency standards and include energy-efficient conditions where applicable through planned development approvals.
6.2a - Energy Conservation Guidelines	Promote energy conservation in new residential development.	12/31/2031	6th Cycle	In Progress	Apply energy conservation guidelines to new residential projects through development standards; monitor compliance and report annually through the APR.	Other		Apply energy conservation guidelines to all new residential development.
6.3a - Weatherization Assistance	Improve energy efficiency and reduce utility costs through weatherization in housing rehabilitation.	12/31/2031	6th Cycle	In Progress	Include weatherization measures in 100% of feasible City-assisted rehabilitation projects; track units improved and report annually through the APR.	Other		Include weatherization measures in all City-assisted housing rehabilitation projects, where feasible.

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 8.1 **March 31, 2026**

APPLICATION: **General Plan Amendment 01-2025 and Zoning Ordinance Amendment 01-2025 (Dept. File 25-0030) – Housing Element Adoption, Land Use Element Amendment and Zoning Ordinance Amendments related to the Mixed-Use CX-1 Zoning District and Regional Housing Needs Assessment Overlay District**

APPLICANT: City-Initiated

ENVIRONMENTAL DETERMINATION: CEQA Exempt – Section 15061(b)(3)

PROJECT PLANNER: Joshua Mann, Community Development Director

RECOMMENDATION: Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the Approval of a General Plan Amendment to amend the General Plan to the replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations, and to authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department for Certification

Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the approval of an Ordinance amending the Riverbank Municipal Code by amending Sections §153.067 And §153.071 and adding Sections §153.166 Through §153.169 entitled “Regional Housing Needs Assessment Overlay”

ACRONYMS: CEQA – California Environmental Quality Act

I. EXECUTIVE SUMMARY

State law mandates that each city and county update their Housing Element generally every eight (8) years with specific deadlines being established by the State Department of Housing and Community Development (HCD). The Housing Element is one (1) of eight (8) mandatory elements that comprise the City's General Plan according to Section 65302(c) of the California Government Code. The Housing Element is considered to be the primary policy document to guide the development, rehabilitation, and preservation of housing for all economic segments of the local population.

The City's existing 5th Cycle Housing Element was adopted in February 2016. The proposed 6th Cycle Housing Element Update addresses the 6th Planning Cycle and demonstrates how the City will accommodate the 2023-2031 (6th Cycle) Regional Housing Needs Allocation (RHNA) adopted by the Stanislaus Council of Governments (StanCOG).

The Proposed Project includes two (2) actions:

1. Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the Approval of a General Plan Amendment to amend the General Plan to the replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations and to authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department for Certification; and
2. Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the approval of an Ordinance amending the Riverbank Municipal Code by amending Sections §153.067 And §153.071 and adding Sections §153.166 Through §153.169 entitled "Regional Housing Needs Assessment Overlay".

II. BACKGROUND AND ANALYSIS

6th Cycle Housing Element

The City's 6th Cycle Housing Element Update has been prepared in accordance with Section 65800 of the State Government Code, and is organized into ten (10) Chapters:

Chapter I: Introduction. Provides an introduction of the Housing Element and Statutory requirements.

Chapter II: Household and Employment Characteristics. Overview of Riverbank's recent growth in terms of population and economic development.

Chapter III: Housing Stock Characteristics. An analysis of demographic and socio-economic conditions, housing conditions, market trends, and other factors.

Chapter IV: Housing Supply and Needs. Evaluation of current and future housing needs in Riverbank, including housing needs among lower-income households and populations with special housing needs.

Chapter V: Affirmatively Furthering Fair Housing (AFFH). Analysis of Fair Housing in the City of Waterford.

Chapter VI: Housing Production Opportunities. An inventory of land suitable for residential development.

Chapter VII: Housing Production Constraints. The constraints analysis addresses governmental constraints to housing development such as zoning, development fees, development standards, and development review process, as well as non-governmental constraints, such as high land and construction costs and public opposition to housing construction.

Chapter VIII: Housing Development Eligible to Change to Non-Low-Income Units. Analysis of existing assisted rental housing developments and financial resources available for residential development, including funding available for development of low-income housing.

Chapter IX: Evaluation of Previous Housing Element. An evaluation of the City's 5th Cycle Housing Element, including an analysis of the City's progress toward achieving its 5th Cycle RHNA objectives and an assessment of the City's progress toward implementing the programs from the previous Housing Element.

Chapter X: Housing Element Goals, Policies, and Housing Action Plan. A series of goals, policies, and programs to address the City's housing needs as well as quantified objectives for housing development and preservation during the planning period.

Regional Housing Needs Allocation

As part of the 6th Cycle Housing Element Update, as noted above, the City is required to identify available sites to accommodate its Regional Housing Needs Assessment (RHNA). In the 6th Cycle Regional Housing Needs Allocation Plan for Stanislaus County, StanCOG provided the City with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City's RHNA.

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	3,591

City staff conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City’s General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City’s existing City Limits that can accommodate residential development. In total, the inventory of land resulted in the City’s ability to accommodate the development of 3,859 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). The City has identified eight (8) sites for rezoning, with the capacity of 668 units, to meet the RHNA. As such, the City has the ability to accommodate the RHNA.

6th Cycle Housing Goals and Policies

Although a majority of the programs established in the 5th Cycle Housing Element remains valid, there are new and revised programs provided in the 6th Cycle Housing Element Update to reflect community needs and consistency with State law.

Major updates to existing Programs, or new Programs include:

Program 1.1a: Adequate Sites for RHNA and Rezone Program. Amend the Mixed Use District CX-1 Zone to allow 100 percent residential uses in the CX-1 Zoning District and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. Rezone properties to fully accommodate RHNA.

Program 1.1b: Crossroads West Specific Plan. Monitor and encourage higher density residential development in the Crossroads West Specific Plan area.

Program 1.1.c: Accessory Dwelling Units. Update Accessory Dwelling Units section of the Riverbank Zoning Code to be consistent with State Law.

Program 1.1d: By-Right Approval. Update Zoning Code to add by-right approval requirements consistent with State Law.

Program 1.1e: Replacement Housing. Update the Zoning Code to add replacement housing requirements consistent with Assemble Bill 1397.

Program 1.1f: Approved and Pending Projects. Monitor and assist in facilitating the development of approved and pending project in Riverbank.

Program 1.1g: Extension of Water and Wastewater Infrastructure to Support Future Growth. Expand water and wastewater infrastructure to support new development, including pursuing funding opportunities.

Program 1.1h: Religious Institution Sites. Provide a streamline review for housing development on land owned by faith institutions and nonprofit colleges as allowed by Senate Bill 4.

Program 1.1i: Maximum Residential Density. Establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations.

Program 1.2c: No Net Loss. Monitor the consumption of residential and mixed-use acreage to ensure that adequate inventory is available to meet the City's RHNA obligations, pursuant to Senate Bill 166.

Program 3.1d: Off-Street Parking. Review off-street parking requirements for multi-family and special housing needs developments to ensure requirements do not pose a constraint to development.

Program 3.1i: Wastewater Treatment Plant Upgrades. Track upgrades to the Wastewater Treatment Plant, pursue grant funding, and identify actions to complete upgrades.

Program 3.1j: Amendments to the Riverbank Municipal Code and Specific Plans. Update the Zoning Code with various amendments related to Single Room Occupancy, Low Barrier Navigation Centers, Farmworker Housing, Transitional and Supportive Housing, Emergency Shelters, Density Bonuses, Ministerial Approvals, Residential Care Facilities, and Multi-Family Development Standards.

Program 4.1d: Housing Rehabilitation Program. Promote the City's Housing Rehabilitation Program.

Program 5.1e: State and Federal Housing Program and Funding Opportunities. Pursue funding opportunities for affordable housing.

Program 5.1g: First-Time Homebuyers Program. Implement changes to program to provide assistance to more homebuyers.

Program 5.1h: Housing Outreach and Stakeholder Engagement. Provide for outreach to affordable and multifamily housing developments, including housing for special needs and/or extremely low-, very low-, and/or low-income households.

General Plan Amendment to Land Use Element

The City of Riverbank 2005 – 2025 General Plan was adopted on April 22, 2009 by the City of Riverbank City Council and includes a number of required and optional elements, including Air Quality, Land Use, Circulation, Community Character and Design, Conservation and Open Space, Economic Development, Noise, Public Services and Facilities, and Safety. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establish the density and building intensity standards that are further refined in the City’s Municipal Code (specifically, Chapter 153: Zoning). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) in which defines the anticipated intensity of residential development throughout the City (e.g., Medium-Density Residential density range of 8 – 16 dwelling units per net acre).

During the 6th Cycle Housing Element Update, staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density. For example, the Higher Density Residential Land Use Designation allows for all types of attached single-family and multi-family housing at a net density of 16 *or more* dwelling units per acre but does not establish a maximum density.

To correct this, staff is proposing a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a maximum residential density of 40 dwelling units per net acre.

Zoning Ordinance Amendment

The proposed Zoning Ordinance Amendments includes three (3) components:

1. **By-Right Approval Process.** Government Code Section 65583.2(c) requires the City to implement a “by-right” approval program for sites identified in the 6th Cycle Housing Element that were 1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and 2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles). Specifically, Government Code allows projects to have a “by-right” approval process housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:
 - Conditional Use Permit;
 - Planned Community Permit;
 - Design Review other than Objective Design Standards; or
 - Other discretionary, local government review or approval that would constitute a “project” as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

Program 1.1d of the 6th Cycle Housing Element requires implementation of this Program and the sites subject to the “by-right” approval process required by Government Code Section 65583.2(c) are identified in Table VI-10, Sites Utilized in 5th Cycle to Meet Lower-Income RHNA.

2. **By-Right Approval Process for Religious Institution Sites (Senate Bill 4).** Program 1.1h of the 6th Cycle Housing Element the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4. The proposed Ordinance includes a new Section (Section 153.168, *Eligibility for Religious Institution Sites*) to clarify the eligibility of religious institution sites and eligibility criteria pursuant to Senate Bill 4.
3. **Amendment to the Mixed Use CX-1 Zone.** Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The proposed Ordinance includes amendments to Section 153.067, *Uses Permitted* and Section 153.071, *Development Standards* to incorporate this requirements into the Mixed Use CX-1 Zone.

III. ENVIRONMENTAL DETERMINATION

The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.

As evaluated in the CEQA Technical Memorandum, the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the project involves goals, policies, and programs to meet the City’s RHNA and affirmatively furthering fair housing goals, but does not involve any physical change with the potential to create adverse effect on the environment. The 6th Cycle Housing Element creates a roadmap on how to achieve the City’s RHNA and AFFH goals through identification of suitable sites for development and identification of programs and corresponding actions that could remove constraints to and promote housing. The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to the filing of formal development applications and review by City staff in accordance with CEQA and City plans, ordinances, and standards, which may require supporting technical reports.

No physical improvements are part of the City's adoption the Housing Element, General Plan Amendment to the Land Use Element and Zoning Ordinance Amendments; therefore, it can be seen with certainty that there is no foreseeable or reasonable possibility that adopting the 6th Cycle Housing Element and Zoning Ordinance Amendment would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA under the common sense exemption.

The CEQA Technical Memorandum is attached to this Staff Report as Attachment 6.

IV. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on March 11, 2026, and posted at City Hall on March 11, 2026. The 6th Cycle Housing Element was made available to the public at City Hall and the City's website as of February 24, 2026. The 6th Cycle Housing Element Update is available to download from the City's website: <https://www.riverbank.org/652/Housing-Element>

V. PUBLIC PARTICIPATION AND HCD REVIEW

Staff held a Public Workshop with Planning Commission and provided a presentation to the City Council on February 20, 2024, and March 12, 2024, respectively, on the 6th Cycle Housing Element Update at the Riverbank City Council Chambers to provide a presentation on the Housing Element Update process, and to solicit input and comment from Workshop Attendees. A Public Notice for the Planning Commission Workshop was published in the Riverbank News and on the City's website. A joint City Council-Planning Commission Public Workshop was held on July 31, 2024, at the Riverbank Community Center. A Public Notice for this Workshop was published in the Riverbank News, at City Hall, the Post Office, the Community Center, on social media, and on the City's website.

City Staff conducted one (1) survey over the course of the project. The survey was conducted online and was available from June 21, 2024, to August 13, 2024, through a link from the project website. The survey focused on identifying community priorities and issues for housing, mobility, economic development, and other areas of the Housing Element. Seventy-seven (77) responses were received in English and Spanish.

A stakeholder interview with service providers and housing developers was held on September 11, 2024. Various housing groups and providers that service the needs of Riverbank residents were in attendance, including KB Homes, DR Horton, McRoy Wilbur Communities, Stanislaus County Habitat for Humanity, Stanislaus County Affordable Housing Corp., and the Stanislaus Regional Housing Authority.

The following is a summary of the Draft Housing Element versions:

- **Public Review Draft.** The Draft 6th Cycle Housing Element was made available for a 30-day public review period from October 15, 2024 to November 14, 2024. Staff presented the Draft 6th Cycle Housing Element Update to Planning Commission and City Council on October 15, 2024 and November 12, 2024, respectively.
- **1st HCD Review Draft.** The 6th Cycle Housing Element Update was submitted to HCD on December 2, 2024 for a 90-day review period ending in February 2025 (1st HCD Review Draft). HCD issued a findings letter on February 27, 2025 identifying revisions to the 6th Cycle Housing Element that are necessary for HCD to find the element in substantial compliance with State Housing Element law.
- **2nd HCD Review Draft.** Staff presented a progress report on the Housing Element Update to City Council on May 27, 2025. Staff revised the 6th Cycle Housing Element Update and resubmitted to HCD for a 60-day subsequent review on June 24, 2025 (2nd HCD Review Draft) following a 7-day public review period from June 16, 2025 to June 23, 2025. HCD issued a findings letter on the 2nd HCD Review Draft on August 22, 2025 identifying additional revisions to the 6th Cycle Housing Element that are necessary to find the element in substantial conformance with State Housing Element Law.
- **3rd HCD Review Draft.** Staff revised the 6th Cycle Housing Element Update and resubmitted to HCD for a 60-day subsequent review on November 13, 2025 (3rd HCD Review Draft) following a 7-day public review period from November 4, 2025 to November 12, 2025. Staff then presented a progress report on the Housing Element Update progress to Planning Commission on November 18, 2025. HCD again issued a findings letter on the 3rd HCD Review Draft on January 12, 2026 identifying additional revisions necessary.
- **4th HCD Review Draft (Current Version).** Staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a 60-day review on March 4, 2026 (4th HCD Review) following a 7-day public review period from February 24, 2026 to March 3, 2026.

The City received several public comment letters in during the public comment periods. Staff has revised the Housing Element in response to these comments and has provided responses to public comments in Appendix L of the 6th Cycle Housing Element.

City staff revised the 6th Cycle Housing Element to address HCD’s findings of January 12, 2026. The Final Draft 6th Cycle Housing Element provided as Attachment 3. Revisions to the Housing Element are also provided in redline track changes on the City’s website: <https://www.riverbank.org/652/Housing-Element>.

VI. RECOMMENDATION

Planning staff recommend that the Planning Commission review and consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, consider adoption of the following Resolutions:

1. Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the Approval of a General Plan Amendment to amend the General Plan to the replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations and to authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department for Certification.
2. Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to City Council the approval of an Ordinance amending the Riverbank Municipal Code by amending Sections §153.067 And §153.071 and adding Sections §153.166 Through §153.169 entitled “Regional Housing Needs Assessment Overlay”.

VII. ATTACHMENTS

1. Planning Commission Resolution No. 2026-002 (GPA 01-2025)
2. Planning Commission Resolution No. 2026-003 (ZOA 01-2025)
Exhibit A – Draft Ordinance
3. Final 6th Cycle Housing Element Update
4. Existing and Proposed Amendments to Land Use Element
5. Public Notice for the 6th Cycle Housing Element Update
6. CEQA Technical Memorandum, dated March 4, 2026

Respectfully Submitted By:

Joshua Mann

Joshua Mann
Community Development Director

Riverbank Planning Commission
Agenda Item No. 8.1
Special Meeting of March 31, 2026
Page **10** of **10**

**City of Riverbank
Planning Commission
Resolution No. 2026-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF A
GENERAL PLAN AMENDMENT TO REPLACE THE ADOPTED HOUSING ELEMENT
WITH THE 6TH CYCLE HOUSING ELEMENT, AMEND THE GENERAL PLAN LAND
USE ELEMENT, AND AUTHORIZE STAFF TO SUBMIT THE 6TH CYCLE HOUSING
ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR CERTIFICATION**

WHEREAS, Sections 65580 through 65589.8 of the California Government Code require each jurisdiction to regularly update its Housing Element in accordance with deadlines established by the State; and

WHEREAS, the City held Public Workshops on February 20, 2024, March 12, 2024, and July 31, 2024, to introduce the 6th Cycle Housing Element update effort, to provide the community and interested agencies with an opportunity to identify priorities and concerns related to the provision of housing; and

WHEREAS, the City made the Draft 6th Cycle Housing Element available for a 30-day public review from October 15, 2024, through November 14, 2024; and

WHEREAS, the City presented the Draft 6th Cycle Housing Element to Planning Commission and City Council on October 15, 2024, and November 21, 2024, respectively, to provide the community and interested parties with an opportunity to learn about the Draft 6th Cycle Housing Element and comment on the Draft 6th Cycle Housing Element; and

WHEREAS, the Draft 6th Cycle Housing Element was submitted to California Department of Housing and Community Development (HCD) on December 2, 2024, for a 90-day State-mandated review following review and incorporation of public comments pursuant to State law (1st HCD Review Draft);

WHEREAS, HCD identified revisions to the Draft 6th Cycle Housing Element that it determined were necessary to comply with state law in a written findings letter dated February 27, 2025; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD's findings and resubmitted to HCD for a subsequent 60-day review on June 24, 2025 (2nd HCD Review) following a 7-day public review period from June 16, 2025, through June 23, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated August 22, 2025; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD’s findings and resubmitted to HCD for a 60-day review on November 13, 2025 (3rd HCD Review) following a 7-day public review period from November 4, 2025, through November 12, 2025; and

WHEREAS, HCD identified additional revisions to the Draft 6th Cycle Housing Element in a written letter dated January 12, 2026; and

WHEREAS, staff revised the 6th Cycle Housing Element to address HCD’s findings and resubmitted to HCD for a 60-day review on March 3, 2026 (4th HCD Review) following a 7-day public review period from February 23, 2026, through March 2, 2026; and

WHEREAS, the Proposed Project has been reviewed and analyzed by the City pursuant to the California Environmental Quality Act (CEQA) as analyzed in the CEQA Technical Memorandum incorporated by this reference, which determined that the 6th Cycle Housing Element and amendment to the Land Use Element is exempt from CEQA pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, Program 1.1i, *Maximum Residential Density* directs the City amend the Riverbank General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations; and

WHEREAS, the Planning Commission held a duly noticed special public hearing on March 31, 2026, regarding the Housing Element Update, including the changes requested by HCD by their January 12, 2026, letter, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered all evidence submitted in connection with the Housing Element Update, including the staff report, public testimony, and all other documents and evidence that are part of the City administrative record for these actions; and

WHEREAS, the Planning Commission finds that the goals, policies, and programs, and objectives contained in the 6th Cycle Housing Element, considered individually and cumulatively, do not adversely affect the internal consistency of the City of Riverbank General Plan; and

WHEREAS, in accordance with Senate Bill 18, formal consultation requests were distributed to Native American Tribes on January 13, 2026, for a 90-day period ending on April 13, 2026, and the City did not receive any formal requests for consultation; and

WHEREAS, a Notice of Public Hearing was advertised in the Riverbank News, a newspaper of general circulation on March 11, 2026, and posted at three (3) locations accessible to the public; and

WHEREAS, the Planning Commission has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public hearing; and

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

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission hereby recommends to the City Council find the proposed General Plan Amendment exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) as analyzed in the CEQA Technical Memorandum, adopt the 6th Cycle Housing Element, approve the General Plan Amendment to the Land Use Element described herein, and authorize Staff to submit the 6th Cycle Housing Element to the State of California Housing and Community Development Department based on the following findings:

1. General Plan Amendment Findings. That pursuant to California Government Code Section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The proposed General Plan Amendment is in the public interest.
 - b. The proposed General Plan Amendment is consistent and compatible with the goals and the vast majority of policies of the General Plan.
 - c. The potential effects of the proposed General Plan Amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare.
 - d. The proposed General Plan Amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act?
 - e. The proposed General Plan Amendment has been processed in accordance with the California Government Code and the California Environmental Quality Act (CEQA).
2. The proposed 6th Cycle Housing Element contains a thorough and adequate treatment of housing issues required to be addressed by State law and adequately addressed each of the HCD findings. The amendment to the General Plan will adopt the 6th Cycle Housing Element and will replace the 5th Cycle Housing Element.
3. The proposed 6th Cycle Housing Element is internally consistent with the General Plan and is not detriment to the public interest, health, safety, and welfare of the City.

4. The proposed 6th Cycle Housing Element has been prepared to substantially comply with State Housing Element Law and has been revised to address the findings identified by HCD in its letter dated January 12, 2026.
5. Based on substantial evidence provided in the Housing Element, including a Statewide housing crisis, strong demand for residential and mixed-use development in the City, historical regional and local development trends of underutilized sites, historical regional and local development trends of sites that allow non-residential uses, opportunities for streamlined infill development, unique site characteristics including low lot utilization and a commitment from the City to implement programs that incentivize and promote the development of sites, including redevelopment or intensification of underutilized sites, the Planning Commission finds that the existing uses on underutilized sites identified to accommodate the City's RHNA do not impede residential development during the period covered by the Housing Element, that the sites that allow non-residential uses are likely to accommodate a portion of the RHNA, and that the sites identified in the 6th Cycle Housing Element are anticipated to be available for development during the Housing Element period.
6. The proposed 6th Cycle Housing Element includes a variety of goals, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the goals, policies, and programs to support safe and decent housing, to maintain, rehabilitate, and preserve housing, to increase housing choice, to encourage the development of a variety of housing types and locations to meet the needs of all income levels and the needs of special needs populations, and to affirmatively further fair housing.
7. The 6th Cycle Housing Element was prepared in accordance with California Government Code and the California Environmental Quality Act.
8. The Planning Commission recommends that the City Council authorize Planning Director to be able make minor modifications to the Housing Element to achieve certification and address comments provided by the Department of Housing and Community Development on the Housing Element, if applicable.
9. The proposed amendments to the City of Riverbank General Plan Land Use Element will establish a maximum residential density for the Higher Density Residential and Mixed Use General Plan Land Use Designations. These amendments would implement Program 1.1i of the 6th Cycle Housing Element.
10. The Planning Commission recommends that the City Council find the 6th Cycle Housing Element is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 6th Cycle Housing Element is exempt from CEQA because the project involves goals, policies, and

programs to meet the City's RHNA and affirmatively furthering fair housing goals but does not involve any physical change with the potential to create adverse effect on the environment. The 6th Cycle Housing Element creates a roadmap on how to achieve the City's RHNA and AFFH goals through identification of suitable sites for development and identification of programs and corresponding actions that could remove constraints to and promote affordable housing.

The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and further evaluation in accordance with CEQA and City plans, ordinances, and standards. No physical improvements are proposed or approved as part of adoption of the Housing Element and the City's new RHNA obligations; therefore, it can be seen with certainty that there is no possibility that adopting the 6th Cycle Housing Element would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA under the common sense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

11. The Planning Commission recommends that the City Council find the General Plan Amendment to the Land Use Element is exempt from CEQA pursuant to pursuant to Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The amendments to the General Plan Land Use Element establish a maximum residential density for the Higher Density Residential and Mixed Use General Plan Land Use Designations. The amendments does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development would be subject to formal development applications and environmental review in accordance with CEQA. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a special meeting held on the March 31, 2026; 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

Michael Halterman, Chairperson
Planning Commission

**City of Riverbank
Planning Commission
Resolution No. 2026-003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF AN
ORDINANCE AMENDING THE RIVERBANK MUNICIPAL CODE BY AMENDING
SECTIONS §153.067 AND §153.071 AND ADDING SECTIONS §153.166 THROUGH
§153.169 ENTITLED “REGIONAL HOUSING NEEDS ASSESSMENT OVERLAY”**

WHEREAS, Government Code Section 65855 requires that the City Council receive input and a recommendation from the Planning Commission on Zoning Ordinance Amendments that imposes any regulation listed in Section 65850; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Riverbank City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City’s regional housing need allocation (RHNA) of 3,591 units, comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element identifies goals, policies, and programs enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, Program 1.1a, Adequate Sites for RHNA and Rezone Program, directs the City to allow developments by-right pursuant to Government Code Section 65583.2(h) when 20% or more of the residential units are affordable to low- and very low-income households for sites requiring rezoning; and

WHEREAS, Program 1.1a, Adequate Sites for RHNA and Rezone Program, directs the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, Program 1.1d, By-Right Approval directs the City to allow developments by-right pursuant to Government Code Section 65583.2(c) when 20 percent or more of the residential units are affordable to low- and very low-income households for sites identified on previous Housing Element sites inventory; and

WHEREAS, to comply with this Government Code Section 65583.2(c), the City is establishing by Ordinance the Regional Housing Needs Assessment Overlay District covering those 4th and 5th cycle reused sites to allow development by-right when 20% or more of the residential units are affordable to lower-income households; and

WHEREAS, Program 1.1h, *Religious Institution Sites* directs the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4; and

WHEREAS, a Notice of Public Hearing was advertised in the Riverbank News, a newspaper of general circulation, on March 11, 2026 and posted at three (3) locations accessible to the public; and

WHEREAS, the Planning Commission has utilized its own independent judgement in considering the information contained in this resolution and attachments, in the staff report and attachments and other exhibits, and in writing and oral testimony during the public hearing; and

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

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission hereby recommends to the City Council find the proposed Ordinance exempt from CEQA pursuant to pursuant to Section 15061(b)(3), as analyzed in the CEQA Technical Memorandum incorporated by reference and approve the proposed Ordinance, as attached hereto as Exhibit A to this Resolution based on the following findings:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan:
 - a. The proposed Ordinance is compatible with the General Plan and each of its elements and the following Goals and Policies of the General Plan:
 - i. 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.
 - ii. Policy LAND 3.3 - The City will encourage “compact development,” which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.
 - iii. Program 1.1a - Adequate Sites for RHNA and Rezone Program
 - iv. Program 1.1d - By-Right Approval
 - v. Program 1.1h - Religious Institution Sites
 - b. The proposed Ordinance is compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which it is proposed and with the regulations for each land use district.
2. The City finds and determines with certainty that the amendments described in this Draft Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the “common sense exemption” that CEQA applies only to projects which have the potential for causing a significant effect on the

environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Draft Ordinance implements the goals and programs of the 6th Cycle Housing Element and does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and evaluation in accordance with CEQA and City plans, ordinances, and standards, which may require supporting technical reports. No physical improvements are proposed or approved as part of the Ordinance. therefore, it can be seen with certainty that there is no possibility that approving the proposed Ordinance would result in a significant effect on the environment. Thus, the City of Riverbank finds that the proposed Ordinance is exempt from CEQA under the commonsense exemption. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum incorporated herein by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a special meeting held on the March 31, 2026; 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

Michael Halterman, Chairperson
Planning Commission

Exhibit A – Draft Ordinance

EXHIBIT A

**THE CITY COUNCIL
OF THE CITY OF RIVERBANK
ORDINANCE NO. 2026-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, AMENDING THE RIVERBANK MUNICIPAL CODE BY AMENDING
SECTIONS §153.067 AND §153.071 AND ADDING SECTIONS §153.166 THROUGH
§153.169 ENTITLED “REGIONAL HOUSING NEEDS ASSESSMENT OVERLAY”
(ZOA 01-2025)**

WHEREAS, Government Code Section 65585 requires that the City Council receive input and a recommendation from the Planning Commission on a Zoning Ordinance Amendment that imposes any regulations listed in Section 65850; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et. seq.) requires that the City of Riverbank City Council adopt a Housing Element for the eight-year period 2023 – 2031 to accommodate the City’s Regional Housing Need Allocation (RHNA) of 3,591 units, comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element identifies goals, policies, and programs for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, Program 1.1a, *Adequate Sites for RHNA and Rezone Program*, directs the City to allow developments by-right pursuant to Government Code Section 65583.2(h) when 20% or more of the residential units are affordable to low- and very low-income households for sites requiring rezoning; and

WHEREAS, Program 1.1a, *Adequate Sites for RHNA and Rezone Program*, directs the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, Program 1.1d, *By-Right Approval* directs the City to allow developments by-right pursuant to Government Code Section 65583.2(c) when 20

percent or more of the residential units are affordable to low- and very low-income households for sites identified on previous Housing Element sites inventory; and

WHEREAS, to comply with Government Section 65583.2(c), the City is establishing by Ordinance the Regional Housing Needs Assessment Overlay District covering those sites rezoned and covering those 4th and 5th Cycle reused sites to allow development by-right when 20 percent or more of the residential units are affordable to lower-income households; and

WHEREAS, Program 1.1h, *Religious Institution Sites* directs the City to develop an overlay zone to allow by-right approval and incentivize development of housing on land owned by religious institutions at default densities in support of the Housing Element Sites Inventory pursuant to Senate Bill 4; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on March 31, 2026, to consider an amendment to the City of Riverbank Municipal Code and with a vote of _____, recommended approval of this Ordinance to the City Council; and

WHEREAS, the proposed amendments to the Riverbank Municipal Code would amend a Section of Title XV: Land Usage, Chapter 153: Zoning to clarify that 100 percent residential uses are allowed in the Mixed-Use District CX-1 Zone and to require that residential uses occupy at least 50 percent of the floor area in a mixed-use project; and

WHEREAS, the proposed amendments to the Riverbank Municipal Code would amend Sections of Title XV: Land Usage, Chapter 153: Zoning to create the Regional Housing Needs Assessment Overlay District by creating new Sections 153.166 through 153.168 entitled “Regional Housing Needs Assessment Overlay”; and

WHEREAS, the amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission for the City of Riverbank made the following Findings:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan.

- a. The Ordinance is compatible with the General Plan and each of its elements. Specifically, the Ordinance is compatible with the following Goals and Policies of the General Plan:
 - i. 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.
 - ii. Policy LAND 3.3 – The City will encourage “compact development,” which places origination and destination points closer together (residences, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.
 - iii. Program 1.1a – Adequate Sites for RHNA and Rezone Program.
 - iv. Program 1.1d – By-Right Approval.
 - v. Program 1.1h – Religious Institution Sites
2. The Ordinance furthers the public interest, convenience, and general welfare of the City. The amendments would ensure that the City is consistent with State Housing Element Law and the City’s share of the Regional Housing Needs Allocation.
3. The finds and determines with certainty that the amendments described in the Ordinance are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the “Common Sense Exemption” that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Draft Ordinance implements the goals and programs of the 6th Cycle Housing Element and does not grant any development entitlements or authorize development beyond what is allowed under the current General Plan and Zoning Code (Chapter 153). All future housing development pursuant to the 6th Cycle Housing Element would be subject to formal development applications and further evaluation under CEQA, which may require supporting technical reports. No physical improvements are proposed or approved as part of this Ordinance which only implement the goals and programs of the Housing Element; therefore, it can be seen with certainty that there is no possibility that approving the proposed Ordinance would result in a significant effect on the environment. Thus, the City of Riverbank finds that the proposed Ordinance is exempt from CEQA under the common sense exemption.
4. The Ordinance is compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which it is proposed and with the regulations for each land use district.

WHEREAS, on _____, notice of the City Council Public Hearing was published in the Riverbank News in compliance with California Government Code Section 65090, and posted in public places throughout the City and on the City's website; and

WHEREAS, a Public Hearing was held on _____, 2026 and all comments were heard and considered by the City Council.

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

SECTION 1: Title XV: Land Usage, Chapter 153: Zoning, Section 153.067: Uses Permitted and Section 153.071: Development Standards shall be amended as follows (removed language is represented in ~~strike through~~ and added language is represented in underline text):

§ 153.067 USES PERMITTED.

(A) All attached single-family and multi-family residential uses, including duplexes, apartments, condominiums, townhouses, and live-work units provided that the living units are located above the ground floor of a commercial uses or adjacent to commercial on the same property.

(B) Detached residential uses with a minimum net density of eight units per acre, including single family homes, caretaker units, and manufactured homes.

(C) Attached Higher Density Residential in a vertical and/or horizontal mixed use setting of 1620 or more dwelling units per net acre. ~~This residential use must be above (on upper stories of buildings) or adjacent to commercial operations on the same property.~~

(D) Office uses including administrative, professional, creative, telecommunications, flex, research, and similar office uses that are primarily worker-occupied.

(E) (1) Retail sales of goods that can generally be carried out by the customer including food and specialty foods, open air markets, small household goods, pharmaceuticals and sundries, apparel, art and supplies, antiques, furniture, appliances, electronics, books, flowers, hardware, toys, bicycles and sporting goods, music, and similar goods.

(2) Sales of alcoholic beverages require a conditional use permit in accordance with § 153.361.

(F) Service uses including personal and business services with walk-in customer service, such as beauty parlors, spas, cleaners, repair services, banks, travel or real

estate agents, medical clinics, child or adult care, photocopiers, mailing services, Laundromats, and similar uses. Rental uses of items such as party supplies, wedding apparel or tuxedos are allowed as services uses.

(G) (1) General commercial uses including entertainment uses including bars, full service restaurants, quick service restaurants (not drive through fast food), dance and exercise studios, gyms, sports facilities, game arcades, and similar uses.

(2) Sales of alcoholic beverages require a conditional use permit in accordance with § [153.361](#).

(H) (1) Civic uses including government offices and services, libraries, community centers, conference facilities, and similar uses.

(2) Public infrastructure including support uses include water, storm water, sewer, and utility infrastructure, streets, sidewalks, bicycle paths, parking garages, transit stops, parks, plazas, streetscape improvements, and other public facilities.

(I) Institutional uses including colleges, trade schools, places of worship, museums, and similar uses.

(J) Tiny house villages, as defined in § [153.003](#) and as allowed in § [153.170](#) through [153.177](#).
(Ord. 2014-006, passed 7-8-14; Am. Ord. 2023-003, passed 1-24-23)

§ 153.071 DEVELOPMENT STANDARDS.

Applicability. District development standards in this section apply, unless altered or superseded through the use of a Planned Development Zoning District (§§ [153.160](#) through [153.164](#)) or adoption by the city of a Specific Plan or similar plan. Other City Code development standards apply if not addressed in this section.

(A) *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.

(B) *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Community Development Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by the property owner. Approval shall be based on the degree of compliance with landscaping standards as adopted from time to time by the City Council.

(C) *Trash storage area.* Trash bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed trash storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(D) *Off-Street parking.*

(1) *Non-residential uses.* Not less than 2¼ spaces per 1,000 square feet of building area.

(2) Shared parking between uses with different peak demand days or times is encouraged to reduce total area used for parking. When the viability of shared parking is demonstrated by the applicant, the minimum parking ratio may be reduced by one space per 1,000 square feet of building area. Commercial parking spaces shall be provided within 600 feet of the site.

(3) *Residential uses.* Not less than one space per unit.

(4) *Assisted living facilities.* Not less than ¼ space per unit.

(5) *Transient occupancy uses.* Not less than ½ space per room.

(6) Parking lots shall be located to sides and rears of buildings. No more than 50% of a site's street frontage may consist of parking lot or driveway.

(7) Uses not listed shall provide parking as required in § [153.184](#).

(E) *Open space requirements.* All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space, but should have a width and depth ratio not exceeding one to two (1:2). In very large complexes (more than 50 units) this required open space can be in multiple locations and all amenities approved by the Community Development Director.

(F) Pursuant to Government Code Section 65582.2, Higher Density Residential uses are permitted to have 100 percent residential uses in the Mixed Use District CX-1 Zone. A minimum of 50 percent of the total floor area shall consist of residential uses in a mixed-use project in the Mixed Use District CX-1 Zone. Floor area is defined in Section 153.003 of this Chapter.

(Ord. 2014-006, passed 7-8-14)

SECTION 2: Title XV: Land Usage, Chapter 153: Zoning is amended to add new Sections: 153.166 through 153.168, which shall read as follows (added language is represented in underline text):

Regional Housing Needs Assessment Overlay

Section

153.166 Purpose

153.167 Eligibility for By-Right Approval

153.168 Eligibility for Religious Institution Sites

153.168 Permit Requirements

§ 153.166 PURPOSE

This Section specifies the process for reviewing uses entitled to review as a “use by right” as defined in Government Code Section 65583.2. In enacting this Section, it is the intent of the City of Riverbank to implement State law as well as the goals, objectives, and policies of the General Plan.

This Section also creates opportunities for future affordable housing development on existing religious institutional land within the City of Riverbank and seeks to utilize State of California Senate Bill 4, signed into law on October 11, 2023, which permits housing as a use by right on lands owned by an independent institution of higher education or religious institution.

For the purposes of this Section, the following definition shall apply:

“By-right” shall mean that the review of the project may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” under the California Environmental Quality Act as defined in Government Code Section 65583.2.

§ 153.167 ELIGIBILITY FOR BY-RIGHT APPROVAL

The following residential uses are eligible for by-right approval provided site qualifies based on the following criteria:

(A) Are located on sites listed as lower-income sites in the adopted housing element site inventory pursuant to Government Code Section 65583.2(c) that are shown to have been either:

(1) Vacant and listed in two prior housing element site inventories; or

(2) Non-vacant and listed in a previous housing element site inventory.

The sites listed as lower-income sites in the adopted housing element pursuant to Government Code Section 65583.2(c) are shown in Table VI-10 of the 6th Cycle Housing Element.

(B) Are located on sites subject to rezoning in the adopted housing element site inventory pursuant to Government Code Section 65583.2(c).

(C) At least twenty (20) percent of the total number of housing units in the project are proposed affordable to lower-income households at affordable rent or affordable housing cost, as applicable.

§ 153.168 ELIGIBILITY FOR RELIGIOUS INSTITUTION SITES

The following residential uses are eligible for by-right approval provided site qualifies based on the following criteria:

(A) Are located on sites listed as religious institution sites in the adopted housing element site inventory pursuant to Government Code Section 65913.16.

(B) Are located on sites that meet the eligibility criteria pursuant to Government Code Section 65913.16.

The religious institution sites in the adopted housing element are shown in Table VI-15 of the 6th Cycle Housing Element.

§ 153.169 PERMIT REQUIREMENTS

(A) Permit requirements. An applicant for a project eligible for by-right approval shall submit a ministerial plan permit for approval of the design. No discretionary permit or approval is required.

(B) Review of application.

(1) For ministerial plan permit applications listed in this Section, the Community Development Director, or designee, without notice or hearing, shall consider the application ministerially without discretionary review. When the application is in compliance with the relevant standards, the permit shall be issued. The decision may be appealed to the Planning Commission pursuant Section 153.219.

(2) The application for the ministerial plan permit shall be reviewed for conformance with objective standards established by the General Plan, applicable Specific Plans, Zoning Code, design standards, and other adopted standards.

(3) As provided by Government Code Section 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. This Ordinance shall become effective thirty (30) days from and after its final passage, provided it is published pursuant to Government Code section 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on _____, 2026. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the ____ day of _____, 2026; motioned by Councilmember _____, seconded by Councilmember _____; moved said ordinance by a City Council ____ vote of ____:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

APPROVED AS TO FORM:

Tom P. Hallinan
City Attorney

Attachment 3

Riverbank 6th Cycle Housing Element

GPA 01-2025

6th Cycle Housing Element, dated February 2026

Due to the size of this document, it has not been reproduced in the staff report. A copy of the 6th Cycle Housing Element is available for viewing and download on the City's website at:

<https://www.riverbank.org/652/Housing-Element>

Individuals that are unable to access the document at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at riverbankhousing@riverbank.org or (209) 869-7101 to obtain a copy.



Existing

LAND USE

areas. Rather, the design of such areas shall conform to policies included throughout the General Plan, which serve as performance standards.

Areas with the Mixed Use designation in the existing developed City would accommodate a similar mix of land uses as described above. However, this General Plan does not envision that existing neighborhoods would be removed to accommodate new development. Land use change would primarily occur incrementally, and primarily

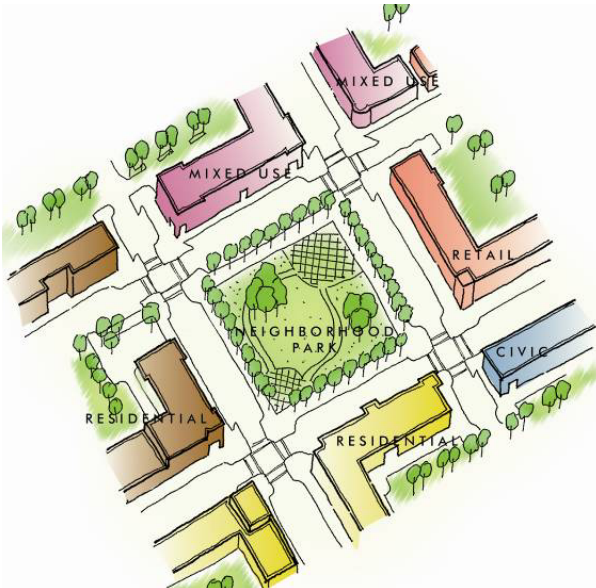


Figure LAND-1. Neighborhood Centers. Smaller-scale commercial uses are encouraged in “neighborhood centers.” The neighborhood center concept is described throughout this General Plan. Above is a conceptual illustration of a neighborhood center with a small park surrounded by retail, mixed-use, civic, and residential development.



Figure LAND-2. Mixed Use Development. Housing above commercial, or “vertical mixed-use,” is encouraged within the Mixed Use (MU) Land Use Designation.

on vacant and underutilized properties. In order to be consistent with the balance of General Plan policy, certain residential neighborhoods with the Mixed Use designation in the existing developed City would not experience land use change during this General Plan update. As described in policies throughout the General Plan, the City is committed to preserving the quality of life in existing developed parts of the City, while also striving to add vibrancy to areas with concentrations of underutilized property.

Community Commercial

Areas with this designation are anticipated to be developed for retail, employment, and/or commercial services. These areas are located along major roadways on the periphery of existing and planned neighborhoods. The maximum FAR is 0.3.



Lower-Density Residential

This designation includes single-family homes, one to each lot, developed at a net density of up to eight dwelling units per acre. Lots would be at least 5,000 square feet in size. This category would primarily include detached units, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

Medium-Density Residential

This category includes small-lot, single-family detached homes, attached single-family homes, and other residences developed at a net density of between eight and 16 dwelling units per acre. Lots would be at least 2,500 square feet in size.

Higher-Density Residential

This category allows for all types of attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of 16 or more dwelling units per acre.

Reserve

The Reserve category is intended for land that the City has not yet planned for a specific urban, agricultural, or resource land use. This designation does not necessarily imply urban development, but rather could be areas to preserve in natural open space or for agricultural use, for example. This area offers an opportunity to plan for future land uses by setting specific performance criteria before development takes place in sensitive areas.

The Reserve designation does not denote any specific land use, but rather is an overlay designation that specifies additional requirements related to timing of development, analysis required by the City, infrastructure and service standards, and related topics. Before making Reserve areas eligible for consideration for urban development, the City will hold a public hearing and make required findings, including the following:

- Development of the Reserve area is adjacent to developed areas of the City and infrastructure and services can efficiently be extended to serve the Reserve area;
- The City has had prepared infrastructure planning and financing to serve the needs of the proposed development area, including financing of any necessary citywide facilities to accommodate the planned level of growth;
- Either the rest of the Riverbank Planning Area is sufficiently built out such that the Reserve area is now needed to meet the demand for urban development, or the proposal includes a desired land use unique to the Planning Area that cannot be accommodated on lands within the City limits or portions of the Planning Area without the Reserve overlay designation;



Proposed

LAND USE

areas. Rather, the design of such areas shall conform to policies included throughout the General Plan, which serve as performance standards. **This category allows for a residential net density of between 16 and 40 dwelling units per acre.**

Areas with the Mixed Use designation in the existing developed City would accommodate a similar mix of land uses as described above. However, this General Plan does not envision that existing neighborhoods would be removed to accommodate new development. Land use change would primarily occur incrementally, and primarily

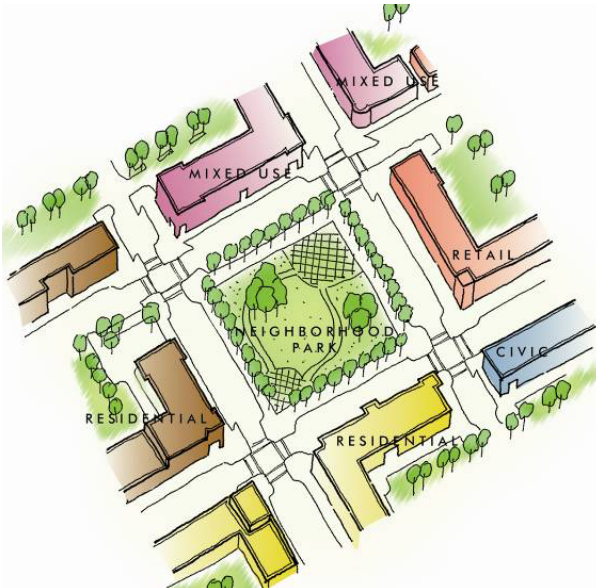


Figure LAND-1. Neighborhood Centers. Smaller-scale commercial uses are encouraged in “neighborhood centers.” The neighborhood center concept is described throughout this General Plan. Above is a conceptual illustration of a neighborhood center with a small park surrounded by retail, mixed-use, civic, and residential development.



Figure LAND-2. Mixed Use Development. Housing above commercial, or “vertical mixed-use,” is encouraged within the Mixed Use (MU) Land Use Designation.

on vacant and underutilized properties. In order to be consistent with the balance of General Plan policy, certain residential neighborhoods with the Mixed Use designation in the existing developed City would not experience land use change during this General Plan update. As described in policies throughout the General Plan, the City is committed to preserving the quality of life in existing developed parts of the City, while also striving to add vibrancy to areas with concentrations of underutilized property.

Community Commercial

Areas with this designation are anticipated to be developed for retail, employment, and/or commercial services. These areas are located along major roadways on the periphery of existing and planned neighborhoods. The maximum FAR is 0.3.



Lower-Density Residential

This designation includes single-family homes, one to each lot, developed at a net density of up to eight dwelling units per acre. Lots would be at least 5,000 square feet in size. This category would primarily include detached units, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

Medium-Density Residential

This category includes small-lot, single-family detached homes, attached single-family homes, and other residences developed at a net density of between eight and 16 dwelling units per acre. Lots would be at least 2,500 square feet in size.

Higher-Density Residential

This category allows for all types of attached single-family and multi-family housing, including condominiums, apartment buildings, townhouses, and other similar residential structures developed at a net density of ~~16 or more dwelling units per acre.~~
between 16 and 40 dwelling units per acre.

Reserve

The Reserve category is intended for land that the City has not yet planned for a specific urban, agricultural, or resource land use. This designation does not necessarily imply urban development, but rather could be areas to preserve in natural open space or for agricultural use, for example. This area offers an opportunity to plan for future land uses by setting specific performance criteria before development takes place in sensitive areas.

The Reserve designation does not denote any specific land use, but rather is an overlay designation that specifies additional requirements related to timing of development, analysis required by the City, infrastructure and service standards, and related topics. Before making Reserve areas eligible for consideration for urban development, the City will hold a public hearing and make required findings, including the following:

- Development of the Reserve area is adjacent to developed areas of the City and infrastructure and services can efficiently be extended to serve the Reserve area;
- The City has had prepared infrastructure planning and financing to serve the needs of the proposed development area, including financing of any necessary citywide facilities to accommodate the planned level of growth;
- Either the rest of the Riverbank Planning Area is sufficiently built out such that the Reserve area is now needed to meet the demand for urban development, or the proposal includes a desired land use unique to the Planning Area that cannot be accommodated on lands within the City limits or portions of the Planning Area without the Reserve overlay designation;



Planning Division	6617 Third Street Riverbank, CA 95367	Tel: (209) 863-7138 Fax: (209) 863-7126
--------------------------	--	--

This table is not for publication	
PUBLISH DATE: March 11, 2026	TO LEGAL: March 5, 2026
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 conduct a special public hearing on **Tuesday, March 31, 2026, at 6:00 PM** or soon thereafter as practical 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 in regards to public meeting requirements. This public hearing is to consider the following matters:

RIVERBANK FINAL 6TH CYCLE HOUSING ELEMENT – GENERAL PLAN AMENDMENT 01-2025, ZONING ORDINANCE AMENDMENT 01-2025, REZONE 02-2025, AND SPECIFIC PLAN AMENDMENT 01-2025

General Plan Amendment 01-2025: To consider a Resolution recommending to the City Council of the City of Riverbank to approve a General Plan Amendment to amend the General Plan to replace the adopted Housing Element with the 6th Cycle Housing Element, amend the General Plan Land Use Element to establish a maximum density for the Higher Density Residential and Mixed Use General Plan Land Use Designations, and to authorize Staff to submit the 6th Cycle Housing Element to the California Department of Housing and Community Development for Certification.

The City’s Final 6th Cycle Housing Element has been prepared in accordance with Government Code Section 65580 et. al., which specifies the content of the Housing Element. The City’s Final 6th Cycle Housing Element consists of an analysis and evaluation of existing housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period.

Zoning Ordinance Amendment 01-2025: To consider a Resolution recommending to the City Council of the City of Riverbank to adopt an Ordinance to amend Title XV, Land Usage, Chapter 153, Zoning to add new Sections entitled “Regional Housing Needs Assessment Overlay” to implement Programs 1.1a, 1.1d, and 1.1h of the 6th Cycle Housing Element pursuant to Government Code Sections 65583.2(c) and 65913.16 and to amend Chapter 153, Zoning, Sections 153.067, Uses Permitted and 153.071, Development Standards of the Mixed Use District CX-1 Zone to implement Program 1.1a of the 6th Cycle Housing Element. The new Sections entitled “Regional Housing Needs Assessment Overlay” would clarify the requirements of Government Code Sections 65583.2(c) and 65913.16 on specified properties identified in Table VI-10 and Table VI-15 of the 6th Cycle Housing Element and establish a by-right approval process for projects that include at least 20 percent of the total number of housing

Planning Division

6617 Third Street
Riverbank, CA 95367

Tel: (209) 863-7138
Fax: (209) 863-7126

units in the project are affordable to lower-income households and a by-right approval process for religious institutions sites pursuant to Senate Bill 4 (Government Code Section 65913.16). The amendments to the Mixed Use District CX-1 Zone would consist of allowing 100 percent residential uses and require a minimum of 50 percent of the total floor area of residential uses in a mixed-use project pursuant to Government Code Section 65582.2.

General Plan Amendment 01-2025, Rezone 02-2025 and Specific Plan Amendment 01-2025: Site-specific General Plan Amendments, Rezones and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element include the following:

0 Talbot Avenue (APN: 132-038-032): The site currently has a general plan designation of Industrial/Business Park (I/BP) and a zoning designation of Light Industrial (M-1). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

5443 Roselle Avenue (APN: 075-069-029): The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC). The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the specific plan land use designation to Medium/High Density Residential (MHR).

0 Roselle Avenue (APN 075-075-052): The site currently has a general plan designation of Civic (C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027): The sites currently have a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

2561 Claribel Road (APN 075-093-025): The site currently has a general plan designation of Community Commercial (C/C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B). The project proposes to amend the General Plan designation to Mixed Use (MU) and the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.

0 Kentucky Avenue (APN 062-022-027): The site currently has a general plan designation of Lower Density Residential (LDR) and a zoning designation of Planned Development (P-D) 71. The project proposed to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).



Planning Division	6617 Third Street Riverbank, CA 95367	Tel: (209) 863-7138 Fax: (209) 863-7126
-------------------	--	--

The items described above are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Commonsense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction’s Housing Element.

2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT:

California Government Code Section 65400 requires an annual report to be provided to the City Council, the California Department of Housing and Community Development (HCD), and the State of California Governor’s Office of Land Use and Climate Innovation (LCI). The purpose of the annual report is to provide the City Council, HCD, and LCI a progress report on the General Plan and its implementation, and the Housing Element’s implementation status toward meeting the City’s fair share of its Regional Housing Needs Allocation.

The 2025 Annual Progress Report is not considered a project under CEQA.

**Special Planning Commission Meeting
March 31, 2026 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 Community Development Director **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.



Planning Division	6617 Third Street Riverbank, CA 95367	Tel: (209) 863-7138 Fax: (209) 863-7126
-------------------	--	--

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 the Director of Community Development at (209) 863-7124 or email jmann@riverbank.org. Questions regarding meeting procedures may be directed to the City Clerk (209) 863-7198 or to the Administration Dept. at (209) 863-7122 prior to 5:00 p.m. on the day of the meeting.

Published this ____ day of _____, 2026.

/s/ Janet Smallen, Senior Community Development Specialist, 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 ___ of _____, 2026.

/s/Janet Smallen, Senior Community Development Specialist, Riverbank, CA

For official use only:

Posted: 3/11/2026	Published: 3/11/2026	Remove: xx/xx/2026
-------------------	----------------------	--------------------



TECHNICAL MEMORANDUM

TO: Mr. Joshua Mann, Community Development Director

FROM: Mr. David Niskanen, J.B. Anderson Land Use Planning

SUBJECT: City Of Riverbank 6th Cycle Housing Element, Zoning Ordinance Amendment and 6th Cycle Housing Element Implementation Rezones (GPA 01-2025, ZOA 01-2025, REZ 02-2025, and SPA 01-2025)

DATE: March 23, 2026

Purpose

This Technical Memorandum evaluates the City of Riverbank 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement the 6th Cycle Housing Element (“the Proposed Project”) concerning California Environmental Quality Act (“CEQA”) compliance. This Technical Memorandum was prepared to present 1) the findings of the CEQA compliance review, as described below; and 2) the recommendations concerning the appropriate CEQA compliance documentation.

Statutory Authority and Requirements

State CEQA Guidelines Section 15061 – Review for Exemption

Once it has been determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061, a project is exempt from CEQA if:

1. The project is exempt by statute (see State CEQA Guidelines Article 18, commencing with §15260).
2. The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines Section 15300.2.

3. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
4. The project will be rejected or disapproved by a public agency.
5. The project is exempt pursuant to the provisions of Article 12.5 – Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

The Proposed Project is exempt from further environmental review pursuant to the common sense exemption under CEQA Guidelines Section 15061(b)(3) as the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments will not have the potential to cause a significant effect on the environment.

Public Resources Code 21080.085

Pursuant to Public Resources Code 21080.085, subdivision(a), “rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code” are statutorily exempt from CEQA. The Proposed Project will be statutorily exempt from CEQA pursuant to Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element (Program 1.1a).

Project Description

6th Cycle Housing Element

The 6th Cycle Housing Element is a state mandated element of the City of Riverbank’s 2005-2025 General Plan which establishes the City’s housing policies and programs to accommodate the Regional Housing Needs Allocation (RHNA) goals, as determined by the Stanislaus Council of Governments (StanCOG). The 6th Cycle Housing Element identifies and analyzes the City’s housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period. For the 6th Cycle, StanCOG provided the City’s with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City’s RHNA:

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	3,591

The proposed 6th Cycle Housing Element represents the City’s policy program for the 6th Cycle Planning Period. The 6th Cycle Housing Element is a comprehensive review and update to the previous Housing Element, which covered the 5th Cycle.

The proposed 6th Cycle Housing Element is organized into ten (10) Chapters (Introduction, Household and Employment Characteristics, Housing Stock Characteristics, Housing Supply and Needs, Affirmatively Furthering Fair Housing, Housing Production Opportunities, Housing Production Constraints, Housing Development Eligible to Change to Non-Low-Income Units, Evaluation of Previous Housing Element, and Housing Element Goals, Policies, and Housing Action Plan).

The 6th Cycle Housing Element addresses the City's identified housing needs, including housing goals, policies, and programs and discusses the City's approach to addressing its share of the regional housing need. The 6th Cycle Housing Element includes a Site Inventory, which is conducted to satisfy the City's RHNA. The sites are either within a specific plan entitled for residential development, currently in the pipeline, projected ADU development, or identified for rezoning to accommodate the City's remaining need.

The City conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City's General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City's existing City Limit that can accommodate residential development. In total, the inventory of land resulted in the City's ability to accommodate the development of 3,859 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). The City has identified eight (8) sites for rezoning, with a capacity of 668 units, to accommodate the City's remaining need.

The 6th Cycle Housing Element includes Goals, Policies, and Programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. The Proposed Project involves adoption of planning programs and policies; identifies sites subject to potential future development; adoption of zoning ordinances establishing the City's RHNA sites, corresponding consistency changes to affected zoning districts, and by-right development process for certain sites. The Proposed Project does not propose to implement or result in housing development. Physical development of any site included in the Proposed Project would require formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards. Additionally, the Project does not propose implementing any program that could have a significant effect on the environment or that was not previously analyzed in a CEQA document.

General Plan Amendment to the Land Use Element

The City's 2005-2025 General Plan was adopted on April 22, 2009 by the City of Riverbank City Council and includes a number of required and optional elements. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establishes the density and building intensity standards that are further refined in the City's Municipal Code (specifically, Chapter 153: Zoning) or Specific Plans (e.g., Crossroads Specific Plan). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) in which defines the anticipated intensity of residential development throughout the City. Staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density.

The Proposed Project includes a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a maximum residential density of 40 dwelling units per net acre.

Zoning Ordinance Amendment – By-Right Approval Process

Government Code Section 65583.2(c) requires the City to implement a “by-right” approval program for sites identified in the 6th Cycle Housing Element that were 1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and 2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles). Specifically, Government Code allows projects to have a “by-right” approval process for housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:

- Conditional Use Permit;
- Planned Community Permit;
- Design Review other than Objective Design Standards; or
- Other discretionary, local government review or approval that would constitute a “project” as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

The Proposed Project includes an amendment to the Riverbank Municipal Code to add new Sections entitled “Regional Housing Needs Assessment Overlay” that would clarify the requirements of Government Code Section 65583.2(c).

Zoning Ordinance Amendment – Religious Institution Sites

Government Code Section 65913.16 allows housing developments on land owned by an independent institution of higher education or religious institution that meet certain requirements. The Proposed Project includes an amendment to add a Section to the “Regional Housing Needs Assessment Overlay” to clarify the requirements of Government Code Section 65913.16.

Zoning Ordinance Amendment – CX-1 Mixed Use District

Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The Proposed Project includes amendments to Sections 153.067, *Uses Permitted* and Section 153.071, *Development Standards* to incorporate this requirement in the Mixed Use CX-1 Zone.

Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments

The Proposed Project includes site-specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element, including the following:

Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)
2	5443 Roselle Avenue	075-069-029	Mixed Use (MU)	Higher-Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
3	0 Roselle Avenue	075-075-052	Civic (C)	Higher-Density Residential (HDR)	(SP-1), Public/Quasi-Public (P/QP)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025-010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014-026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014-027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093-025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022-027	Lower Density Residential (LDR)	Higher-Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R-3)

The Proposed Project proposes to amend the Crossroads Specific Plan to add the Mixed Use (CX-1) land use designation.

Findings Concerning CEQA Exemptions

The Proposed Project is exempt as a “Common Sense” exemption under State CEQA Guidelines 15061(b)(3) and further pursuant to Public Resources Code 21080.085 because the project involves goals, policies, and programs to meet the City’s RHNA and affirmatively furthering fair housing (AFFH) goals, associated Zoning Ordinance Amendments, an update to the General Plan Land Use Element related to establishing a maximum density for the Higher Density Residential and Mixed Use Land Use Designations, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments but does not involve any physical changes with the potential to create an adverse effect on the environment. Furthermore, the rezoning actions would implement the City’s 6th Cycle Housing Element pursuant to Public Resources Code 21080.085.

As described above, the 6th Cycle Housing Element creates a roadmap on how to achieve its RHNA and AFFH goals through identification of suitable sites for development an identification of programs that could remove constraints to and promote affordable housing.

The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Chapter 153: Zoning). All future housing development pursuant to the 6th Cycle Housing Element would be subject to filing of formal development applications and further review in compliance with City plans, ordinances, and standards, which may require supporting technical reports. The Proposed Project does not include any physical improvements that would be required to adopt the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendments, or site-specific General Plan Amendments, Rezones, and Specific Plan Amendments. Therefore, it can be seen with certainty that there is no possibility that adopting the Proposed Project would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

Below is a brief analysis that demonstrates adoption of the Proposed Project would not result in direct or reasonably foreseeable indirect physical change in the environment. Environmental resources discussed are those based on the CEQA Guidelines Appendix G Checklist.

- I. **Aesthetics.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Further, future development projects would undergo project-specific development review, including CEQA. As such, its implementation would not cause a substantial effect on a scenic vista, damage scenic resources within a state scenic highway, create a new source of substantial light or glare, or otherwise alter the existing visual character of the City. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to aesthetics would occur.
- II. **Agricultural/Forest Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not convert agricultural land to non-agricultural use or result in the loss or conversion of forest land.
- III. **Air Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project does not involve or approve physical development, and as such, would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to air quality would occur.

- IV. Biological Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, there is no possibility that the Proposed Project would have a significant effect on special status species, habitat, or wildlife movement, and no significant effect would occur.
- V. Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change in the significance of a historic or archaeological resource, or human remains. There is no reasonable possibility that the Proposed Project would have a significant effect on cultural resources.
- VI. Energy.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate or require energy. There is no possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to energy would occur.
- VII. Geology and Soils.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause substantial adverse effects related to seismicity, ground failure, erosion, or geologic stability. There is no reasonable possibility that the Proposed Project would have a significant effect on geology and soils and no significant impact would occur.
- VIII. Greenhouse Gas Emissions.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or

operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to greenhouse gases would occur.

- IX. Hazards & Hazardous Materials.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve the transport, use, or disposal of hazardous materials, nor create a significant hazard to the public or environment. There is no reasonable possibility that the Proposed Project would result in a significant effect on the environment. Further, future development would be required to comply with federal, State, and local regulations and policies to ensure a less than significant effect on the environment, including regulations and policies related to hazards and hazardous materials. No significant effect to hazards and hazardous materials would occur.
- X. Hydrology & Water Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not violate and have no effect on water quality standards, substantially decrease groundwater supplies, substantially alter existing drainage patterns, or release pollutants in a flood hazard, tsunami or seiche zone. The City of Riverbank is a member agency to the Stanislaus & Tuolumne Rivers Groundwater Basin Association (GSA). On February 27, 2025, the Department of Water Resources evaluated the revised 2024 Groundwater Sustainability Plan (GSP) for the Modesto Subbasin and determined that the GSP is approved. The GSP identifies Management Action (MA) that will be undertaken by the GSAs as an element of the GSP implementation, including the Groundwater Allocation and Pumping Management Program. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable MA's undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. There is no reasonable possibility that the Proposed Project would have a significant effect on hydrology and water quality.
- XI. Land Use & Planning.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project intends to comply with the City's 6th Cycle Housing Element obligations of the State of California and update the City's Housing Element and implementing zoning ordinances as required by the State of California. The Proposed Project would not involve changes to the physical environment that would physically divide an established community or result in conflicts with adopted

policies and regulations that intend to avoid or mitigate environmental effect. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to land use and planning would occur.

XII. Mineral Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development will require project-specific developmental review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not result in a substantial adverse effect to mineral resources. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on mineral resources, and no significant impact would occur.

XIII. Noise. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate noise. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect related to noise, and no significant impact would occur.

XIV. Population & Housing. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not induce substantial unplanned population growth or displace substantial numbers of existing people or housing, as any population growth that would result from future development associated with the Proposed Project is considered planned. The Proposed Project implements regulatory requirements of the State of California to allow for future development in accordance with the City's RHNA obligations. A substantial portion of the City's zoning capacity is already programmed and evaluated under CEQA by the City's existing General Plan, existing Specific Plans, and the City's 5th Cycle Housing Element. Without any tangible development application for specific sites, there is no foreseeable, reasonable possibility that the Proposed Project would have a significant effect on the environment. Any future development would undergo project-specific developmental review to address potential impacts.

XV. Public Services. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (police, fire, libraries, etc.). There is no reasonable possibility that the Proposed

Project would have a significant effect on the environment, and no significant impact on public services would occur.

- XVI. Recreation.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on recreational facilities would occur.
- XVII. Transportation & Traffic.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project would not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate vehicle trips. There is no active development application being approved with the Proposed Project, and therefore any evaluation of actual vehicle trips or transportation impacts caused by a future development project are not foreseeable and would be speculative. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on transportation & traffic would occur.
- XVIII. Tribal Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change to tribal cultural resources. There is no reasonable possibility that the Proposed Project would have a significant effect on tribal cultural resources.
- XIX. Utilities & Service Systems.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered utilities and service systems (wastewater, water and solid waste). As noted above, the City of Riverbank is a member agency of the Stanislaus & Tuolumne River GSA and the implementation of the GSP and associated Management Actions, including the Groundwater Allocation and Pumping Management Program that is ongoing. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any

applicable Management Actions undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. Because the Proposed Project does involve or approve physical development, the Proposed Project would not cause any impact to utilities and service systems. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on utilities and service systems would occur.

- XX. Wildfires.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks; require the installation or maintenance of infrastructure that may exacerbate fire risks; or expose people or structures to significant risks because of post fire slope instability or drainage changes. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact related to wildfire would occur.

In addition, none of the potential exemptions (CEQA Guidelines Section 15300.2) to the use of a categorical exemption apply.

- a. **Cumulative Impact.** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effect of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Proposed Project, which is a legislative policy document and the associated implementation of Programs, there is no potential for cumulatively considerable impacts. The Proposed Project will not result in significant impacts in any environmental area and would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.).
- b. **Significant Effect.** There are no environmental impacts associated with the Proposed Project. See analysis above.
- c. **Scenic Highways.** There is no development associated with the Proposed Project and no impact to scenic highways, which is also discussed above under Aesthetics.
- d. **Hazardous Waste Sites.** There is no development associated with the Proposed Project and no impact related to hazardous waste sites.
- e. **Historical Resources.** There is no development associated with the Proposed Project and no impact to historical resources.

Conclusion

Based on the information contained herein, the Proposed Project is exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 8.2 **March 31, 2026**

APPLICATION: **General Plan Amendment & Specific Plan Amendment No. 01-2025, Rezone No. 02-2025 (Dept File No. 25-0030) – 6th Cycle Housing Element Implementation Rezones**
Request to implement various actions included in the City of Riverbank’s 6th Cycle Housing Element. The project includes an amendment to the Crossroads Community Specific Plan to add the Mixed Use (CX-1) designation and to change the land use designation of specific properties, and general plan amendments and rezones of specific properties to assist the City in meeting its Regional Housing Needs Allocation (RHNA).

OWNER: Various

APPLICANT: City-Initiated

REPRESENTATIVE: NA

LOCATION/APN: 0 Talbot Avenue, 5443 Roselle Avenue, 0 Roselle Avenue, 5054 Roselle Avenue, 2819 Claribel Road, 0 Claribel Road, 2561 Claribel Road, 0 Kentucky Avenue

ASSESSOR’S PARCEL: 132-038-032, 075-069-029, 075-075-052, 075-025-010, 075-014-026, 075-014-027, 075-093-025, 062-022-027

GENERAL PLAN: Various

ZONING: Various

ENVIRONMENTAL DETERMINATION: CEQA Exempt – Section 15061(b)(3) & Public Resources Code (PRC) 21080.085 (SB 131)

PROJECT PLANNER: Teresa McDonald, Senior Planner

RECOMMENDATION: Approval of a Resolution of the Planning Commission of the City of Riverbank, California, recommending to the City Council approval of General Plan Amendment No. 01-2025, Rezone No. 02-2025, and Specific Plan Amendment No. 01-2025.

ACRONYMS: CEQA – California Environmental Quality Act

I. EXECUTIVE SUMMARY

The 6th Cycle Housing Element Update addresses the 6th Planning Cycle and demonstrates how the City will accommodate the 2023-2031 (6th Cycle) Regional Housing Needs Allocation (RHNA) adopted by the Stanislaus Council of Governments (StanCOG). The City has identified eight (8) sites for rezoning, to assist in meeting its RHNA obligations, as identified in Housing Element Program 1.1a. The project includes site specific Rezones and General Plan Amendments, and an amendment to the Crossroads Community Specific Plan (SP-1) to include a new land use designation of Mixed Use CX-1 (see Attachment 1 for proposed resolution).

II. BACKGROUND AND ANALYSIS

State law mandates that each city and county update their Housing Element generally every eight (8) years with specific deadlines established by the California Department of Housing and Community Development (HCD). As part of the 6th Cycle Housing Element Update, as noted above, the City is required to identify available sites to accommodate its Regional Housing Needs Allocation (RHNA). In the 6th Cycle Regional Housing Needs Allocation Plan for Stanislaus County, StanCOG provided the City with the RHNA for the planning period of June 30, 2023, to December 31, 2031. The table below provides the City’s RHNA.

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	3,591

City staff conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City’s General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City’s existing City Limits that can accommodate residential development.

In total, the inventory of land resulted in the City's ability to accommodate the development of 3,859 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). Where adequate sites are not available under existing land use and zoning designations, State Housing Element law requires the City to implement a rezone program to make sufficient sites available to accommodate its RHNA. Accordingly, the City evaluated the potential to rezone specific properties, with the capacity of 668 units, located within the city limits to implement Housing Element Program 1.1a and maintain compliance with State law.

Site Description

After multiple revisions to the proposed rezone sites to address landowner concerns, the City identified the following eight (8) sites to assist in meeting its RHNA obligations and implementing Housing Element Program 1.1a. A more detailed discussion on the site selection process is provided in the *Site Selection Methodology* section of this report. A table detailing the land use changes associated with each site is provided as Attachment 2 and a map showing the locations of the sites is provided as Attachment 3.

1. 0 Talbot Avenue (APN: 132-038-032), located between Roselle Avenue and the B.N.S.F Railroad, is approximately 5.37± acres in size and is currently vacant. The site currently has a general plan designation of Industrial/Business Park (I/BP) and a zoning designation of Light Industrial (M-1). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).
2. 5443 Roselle Avenue (APN: 075-069-029), located between Westgate Drive and Glow Road, is approximately 1.03± acres in size and is improved with a metal storage building. The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the specific plan land use designation to Medium/High Density Residential (MHR).
3. 0 Roselle Avenue (APN 075-075-052), located between Glow Road and M.I.D. Lateral No. 6, is approximately 5.19± acres in size and is currently utilized by M.I.D. for canal overflow and pasture for horses. The site currently has a general plan designation of Civic (C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP). The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the Specific Plan land use designation to Medium/High Density Residential (MHR).

4. 5054 Roselle Avenue (APN 075-025-010), located between M.I.D. Lateral No. 6 and Claribel Road, is approximately 3.3± acres in size and is improved with a single-family dwelling and accessory structures. The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.
5. 2819 Claribel Road (APN 075-014-026), located at the northwest corner of the Roselle Avenue and Claribel Road intersection, is approximately 10.26± acres in size and is vacant. The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.
6. 0 Claribel Road (APN 075-014-027), located between Squire Wells Way and Roselle Avenue, is approximately 3.21± acres in size and is improved with a small accessory structure, and utility poles that cross a portion of the site. The site currently has a general plan designation of Mixed Use (MU) and a zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC). The project proposes to amend the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.
7. 2561 Claribel Road (APN 075-093-025), located between Squire Wells Way and M.I.D. Lateral No. 6, is approximately 2.11± acres in size and is vacant. The site currently has a general plan designation of Community Commercial (C/C) and a zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B). The project proposes to amend the General Plan designation to Mixed Use (MU) and the Specific Plan land use designation to Mixed Use (CX-1), which will be added as a land use category in the Crossroads Community Specific Plan.
8. 0 Kentucky Avenue (APN 062-022-027), located between Claus Road and Central Avenue, is approximately 3.1± acres in size and is currently vacant. The site currently has a general plan designation of Lower Density Residential (LDR) and a zoning designation of Planned Development (P-D) 71. The project proposes to amend the General Plan designation to Higher-Density Residential (HDR) and amend the zoning designation to Multiple Family Residential (R-3).

Site Selection Methodology

As noted above, the City's RHNA for the 6th Cycle is to identify land that would be able to accommodate a total of 3,591 units. State law mandates that each jurisdiction identify an adequate number of sites to meet its fair share of the regional housing need at all income levels. The 6th Cycle Housing Element included an exhaustive site selection process, including community input, for vacant and non-vacant sites within the City Limits that have the potential to develop during the 6th Cycle Planning Period. The criteria in which sites were selected in the 6th Cycle Housing Element were based on criteria established by State law, including but not limited to ensuring the site is:

- Zoned for Residential uses (or planned for rezoning) with realistic capacity calculations;
- Available to be developed within the planning cycle;
- Access to amenities, including transit, jobs, and services;
- Analysis of environmental factors including physical constraints, flood risks, geological instability, or high fire danger;
- Meet Affirmatively Furthering Fair Housing (AFFH) requirements related to location;
- Appropriately sized (not too small or too large); and
- Likelihood for redevelopment if the site is non-vacant.

Following completion of the Site Inventory, the City identified a shortfall of 599 units to meet the City's RHNA. As noted above, eight (8) sites were identified with a residential capacity of 668 as candidate sites for rezoning based on similar factors above.

As part of identifying candidate sites for rezoning, each property owner was mailed a certified letter describing the above action on September 16, 2025, with an exhibit illustrating the Existing and Proposed General Plan and Zoning Designations. Additional letters were mailed out to property owners on October 1, 2025, and November 3, 2025, to specific property owners due to 1) the original September 16, 2025, letter not being received, and 2) updates to the rezone sites based on property owner feedback. City staff also corresponded with many of the property owners above, including but not limited to phone calls, email communication and in-person and teleconference meetings. The property owners were given information describing the background and purpose of the letter, the Housing Element Program and the City's requirement per State law to meet its RHNA. As such, the candidate sites for rezoning list was modified multiple times through the Housing Element Update process due to site availability and property owner feedback.

III. GENERAL PLAN CONSISTENCY

As an element of the General Plan, the Housing Element and the rest of the General Plan must be consistent with one another. The Housing Element designates housing-related

programs, evaluates the performance of programs from the previous cycle, addresses constraints to the development of affordable housing, and programs the City will implement to fulfill the City's obligation to accommodate housing development in line with its regional share and affordable to the full range of household income groups. This project is necessary to implement the current Housing Element and to maintain consistency between the Housing Element, Land Use Element, and applicable Zoning and Specific Plan designations. Approval of the site-specific amendments to the Land Use Diagram of the Land Use Element of the General Plan will provide consistency with the proposed changes to zoning designations of the sites. The existing and proposed General Plan designations may be found in Attachment 2.

IV. ZONING CONSISTENCY

Six (6) of the sites currently have a zoning of Crossroads Community Specific Plan (SP-1) (Sites #2 through #7 above). In order to rezone these sites, an amendment to SP-1 is required. The sites within SP-1 are being redesignated to either Medium/High Density Residential (MHR) or Mixed Use (CX-1). The Land Use Concept map for SP-1 is being amended to reflect the new designations for the six (6) sites. Additionally, the CX-1 land use category is not currently a land use category within SP-1. Accordingly, the text for SP-1 is being updated to include the CX-1 designation, which will be consistent with the Zoning Ordinance and will provide an additional mixed use land use category to facilitate Housing Element implementation on identified sites. The proposed amendments to SP-1 are provided as Attachment 4 to this report. The additional language is reflected in bold and underlined and stricken language is reflected in strikethrough.

The two sites not located within SP-1 are both being rezoned to Multiple-Family Residential (R-3), subject to the regulations of the R-3 District as listed in the Zoning Ordinance (Site #1 and #8 above).

V. ENVIRONMENTAL DETERMINATION

As discussed in the CEQA Technical Memorandum (see Attachment 5), the project will be statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085 as the project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element (Program 1.1a). Additionally, the project is further exempt pursuant to CEQA Guidelines Section 15061(b)(3), as the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project changes are legislative in nature only as required by the Housing Element process, and there are no active development applications for the proposed sites.

VI. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on March 11, 2026, and posted at City Hall on March 11, 2026. Notice of the Planning Commission hearing was mailed to landowners within 300-feet of the project site on March 6, 2026, as shown on the latest equalized assessment roll, in accordance with RMC § 153.215 and Cal. Gov't Code § 65091.

As of the drafting of this report, five (5) emails have been received from surrounding landowners/area residents in response to the mailed Public Hearing Notices for the rezone sites, primarily expressing concerns related to the proposed rezoning of 0 Roselle Avenue (APN 075-075-052). Collectively, commenters raised concerns regarding the potential for increased traffic, commute times, crime, taxes, and service costs. The commenters also raised concerns about potential impacts to local wildlife and natural habitat, the adequacy of existing infrastructure (including roads, water, sewer, utilities, and school capacity), and the overall suitability of the site for development, including clarification on land ownership and whether MID has formally agreed to sell the property for residential use. Multiple individuals expressed that higher-density development could erode the community's small-town character, peace, and open space, and mentioned the loss of informal enjoyment associated with the animals on-site (see attachment 6 – *Correspondence*).

The City acknowledges these concerns. However, it is important to note that the proposed rezonings are being processed to implement the City's 6th Cycle Housing Element and satisfy State Housing Element law. The City is required to identify and maintain adequate sites with appropriate zoning to accommodate its assigned RHNA. Where a shortfall exists, the City must complete the required rezone program in order to maintain compliance with State law and obtain or maintain HCD certification of the Housing Element.

This site is currently designated as Public/Quasi-Public (P/QP) and could currently be developed with civic and institutional uses such as City administrative offices, a community center with an amphitheater, library, water storage tank, and similar uses. As with all the rezone sites, no development is proposed as part of this request, and the landowner is **not** under any obligation to sell or alter the current use of the property. Rezoning the site does not approve development on the property and does not eliminate the need for future project level review, environmental analysis, or coordination with outside agencies (e.g., SFPUC & MID). Approval of the rezone on the site would not, by itself, authorize residential development. Any future development proposal would remain subject to separate applications, public notification, environmental review as applicable, infrastructure analysis, and all standards and requirements in effect at that time.

Specific to this site, City staff mailed a certified letter to the property owner on September 16, 2025, informing them of the City's intent to modify the site's General Plan and Zoning Designation to HDR and MHR. MID emailed the City on September 30, 2025, notifying

the City that the letter has been received and to confirm that the current use can remain as-is. The City responded on September 30, 2025, confirming that the proposed General Plan Amendment and Rezone would not affect the current use on the property and that the existing agricultural use will remain as a legal non-conforming use.

VII. RECOMMENDATION

Planning staff recommend that the Planning Commission approve Resolution No. 2026-004 (see Attachment 1), recommending to the City Council approval of General Plan Amendment No. 01-2025, Rezone No. 02-2025, and Specific Plan Amendment No. 01-2025 - 6th Cycle Housing Element Implementation.

ATTACHMENTS

- Attachment 1: Planning Commission Resolution No. 2026-004 (GPA 01-2025, REZ 02-2025, SPA 01-2025) with Exhibit A
- Attachment 2: Rezone Site Matrix
- Attachment 3: Rezone Site Map
- Attachment 4: Proposed Amendments to Crossroads Community Specific Plan (SP-1)
- Attachment 5: CEQA Technical Memorandum
- Attachment 6: Correspondence

Respectfully Submitted By: Teresa McDonald, Senior Planner

**City of Riverbank
Planning Commission
Resolution No. 2026-004**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE TO EIGHT PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 0 ROSELLE AVENUE (APN: 075-075-052); 5054 ROSELLE AVENUE (APN: 075-025-010); 2819 CLARIBEL ROAD (APN: 075-014-026); 0 CLARIBEL ROAD (APN: 075-014-027); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0 KENTUCKY AVENUE (APN: 062-022-027), AND A SPECIFIC PLAN AMENDMENT TO ADD THE MIXED USE (CX-1) DESIGNATION TO THE CROSSROADS COMMUNITY SPECIFIC PLAN (SP-1) (GPA 01-2025, REZ 02-2025, AND SPA 01-2025), FOR IMPLEMENTATION OF THE CITY'S 6TH CYCLE HOUSING ELEMENT

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has prepared the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 8 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific general plan amendments, specific plan amendments, rezones, and adding the Mixed Use (CX-1) designation to the Crossroads Community Specific Plan (SP-1) are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a General Plan designation of Industrial/Business Park (I/BP) and a Zoning designation of Light Industrial (M-1), and

a proposed General Plan designation of Higher-Density Residential (HDR) and proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC), and a proposed General Plan designation of Higher-Density Residential (HDR) and SP-1 land use designation of Medium/High Density Residential (MHR); and

WHEREAS, 0 Roselle Avenue (APN 075-075-052) has a General Plan designation of Civic (C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP), and proposed General Plan designation of Higher-Density Residential (HDR) and SP-1 land use designation to Medium/High Density Residential (MHR); and

WHEREAS, 5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027) have a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC), and proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 2561 Claribel Road (APN 075-093-025) has a General Plan designation of Community Commercial (C/C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B), and proposes to amend the General Plan designation to Mixed Use (MU) and the SP-1 land use designation to Mixed Use (CX-1); and

WHEREAS, 0 Kentucky Avenue (APN 062-022-027) has a General Plan designation of Lower Density Residential (LDR) and a Zoning designation of Planned Development (P-D) 71, and proposes to amend the General Plan designation to Higher-Density Residential (HDR) and the zoning designation to Multiple Family Residential (R-3); and

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

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

WHEREAS, the notice of the public hearing on the General Plan Amendment, Specific Plan Amendment, and Rezone was published in the Riverbank News, a newspaper of general circulation, on March 11, 2026; and

WHEREAS, the notices of the public hearing on the General Plan Amendment, Specific Plan Amendment, and Rezone were mailed to all property owners within 300 feet of the property on March 6, 2026, according to the most recent assessor's roll; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendment, Specific Plan Amendment, and Rezone Ordinance and conducted a public hearing on March 31, 2026, in the manner prescribed by law; and

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

NOW THEREFORE, BE IT RESOLVED, the City of Riverbank Planning Commission recommends to City Council find the proposed General Plan Amendment, Specific Plan Amendment, and Rezone exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and further exempt pursuant to Public Resources Code Section 21080.085 as analyzed in the CEQA Technical Memorandum incorporated by this reference; approve General Plan Amendment No. 01-2025 as illustrated and incorporated by reference as Attachment 2 of the Planning Commission Staff Report; and approve Ordinance for Rezone 02-2025 and Specific Plan Amendment 01-2025, attached hereto as Exhibit A and incorporated by this reference, based on the following findings:

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The General Plan amendment is in the public interest; and
 - b. The General Plan amendment is consistent and compatible with the goals and majority of the policies of the General Plan; and
 - c. The effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare; and
 - d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.

2. Pursuant to the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
 - b. The proposed amendments are consistent with the policies and standards of the General Plan.

3. That, based on the findings set forth in this resolution, the evidence in the City Staff Report, and such other evidence as received at the public hearings on this matter before the Planning Commission, the Planning Commission hereby recommends approval of the General Plan Amendment.

4. The proposed General Plan Amendments, Rezones and Specific Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Sections 65855 and 65860.

5. The Planning Commission recommends that the City Council find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction’s Housing Element. The site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and Specific Plan Amendment to the Crossroads Specific Plan do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further environmental review, which may require supporting technical reports. Analysis of the CEQA determination is provided in the CEQA Technical Memorandum, as illustrated and incorporated by reference as Attachment 5 of the Planning Commission Staff Report.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 31st of March, 2026; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of __-__:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Approved:

 Joshua E. Mann,
 Community Development Director

 Michael Halterman, Chairperson
 Planning Commission

Exhibit A – Draft City Council Ordinance No. 2026-TBD

**CITY OF RIVERBANK
ORDINANCE NO. 2026-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING REZONE 02-2025 AND SPECIFIC PLAN AMENDMENT 01-2025, REZONING EIGHT PROPERTIES LOCATED AT 0 TALBOT AVENUE (APN: 132-038-032); 5443 ROSELLE AVENUE (APN: 075-069-029); 0 ROSELLE AVENUE (APN: 075-075-052); 5054 ROSELLE AVENUE (APN: 075-025-010); 2819 CLARIBEL ROAD (APN: 075-014-026); 0 CLARIBEL ROAD (APN: 075-014-027); 2561 CLARIBEL ROAD (APN: 075-093-025); AND 0 KENTUCKY AVENUE (APN: 062-022-027), AND A SPECIFIC PLAN AMENDMENT TO ADD THE MIXED USE (CX-1) DESIGNATION TO THE CROSSROADS COMMUNITY SPECIFIC PLAN (SP-1), FOR IMPLEMENTATION OF THE CITY'S 6TH CYCLE HOUSING ELEMENT

WHEREAS, the City of Riverbank is authorized by Title 15 Chapter 153.230, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

WHEREAS, State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Riverbank adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing needs allocation (RHNA) of 3,591 units comprised of 970 very low-income units, 672 low-income units, 594 moderate-income units, and 1,355 above moderate-income units; and

WHEREAS, the City of Riverbank 6th Cycle Housing Element includes Section IX, *2023-2031 Housing Element – Housing Goals and Policies*, that identify goals, policies, and programs the City of Riverbank is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations; and

WHEREAS, the City of Riverbank has undergone the preparation of the 6th Cycle Housing Element, as required by Government Code Section 65580 et seq. and has developed Program 1.1a, that identifies 8 sites for rezoning to meet the City's RHNA; and

WHEREAS, site specific general plan amendments, specific plan amendments, rezones, and adding the Mixed Use (CX-1) designation to the Crossroads Community Specific Plan (SP-1) are necessary to implement the 6th Cycle Housing Element; and

WHEREAS, 0 Talbot Avenue (APN: 132-038-032) has a General Plan designation of Industrial/Business Park (I/BP) and a Zoning designation of Light Industrial (M-1), and a proposed General Plan designation of Higher-Density Residential (HDR) and proposed zoning designation of Multiple Family Residential (R-3); and

WHEREAS, 5443 Roselle Avenue (APN: 075-069-029) has a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Commercial (NC), and a proposed General Plan designation of Higher-Density Residential (HDR) and SP-1 land use designation of Medium/High Density Residential (MHR); and

WHEREAS, 0 Roselle Avenue (APN 075-075-052) has a General Plan designation of Civic (C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Public/Quasi-Public (P/QP), and proposed General Plan designation of Higher-Density Residential (HDR) and SP-1 land use designation to Medium/High Density Residential (MHR); and

WHEREAS, 5054 Roselle Avenue (APN 075-025-010), 2819 Claribel Road (APN 075-014-026), & 0 Claribel Road (APN 075-014-027) have a General Plan designation of Mixed Use (MU) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Highway Commercial (HC), and proposed SP-1 land use designation of Mixed Use (CX-1); and

WHEREAS, 2561 Claribel Road (APN 075-093-025) has a General Plan designation of Community Commercial (C/C) and a Zoning designation of Crossroads Community Specific Plan (SP-1), Neighborhood Park/Basin (NP/B), and proposes to amend the General Plan designation to Mixed Use (MU) and the SP-1 land use designation to Mixed Use (CX-1); and

WHEREAS, 0 Kentucky Avenue (APN 062-022-027) has a General Plan designation of Lower Density Residential (LDR) and a Zoning designation of Planned Development (P-D) 71, and proposes to amend the General Plan designation to Higher-Density Residential (HDR) and the zoning designation to Multiple Family Residential (R-3); and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, March 31, 2026, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommended approval with a _____ vote; and

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

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

1. General Plan Amendment Findings: That pursuant to California Government Code section 65358 and the Riverbank General Plan, the City Council finds as follows:
 - a. The General Plan amendment is in the public interest; and

- b. The General Plan amendment is consistent and compatible with the goals and majority of the policies of the General Plan; and
 - c. The effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare; and
 - d. The proposed amendment has been processed in accordance with the California Government Code, the Riverbank Municipal Code, and the California Environmental Quality Act.
2. Specific Plan Amendment Findings: That pursuant to the Riverbank General Plan, the City Council finds as follows:
 - a. The proposed amendments help the community achieve the goals outlined in the General Plan; and
 - b. The proposed amendments are consistent with the policies and standards of the General Plan.
 3. That, based on the findings set forth in this resolution, the evidence in the City Staff Report, and such other evidence as received at the public hearings on this matter before the City Council, the City Council hereby approves Rezone 02-2025, Specific Plan Amendment 01-2025, and General Plan Amendment 01-2025.
 4. The proposed General Plan Amendments, Rezones and Specific Plan Amendments continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65855 and 65860.
 5. The City Council finds the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common sSense Exemption), and further pursuant to Public Resources Code 21080.085, which exempts rezoning actions that implement the jurisdiction's Housing Element. The site-specific General Plan Amendments, Rezones, and Specific Plan Amendments do not involve any physical changes with the potential to create an adverse effect on the environment. The amendments do not grant any development entitlements and all future housing developments would be subject to further review in accordance with CEQA and City plans, ordinances, and standards, which may require supporting technical reports. Analysis of the CEQA exemptions is provided in the CEQA Technical Memorandum made part of the record of proceedings and incorporated herein by this reference.

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

Section 1: The City Council of the City of Riverbank approves the Rezones and Specific Plan Amendments associated with REZ 02-2025 AND SPA 01-2025.

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

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

Section 4: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the 28th day of April 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote _:_

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Rachel Hernandez
Mayor



Rezone Site Matrix

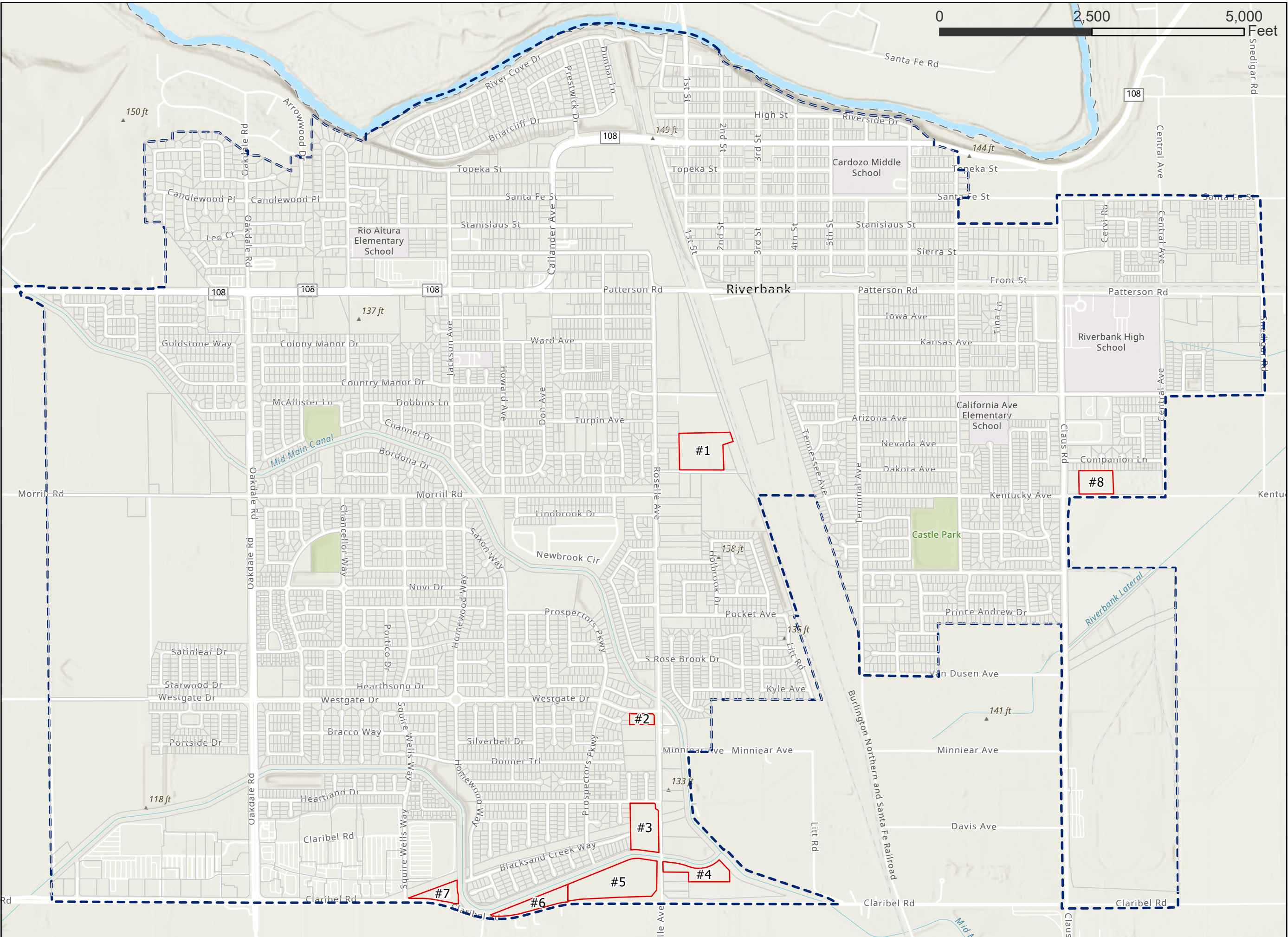
Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)
2	5443 Roselle Avenue	075-069-029	Mixed Use (MU)	Higher-Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
3	0 Roselle Avenue	075-075-052	Civic (C)	Higher-Density Residential (HDR)	(SP-1), Public/Quasi-Public (P/QP)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025-010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014-026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014-027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093-025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022-027	Lower Density Residential (LDR)	Higher-Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R-3)

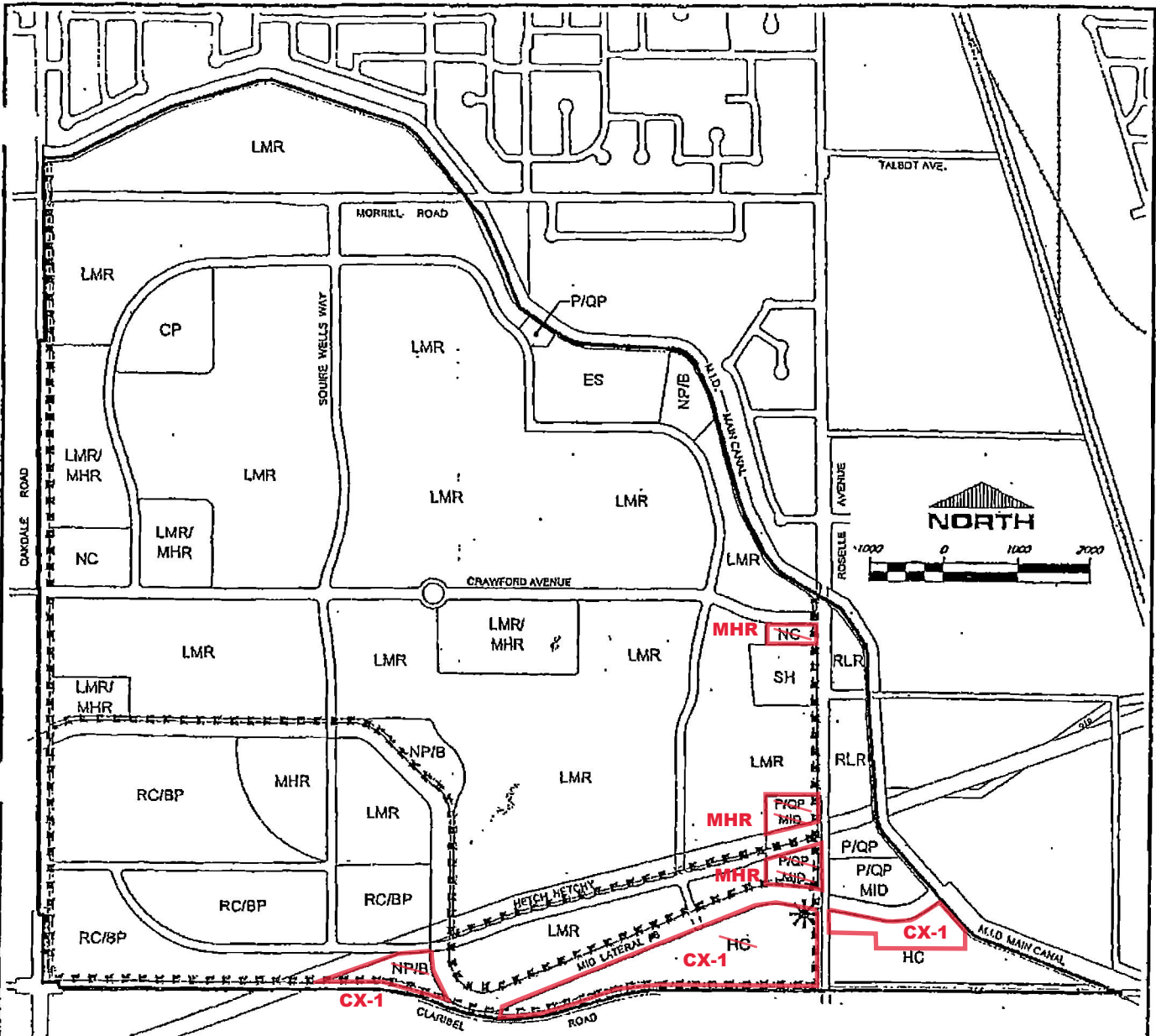


City of Riverbank

Housing Element Implementation Rezone Sites

-  City Limits
-  Rezone Site





LEGEND

RLR	RURAL TO LOW DENSITY RESIDENTIAL
LMR	LOW TO MEDIUM DENSITY RESIDENTIAL
LMR/MHR	LOW/MEDIUM/HIGH DENSITY RESIDENTIAL
MHR	MEDIUM TO HIGH DENSITY RESIDENTIAL
SH	SENIOR HOUSING
NC	NEIGHBORHOOD COMMERCIAL
*	POLICE/FIRE SUBSTATION
HC	HIGHWAY COMMERCIAL

RCBP	REGIONAL COMMERCIAL/BUSINESS PARK
CP	COMMUNITY SERVING PARK/BASIN
NP/B	NEIGHBORHOOD PARK/BASIN
	LINEAR PARKWAY/BIKE TRAIL
ES	ELEMENTARY SCHOOL
P/QP	PUBLIC/QUASI-PUBLIC
P/QP MID	MODESTO IRRIGATION DISTRICT
CX-1	MIXED USE



CITY OF RIVERBANK
 CROSSROADS COMMUNITY SPECIFIC PLAN
LAND USE CONCEPT

Public/Quasi-Public (PQP) Located in various locations throughout the plan, such uses could include City administrative offices, a community center with a small amphitheater, a library, water storage tank, or other civic uses. This designation has a maximum FAR of 0.75.

Highway Commercial (HC). This designation will allow for commercial uses, as well as an area to accommodate the potential for a future police/fire substation along Roselle Avenue. Approximately ~~20~~ 7.45 acres are designated highway commercial, which is considered to be consistent with the "commercial" designation in the General Plan. The maximum allowable FAR for this area is 0.50, which would provide approximately 435,600 square feet of highway commercial space.

Mixed Use (CX-1). This designation will allow for residential and commercial uses consistent with the Mixed Use (CX-1) district of the Riverbank Zoning Ordinance. Approximately 19 acres is designated as Mixed Use, which is consistent with the "Mixed Use" designation in the General Plan. There is no maximum FAR for this area.

Regional Commercial / Industrial / Business Park (RC/IBP). Approximately 67 acres are dual designated as a regional commercial center and/or industrial business park, with build-out dependent upon the future market. This designation is considered to be consistent with the "Planned Development Commercial" designation in the General Plan. The maximum allowable FAR for this area is 0.4, which would allow up to approximately 1,167,408 square feet of retail/office space. This area is envisioned to be low-story office park or retail, highly landscaped with well-defined pedestrian linkages to the community.

Parks and Open Space

Based on General Plan guidelines and existing and future park needs, approximately 33 acres of park space are required. This park space has been allocated as follows:

Community Serving Park. This nine-acre park is located near the corner of Oakdale and Morrill Roads to be close to the existing portion of the City. It is anticipated that this park will support active and passive recreational uses including ball-fields, areas for court sports, such as tennis and basketball, and children's play equipment.

Neighborhood Parks/Storm Drain Basins. These parks will contain active and passive recreations uses, as listed in Section 5.0 Community Facilities. Three neighborhood parks totaling 9.2 acres are identified in the plan area. One neighborhood park (approximately 4.0 ac) is located adjacent to the M.I.D. Lateral No. 6. Another neighborhood park (approximately 3.1 ac) is located east of the designated elementary school site. A third park site (approximately 2.1 ac) is located adjacent to the regional commercial business park area.

Other Park Facilities. To meet City standards for parks, an additional 15 acres of parkland, in addition to the four parks described above, are required. This

requirement could be met through options including adding acreage to the community serving and/or neighborhood parks described above, an additional neighborhood park, linear parks, portions of recreational paths/bike trails or through payment of in-lieu fees. To meet City park requirements, linear parks would need to be at least 25 feet in width and be sited in a manner which provides for connection between major land uses within the Crossroads Community. Provision of additional park acreage to meet City requirements will be subject to the review and approval of the Planning Department.

External Roadway Buffers / Recreational Paths. A 22-foot landscaped setback will be required along the external roadways of Oakdale Road and Roselle Avenue and a 27-foot setback will be required along the major expressway of Claribel Road all totaling approximately 7.1 acres. These buffers will provide landscaping, berming, and a pedestrian/recreation trail. These areas shall be maintained through landscape districts. The bike trail along the MID canal from Roselle Ave to Oakdale Road shall be 16'-0". A 50% credit from the Quimby Fees for the bike trail shall be permitted.

Mini-parks. Ranging from up to 1-acre may be permitted within various neighborhoods. Design shall be subject to City approval. Mini-park design requires attention to the containment of children and play activities within the park and the prevention of vehicular encroachment. A buffer zone of plantings and land form is to be provided along the street frontages. This buffer zone should be designed to admit full visual surveillance from the street.

The following are the Districts that implement the Crossroads Community Specific Plan land use categories:

RURAL/LOW DENSITY RESIDENTIAL DISTRICT (“RLR” ZONE)

Regulations: The following regulations shall apply in all "RLR" Districts and shall be subject to Chapter 153.180, General Provisions of the Zoning Ordinance. All provisions of the "RLR" Zone described in the Specific Plan shall be subject to Section 153.030 through 153.045 with the following exceptions:

Building Requirements

Shall be subject to the Zoning Ordinance

(A) Building Site Area Required:

1. Minimum area - 21,000 square feet.
2. Minimum width, interior lot - 100 feet.
3. Minimum width, corner lot - 110 feet.
4. Minimum depth - 100 feet unless otherwise approved by the Planning Commission or City Council, whichever is the final decision-making body. Plot plans of lots for which less than the minimum depth is requested may be required to ensure that the lot is usable for residential purposes.

(B) Yards and Open Spaces Required:

1. Front yard and side yard of a corner lot - Not less than 20 feet from the planned right-of-way line provided that no vehicle opening of any building be closer than 25 feet to the property line or planned right-of-way line toward which the opening faces.
2. Side or rear yard when lot abuts an arterial - 20 feet.
3. Side or rear yard, interior lot, all other cases - 10 feet.
4. Detached accessory buildings - 10 feet from any other buildings.

(C) Lot Coverage: No more than 40 percent of the lot may be covered by buildings.

(D) Minimum Building Size:

1. Primary single-family dwellings and mobile homes - 1,000 square feet.
2. All other uses - no minimum size.

(E) Density: Maximum permissible density is two (2) dwelling units per gross acre.

LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT (“LMR”) ZONE

The "LMR" Zone District shall be subject to Chapter 153.180, General Provisions and Single Family Residential District ("R-1" Zone) Sections 153.030 through 153.045 of the

City Zoning Ordinance shall apply, with the following exceptions and unless otherwise amended by the Specific Plan:

Building Requirements

(B) Building Site Area Required:

1. Minimum area - 3,500 square feet. All single family detached lots of less than 5,000 square feet require review and approval of a Planned Development Permit by the City Planning Commission. Site plan review for lots greater than 5,000 square feet, shall be required for typical plot and elevation at the subdivision review stage and approved by the Community Development Director for all proposed subdivisions not requiring a Planned Development Permit to ensure consistency with the Specific Plan and particularly the Specific Plan Design Guidelines.
2. Minimum width, interior lot - 40 feet.
3. Minimum width, corner lot - 55 feet.
4. Minimum depth - 70 feet unless otherwise approved by the Planning Commission or City Council, whichever is the final decision making body. Plot plans of lots for which less than the minimum depth is requested may be required to ensure that the lot is usable for residential purposes.

(C) Density: Maximum permissible density is twelve (12) dwelling units per gross acre.

DUAL DESIGNATION: LOW/MEDIUM AND MEDIUM/HIGH DENSITY RESIDENTIAL DISTRICT ("LMR/MHR" ZONE)

The "LMR/MHR" Zone District shall be subject to Chapter 153.180, General Provisions and Single Family Residential District ("R-1" Zone) Sections 153.030 through 153.045 of the City Zoning Ordinance shall apply, with the following exceptions and unless otherwise amended by the Specific Plan:

Building Requirements

(B) Building Site Area Required:

1. Minimum area - 3,500 square feet. All single family detached lots of less than 5,000 square feet require review and approval of a Planned Development Permit by the City Planning Commission. Site plan review for lots greater than 5,000 square feet, shall be required for typical plot and elevation at the subdivision review stage and approved by the Community Development Director for all proposed subdivisions not requiring a Planned Development Permit to ensure consistency with the Specific Plan and particularly the Specific Plan Design Guidelines.
2. Minimum width, interior lot - 40 feet.

3. Minimum width, corner lot - 55 feet.
5. Minimum depth - 70 feet unless otherwise approved by the Planning Commission or City Council, whichever is the final decision making body. Plot plans of lots for Which less than the minimum depth is requested may be required to ensure that the lot is usable for residential purposes.

(D) Density: Maximum permissible density is thirty (30) dwelling units per gross acre.

MEDIUM/HIGH DENSITY RESIDENTIAL DISTRICT ("MHR" ZONE)

The "MHR" Zone District shall be subject to all provision of Chapter 153.180 General Provisions and of the Multiple Family Residential District ("R-3" zone) of Section 153.060 through 153.064 of the City Zoning Ordinance shall apply, with the exceptions made by the "LMR" Zone and the "LMR/MHR" Zone described above. The maximum permissible density is thirty (30) dwelling units per gross acre.

SENIOR HOUSING ("SR" ZONE)

The "SR" Zone district shall be subject to all provisions of the Multiple Family Residential District ("R-3" zone) of Section 153.060 through 153.064 of the City Zoning Ordinance, subject to a Planned Development Permit, shall apply with the following exceptions:

Building Requirements

(A) Building Site Area Required:

1. Minimum Area - three (3) acres.

Development Standards

(A) Density - Minimum permissible density is thirty (30) dwelling units per acre.

HIGHWAY COMMERCIAL ("HC" ZONE)

The "HC" Zone District shall be subject to all provisions Section 153.180 General Provisions and of the Neighborhood Commercial District ("C-1" zone), Section 153.075 through 153.079 of the City Zoning Ordinance, subject to a Planned Development Permit, shall apply with the following exceptions:

Building Requirements

(A) Building Site Area Required:

1. When residential is mixed with commercial, the height limit in (A) above is waived and subject to the "PD" permit.

(B) Yards and Open Spaces Required - Uses other than single family dwellings, duplexes, and triplexes.

1. Front, side, rear yard - no minimum setbacks shall be required.
- (C) Floor Area Ratio requirements - Commercial Uses:
1. All buildings - 0.5:1.0.
 2. Parking may be reduced and building landscaping increased, as appropriate for the use, subject to site plan review by the City Planning Commission.

Development Standards

- (A) This standard is waivable by the Planning Commission during site plan review or on a PD permit.
- (B) For commercial development, a minimum of ten (10) percent open space/landscaping shall be provided. The use of large gallon or mature trees in the landscape program is encouraged.

REGIONAL COMMERCIAL/INDUSTRIAL/BUSINESS PARK ("RC//BP" ZONE)

The "RC//BP" Zone District shall be subject to Section 153.180 General Provisions and of the Planned Development ("PD" Zone) of the City Zoning Ordinance shall apply, with the designated Floor Area Ratio of 0.4:1.0.

MIXED USE ("CX-1" ZONE)

The "CX-1" Zone District shall be subject to all provisions of the Mixed Use District ("CX-1" zone) of Section 153.066 through 153.072 of the City Zoning Ordinance, subject to a Planned Development Permit.

The regulations provided herein for the zoning districts described may be modified by the City to implement this Plan.



TECHNICAL MEMORANDUM

TO: Mr. Joshua Mann, Community Development Director

FROM: Mr. David Niskanen, J.B. Anderson Land Use Planning

SUBJECT: City Of Riverbank 6th Cycle Housing Element, Zoning Ordinance Amendment and 6th Cycle Housing Element Implementation Rezones (GPA 01-2025, ZOA 01-2025, REZ 02-2025, and SPA 01-2025)

DATE: March 23, 2026

Purpose

This Technical Memorandum evaluates the City of Riverbank 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement the 6th Cycle Housing Element (“the Proposed Project”) concerning California Environmental Quality Act (“CEQA”) compliance. This Technical Memorandum was prepared to present 1) the findings of the CEQA compliance review, as described below; and 2) the recommendations concerning the appropriate CEQA compliance documentation.

Statutory Authority and Requirements

State CEQA Guidelines Section 15061 – Review for Exemption

Once it has been determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061, a project is exempt from CEQA if:

1. The project is exempt by statute (see State CEQA Guidelines Article 18, commencing with §15260).
2. The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines Section 15300.2.

3. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
4. The project will be rejected or disapproved by a public agency.
5. The project is exempt pursuant to the provisions of Article 12.5 – Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

The Proposed Project is exempt from further environmental review pursuant to the common sense exemption under CEQA Guidelines Section 15061(b)(3) as the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendment and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments will not have the potential to cause a significant effect on the environment.

Public Resources Code 21080.085

Pursuant to Public Resources Code 21080.085, subdivision(a), “rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code” are statutorily exempt from CEQA. The Proposed Project will be statutorily exempt from CEQA pursuant to Public Resources Code 21080.085 as the Proposed Project includes site-specific rezones that implement the schedule of actions contained in the 6th Cycle Housing Element (Program 1.1a).

Project Description

6th Cycle Housing Element

The 6th Cycle Housing Element is a state mandated element of the City of Riverbank’s 2005-2025 General Plan which establishes the City’s housing policies and programs to accommodate the Regional Housing Needs Allocation (RHNA) goals, as determined by the Stanislaus Council of Governments (StanCOG). The 6th Cycle Housing Element identifies and analyzes the City’s housing needs, resource site inventory, constraints on housing, an analysis of fair housing (Affirmatively Furthering Fair Housing), an evaluation of the City’s current Housing Element Policies and Programs and updated/new Policies and Programs for the 6th Cycle Planning Period. For the 6th Cycle, StanCOG provided the City’s with the RHNA between the timeframe of June 30, 2023 to December 31, 2031. The table below provides the City’s RHNA:

Income Category	Unit Allocation
Extremely Low-Income (<30% of AMI)	485
Very Low-Income (<50% of AMI)	485
Low-Income (50% - 80% of AMI)	672
Moderate-Income (80% - 120% of AMI)	594
Above Moderate-Income (>120% of AMI)	1,355
Total	3,591

The proposed 6th Cycle Housing Element represents the City’s policy program for the 6th Cycle Planning Period. The 6th Cycle Housing Element is a comprehensive review and update to the previous Housing Element, which covered the 5th Cycle.

The proposed 6th Cycle Housing Element is organized into ten (10) Chapters (Introduction, Household and Employment Characteristics, Housing Stock Characteristics, Housing Supply and Needs, Affirmatively Furthering Fair Housing, Housing Production Opportunities, Housing Production Constraints, Housing Development Eligible to Change to Non-Low-Income Units, Evaluation of Previous Housing Element, and Housing Element Goals, Policies, and Housing Action Plan).

The 6th Cycle Housing Element addresses the City's identified housing needs, including housing goals, policies, and programs and discusses the City's approach to addressing its share of the regional housing need. The 6th Cycle Housing Element includes a Site Inventory, which is conducted to satisfy the City's RHNA. The sites are either within a specific plan entitled for residential development, currently in the pipeline, projected ADU development, or identified for rezoning to accommodate the City's remaining need.

The City conducted a Site Inventory utilizing information from the Stanislaus County Parcel Database, Google Maps, and the City's General Plan and Zoning Maps. The Site Inventory identified approximately 333.12 acres of land within the City's existing City Limit that can accommodate residential development. In total, the inventory of land resulted in the City's ability to accommodate the development of 3,859 residential units, varying from single-family residential development to multi-family residential development (e.g., apartments, townhouses, etc.). The City has identified eight (8) sites for rezoning, with a capacity of 668 units, to accommodate the City's remaining need.

The 6th Cycle Housing Element includes Goals, Policies, and Programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. The Proposed Project involves adoption of planning programs and policies; identifies sites subject to potential future development; adoption of zoning ordinances establishing the City's RHNA sites, corresponding consistency changes to affected zoning districts, and by-right development process for certain sites. The Proposed Project does not propose to implement or result in housing development. Physical development of any site included in the Proposed Project would require formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards. Additionally, the Project does not propose implementing any program that could have a significant effect on the environment or that was not previously analyzed in a CEQA document.

General Plan Amendment to the Land Use Element

The City's 2005-2025 General Plan was adopted on April 22, 2009 by the City of Riverbank City Council and includes a number of required and optional elements. The General Plan Land Use Element includes a list of Land Use Designations and associated descriptions that establishes the density and building intensity standards that are further refined in the City's Municipal Code (specifically, Chapter 153: Zoning) or Specific Plans (e.g., Crossroads Specific Plan). Typically, the General Plan Land Use Designations for residential designations (e.g., Low Density Residential, Medium Density Residential, etc.) include a density range (dwelling units per net acre) in which defines the anticipated intensity of residential development throughout the City. Staff identified that the Higher Density Residential and Mixed Use Land Use Designations do not define the maximum residential density.

The Proposed Project includes a General Plan Amendment to the Land Use Element to modify the General Plan Land Use Designations of the Higher Density Residential and Mixed Use to establish a maximum residential density of 40 dwelling units per net acre.

Zoning Ordinance Amendment – By-Right Approval Process

Government Code Section 65583.2(c) requires the City to implement a “by-right” approval program for sites identified in the 6th Cycle Housing Element that were 1) identified as a non-vacant site in the previous Housing Element Cycle (5th Cycle) and 2) identified as a vacant site in the previous two (2) Housing Element Cycles (4th and 5th Cycles). Specifically, Government Code allows projects to have a “by-right” approval process for housing development projects in which at least 20 percent of the units are affordable to lower-income households. By-right means that the City shall not require the following:

- Conditional Use Permit;
- Planned Community Permit;
- Design Review other than Objective Design Standards; or
- Other discretionary, local government review or approval that would constitute a “project” as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act).

The Proposed Project includes an amendment to the Riverbank Municipal Code to add new Sections entitled “Regional Housing Needs Assessment Overlay” that would clarify the requirements of Government Code Section 65583.2(c).

Zoning Ordinance Amendment – Religious Institution Sites

Government Code Section 65913.16 allows housing developments on land owned by an independent institution of higher education or religious institution that meet certain requirements. The Proposed Project includes an amendment to add a Section to the “Regional Housing Needs Assessment Overlay” to clarify the requirements of Government Code Section 65913.16.

Zoning Ordinance Amendment – CX-1 Mixed Use District

Program 1.1a of the 6th Cycle Housing Element requires the City to amend the Mixed Use CX-1 Zone (Sections 153.066 through 153.072) of the Riverbank Municipal Code to allow 100 percent residential uses and require that residential uses occupy at least 50 percent of the floor area in a mixed-use project. The Proposed Project includes amendments to Sections 153.067, *Uses Permitted* and Section 153.071, *Development Standards* to incorporate this requirement in the Mixed Use CX-1 Zone.

Site-Specific General Plan Amendments, Rezones, and Specific Plan Amendments

The Proposed Project includes site-specific General Plan Amendments, Rezones, and Specific Plan Amendments to implement Program 1.1a of the 6th Cycle Housing Element, including the following:

Site No.	Address	Assessor Parcel No.	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning
1	0 Talbot Avenue	132-038-032	Industrial/Business Park (I/BP)	Higher-Density Residential (HDR)	Light Industrial (M-1)	Multiple Family Residential (R-3)
2	5443 Roselle Avenue	075-069-029	Mixed Use (MU)	Higher-Density Residential (HDR)	(SP-1), Neighborhood Commercial (NC)	Medium/High Density Residential (MHR)
3	0 Roselle Avenue	075-075-052	Civic (C)	Higher-Density Residential (HDR)	(SP-1), Public/Quasi-Public (P/QP)	Medium/High Density Residential (MHR)
4	5054 Roselle Avenue	075-025-010	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
5	2819 Claribel Road	075-014-026	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
6	0 Claribel Road	075-014-027	Mixed Use (MU)	Mixed Use (MU)	(SP-1), Highway Commercial (HC)	Mixed Use (CX-1)
7	2561 Claribel Road	075-093-025	Community Commercial (C/C)	Mixed Use (MU)	(SP-1), Neighborhood Park/Basin (NP/B)	Mixed Use (CX-1)
8	0 Kentucky Avenue	062-022-027	Lower Density Residential (LDR)	Higher-Density Residential (HDR)	Planned Development (P-D) 71	Multiple Family Residential (R-3)

The Proposed Project proposes to amend the Crossroads Specific Plan to add the Mixed Use (CX-1) land use designation.

Findings Concerning CEQA Exemptions

The Proposed Project is exempt as a “Common Sense” exemption under State CEQA Guidelines 15061(b)(3) and further pursuant to Public Resources Code 21080.085 because the project involves goals, policies, and programs to meet the City’s RHNA and affirmatively furthering fair housing (AFFH) goals, associated Zoning Ordinance Amendments, an update to the General Plan Land Use Element related to establishing a maximum density for the Higher Density Residential and Mixed Use Land Use Designations, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments but does not involve any physical changes with the potential to create an adverse effect on the environment. Furthermore, the rezoning actions would implement the City’s 6th Cycle Housing Element pursuant to Public Resources Code 21080.085.

As described above, the 6th Cycle Housing Element creates a roadmap on how to achieve its RHNA and AFFH goals through identification of suitable sites for development an identification of programs that could remove constraints to and promote affordable housing.

The 6th Cycle Housing Element does not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Chapter 153: Zoning). All future housing development pursuant to the 6th Cycle Housing Element would be subject to filing of formal development applications and further review in compliance with City plans, ordinances, and standards, which may require supporting technical reports. The Proposed Project does not include any physical improvements that would be required to adopt the 6th Cycle Housing Element, General Plan Amendment to the Land Use Element, Zoning Ordinance Amendments, or site-specific General Plan Amendments, Rezones, and Specific Plan Amendments. Therefore, it can be seen with certainty that there is no possibility that adopting the Proposed Project would result in a significant effect on the environment. Thus, the City of Riverbank finds that the Proposed Project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

Below is a brief analysis that demonstrates adoption of the Proposed Project would not result in direct or reasonably foreseeable indirect physical change in the environment. Environmental resources discussed are those based on the CEQA Guidelines Appendix G Checklist.

- I. **Aesthetics.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Further, future development projects would undergo project-specific development review, including CEQA. As such, its implementation would not cause a substantial effect on a scenic vista, damage scenic resources within a state scenic highway, create a new source of substantial light or glare, or otherwise alter the existing visual character of the City. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to aesthetics would occur.
- II. **Agricultural/Forest Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not convert agricultural land to non-agricultural use or result in the loss or conversion of forest land.
- III. **Air Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project does not involve or approve physical development, and as such, would not involve construction or operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to air quality would occur.

- IV. Biological Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, there is no possibility that the Proposed Project would have a significant effect on special status species, habitat, or wildlife movement, and no significant effect would occur.
- V. Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development projects would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change in the significance of a historic or archaeological resource, or human remains. There is no reasonable possibility that the Proposed Project would have a significant effect on cultural resources.
- VI. Energy.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate or require energy. There is no possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to energy would occur.
- VII. Geology and Soils.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. In addition, future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause substantial adverse effects related to seismicity, ground failure, erosion, or geologic stability. There is no reasonable possibility that the Proposed Project would have a significant effect on geology and soils and no significant impact would occur.
- VIII. Greenhouse Gas Emissions.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or

operational activities that would generate pollutant emissions. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to greenhouse gases would occur.

- IX. Hazards & Hazardous Materials.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve the transport, use, or disposal of hazardous materials, nor create a significant hazard to the public or environment. There is no reasonable possibility that the Proposed Project would result in a significant effect on the environment. Further, future development would be required to comply with federal, State, and local regulations and policies to ensure a less than significant effect on the environment, including regulations and policies related to hazards and hazardous materials. No significant effect to hazards and hazardous materials would occur.
- X. Hydrology & Water Quality.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not violate and have no effect on water quality standards, substantially decrease groundwater supplies, substantially alter existing drainage patterns, or release pollutants in a flood hazard, tsunami or seiche zone. The City of Riverbank is a member agency to the Stanislaus & Tuolumne Rivers Groundwater Basin Association (GSA). On February 27, 2025, the Department of Water Resources evaluated the revised 2024 Groundwater Sustainability Plan (GSP) for the Modesto Subbasin and determined that the GSP is approved. The GSP identifies Management Action (MA) that will be undertaken by the GSAs as an element of the GSP implementation, including the Groundwater Allocation and Pumping Management Program. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any applicable MA's undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. There is no reasonable possibility that the Proposed Project would have a significant effect on hydrology and water quality.
- XI. Land Use & Planning.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project intends to comply with the City's 6th Cycle Housing Element obligations of the State of California and update the City's Housing Element and implementing zoning ordinances as required by the State of California. The Proposed Project would not involve changes to the physical environment that would physically divide an established community or result in conflicts with adopted

policies and regulations that intend to avoid or mitigate environmental effect. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant effect to land use and planning would occur.

XII. Mineral Resources. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development will require project-specific developmental review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not result in a substantial adverse effect to mineral resources. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect on mineral resources, and no significant impact would occur.

XIII. Noise. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate noise. Therefore, there is no reasonable possibility that the Proposed Project would have a significant effect related to noise, and no significant impact would occur.

XIV. Population & Housing. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not induce substantial unplanned population growth or displace substantial numbers of existing people or housing, as any population growth that would result from future development associated with the Proposed Project is considered planned. The Proposed Project implements regulatory requirements of the State of California to allow for future development in accordance with the City's RHNA obligations. A substantial portion of the City's zoning capacity is already programmed and evaluated under CEQA by the City's existing General Plan, existing Specific Plans, and the City's 5th Cycle Housing Element. Without any tangible development application for specific sites, there is no foreseeable, reasonable possibility that the Proposed Project would have a significant effect on the environment. Any future development would undergo project-specific developmental review to address potential impacts.

XV. Public Services. The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities (police, fire, libraries, etc.). There is no reasonable possibility that the Proposed

Project would have a significant effect on the environment, and no significant impact on public services would occur.

- XVI. Recreation.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on recreational facilities would occur.
- XVII. Transportation & Traffic.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Because the Proposed Project would not involve or approve physical development, the Proposed Project would not involve construction or operational activities that would generate vehicle trips. There is no active development application being approved with the Proposed Project, and therefore any evaluation of actual vehicle trips or transportation impacts caused by a future development project are not foreseeable and would be speculative. There is no reasonable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on transportation & traffic would occur.
- XVIII. Tribal Cultural Resources.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. Future development would undergo project-specific development review to address potential impacts. Because the Proposed Project does not involve or approve physical development, the Proposed Project would not cause a substantial adverse change to tribal cultural resources. There is no reasonable possibility that the Proposed Project would have a significant effect on tribal cultural resources.
- XIX. Utilities & Service Systems.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. As such, the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered utilities and service systems (wastewater, water and solid waste). As noted above, the City of Riverbank is a member agency of the Stanislaus & Tuolumne River GSA and the implementation of the GSP and associated Management Actions, including the Groundwater Allocation and Pumping Management Program that is ongoing. Future development would be required to comply with federal, State and local regulations and policies to ensure a less than significant effect on the environment, including any

applicable Management Actions undertaken by the GSAs implementing the GSP as well as applicable regulations and policies related to hydrology, water quality, and impacts to groundwater supply. Because the Proposed Project does involve or approve physical development, the Proposed Project would not cause any impact to utilities and service systems. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact on utilities and service systems would occur.

- XX. Wildfires.** The Proposed Project involves the adoption of a policy document, a general plan amendment to the Land Use Element, Zoning Ordinance Amendments, and site-specific General Plan Amendments, Rezones, and Specific Plan Amendments and does not in and of itself include any proposed development that would facilitate increased development. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks; require the installation or maintenance of infrastructure that may exacerbate fire risks; or expose people or structures to significant risks because of post fire slope instability or drainage changes. As such, there is no reasonable or foreseeable possibility that the Proposed Project would have a significant effect on the environment, and no significant impact related to wildfire would occur.

In addition, none of the potential exemptions (CEQA Guidelines Section 15300.2) to the use of a categorical exemption apply.

- a. **Cumulative Impact.** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effect of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Proposed Project, which is a legislative policy document and the associated implementation of Programs, there is no potential for cumulatively considerable impacts. The Proposed Project will not result in significant impacts in any environmental area and would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.).
- b. **Significant Effect.** There are no environmental impacts associated with the Proposed Project. See analysis above.
- c. **Scenic Highways.** There is no development associated with the Proposed Project and no impact to scenic highways, which is also discussed above under Aesthetics.
- d. **Hazardous Waste Sites.** There is no development associated with the Proposed Project and no impact related to hazardous waste sites.
- e. **Historical Resources.** There is no development associated with the Proposed Project and no impact to historical resources.

Conclusion

Based on the information contained herein, the Proposed Project is exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3) and further pursuant to Public Resources Code 21080.085.

From: [Jordan Davidson](#)
To: [Joshua Mann](#)
Subject: Public Comment – Opposition to Rezoning of 0 Roselle Avenue (GPA & SPA No. 01-2025 / REZ No. 02-2025)
Date: Saturday, March 14, 2026 8:07:14 PM



Caution: External (j davidson@vinotheque.com)



First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Quarantine](#) [Allow & Block](#)

You don't often get email from j davidson@vinotheque.com. [Learn why this is important](#)

Dear Riverbank City Council and Planning Commission,

My name is Jordan Davidson, and I am a resident near Roselle Avenue in Riverbank. I am writing to express my strong opposition to the proposed rezoning of the parcel located at 0 Roselle Avenue as part of the 6th Cycle Housing Element Implementation.

This property has long been an open area that supports local wildlife and natural habitat. Many residents and community members who walk in the area regularly see animals living there and interacting peacefully with people in the neighborhood. Rezoning this parcel for medium/high density residential development would significantly disrupt this environment and remove an important open space that currently contributes to the character of the area.

In addition to environmental concerns, I believe the City should more thoroughly evaluate the infrastructure and utility impacts of this proposal. The parcel is located near existing power lines and water infrastructure, and it is unclear how these systems would be safely and effectively serviced if higher-density housing were developed in close proximity. These factors could create long-term safety, maintenance, and service challenges that should be addressed before any rezoning is considered.

I am also concerned about the broader impacts to the surrounding neighborhood, including:

- Increased traffic along Roselle Avenue and nearby roads
- Strain on local infrastructure and public services
- Continued pressure on water and sewer systems

Local residents have already experienced rising sewer and water rates, which place additional financial stress on lifelong residents in the community. Increasing residential density without clear infrastructure planning could further strain these systems and

potentially contribute to even higher utility costs for existing residents.

While I understand the need for housing planning, I respectfully urge the City Council to reconsider the rezoning of this parcel and explore alternative locations that would have less impact on the existing environment, infrastructure, and surrounding residents.

Thank you for your time and for considering the concerns of the community.

Sincerely,

Jordan Dean Davidson

Riverbank Resident

Get [Outlook for iOS](#)

From: Melanee <melaneekiep@yahoo.com>

Sent: Saturday, March 14, 2026 6:48 PM

To: City Clerk <CityClerk@riverbank.org>

Subject: Housing Element Implementation Rezones - Questions Regarding Proposed Rezoning of MID-Owned Property (0 Roselle Ave)

You don't often get email from melaneekiep@yahoo.com. [Learn why this is important](#)

Dear Community Development Department,

I am writing as a resident who lives directly next to the parcel currently owned by MID that is being discussed for potential rezoning and development.

Before the City considers moving forward with any rezoning of this land, I believe several important questions need to be answered publicly.

First, how is this land being described as “staged for development” when it is currently owned by MID and zoned for civic use?

Second, has MID formally agreed to sell or transfer the property for residential development, or is the City making assumptions about land that it does not own?

Third, what justification does the City have for rezoning land that currently serves a civic classification and sits within an agricultural community?

Fourth, what impact studies have been completed regarding traffic, infrastructure strain, water demand, and school capacity if apartments are built on this parcel?

Finally, what opportunity will residents who live directly adjacent to this property have to review plans and provide input **before** any rezoning decisions are made?

I share a property line with this land, so any decision regarding its use will directly impact my home, property value, and quality of life. Because of that, I expect transparency and clear answers before the City moves forward with any rezoning discussions.

Please advise how residents can formally participate in this process and when these questions will be addressed.

Thank you for your time.

Sincerely,
Melanee Kiep
Sent from my iPhone

From: [Taylor Sisk](#)
To: [Joshua Mann](#)
Subject: Rezoning of Roselle and Glow Rd Pasture
Date: Tuesday, March 17, 2026 8:29:24 AM



Caution: External (taylornsisk@yahoo.com)



First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Quarantine](#) [Allow](#) & [Block](#)

You don't often get email from taylornsisk@yahoo.com. [Learn why this is important](#)

Dear City of Riverbank Planning Department,

I am writing to express my concerns regarding the proposed rezoning of the area located at Roselle and Glow Road. I will not be able to attend the meeting on the 31st, so I was instructed to write an email. As a resident of this community, I believe this rezoning will have significant negative impacts on the neighborhood and its residents, and I urge you to carefully consider these factors before moving forward with any changes. My husband and I chose to move to Riverbank in 2019 specifically for the "small town" feel which is slowly fading away with all the new housing and large highway being built. High density housing comes with a lot of negative risks and negative outcomes. Riverbank is losing its "small town" charm with the increase in housing developments. Below are my concerns that I would like to share with you.

1. Increased Traffic:

One of my primary concerns is the anticipated increase in traffic, especially with the new highway. The area surrounding Roselle and Glow Rd is currently a peaceful residential neighborhood, and any development in this area would undoubtedly result in more vehicles on local streets. The roads here are not designed to handle a significant increase in traffic, which could cause congestion, safety hazards, and a decrease in the quality of life for current residents. Our children walk and play in these neighborhoods, and higher traffic would put them at risk. There are already increased traffic issues with the new highway being built and this new zoning will increase it even more.

2. Crime Rates:

Additionally, there is a genuine concern that rezoning this area could lead to an increase in crime rates. Historically, changes to the character of a neighborhood, such as introducing commercial or industrial developments, can attract undesirable elements. Our community values safety, and many of us chose to live here because of the quiet and family-friendly environment. A shift in zoning could erode the sense of security that makes this area so desirable.

3. Loss of Familial Enjoyment:

Another important point I would like to address is the potential loss of the interaction

with the animals in the lot. Many families in this area, including my own, enjoy the opportunity to visit and interact with animals in that lot. The zoning change could take away these opportunities, leaving our families without an important and enjoyable activity that promotes bonding and connection with nature.

4. Increased Taxes for Current Residents:

Finally, I am concerned about the financial impact this rezoning could have on current residents, particularly through potential increases in property taxes. New development often leads to higher taxes to fund infrastructure improvements and public services, and these costs are typically passed onto existing homeowners. For many of us, this added financial burden could be difficult to manage, especially if the development leads to a decrease in neighborhood appeal or safety. This could also drive up living costs, making it harder for families to maintain their homes and enjoy the quality of life we currently have.

For these reasons, I strongly urge the City of Riverbank to reconsider the rezoning proposal at Roselle and Glow Rd. We, as residents, are deeply invested in the well-being of our community, and I hope you will take these concerns into account before making any decisions that could negatively impact the character and safety of our neighborhood.

Thank you for your time and consideration. I look forward to your response and hope we can work together to ensure the continued prosperity and safety of Riverbank.

Sincerely,

The Sisk Family

From: [LM](#)
To: [Joshua Mann](#)
Subject: Public Comment on Proposed Rezoning of Cow & Horse Pasture (Glow Rd & Roselle Ave)
Date: Tuesday, March 17, 2026 3:32:14 PM



Caution: External (minnieliulm@gmail.com)



First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Quarantine](#) [Allow & Block](#)

You don't often get email from minnieliulm@gmail.com. [Learn why this is important](#)

Dear Mr. Mann,

I hope this message finds you well. I am writing as a resident of Riverbank, CA, and as someone who lives in close proximity to the Glow Road and Roselle Avenue area, to respectfully share my perspective regarding the proposed rezoning of the cow and horse pasture.

My family and I relocated to this area from Los Angeles for work. At the time, we were uncertain whether we would adapt to life in Central California. However, what we discovered here was something we did not expect — a level of calm, space, and quality of life that is increasingly rare in larger metropolitan areas.

After spending time here, returning to Los Angeles made that contrast even more apparent. The congestion, fast pace, and constant pressure highlighted just how valuable and uncommon the balance we experience in this community truly is. It is something we have come to deeply appreciate and do not take for granted.

We understand that growth and development are, to some extent, unavoidable, and we recognize that development can bring certain benefits, including economic activity and potential increases in property value. However, we believe that growth should be approached with careful consideration to avoid long-term impacts that may diminish overall livability.

From our experience, even gradual increases in density can, over time, lead to meaningful changes in daily life — including increased traffic, longer commutes, and added pressures that affect how residents experience their community. We hope the City can avoid a development path that gradually erodes quality of life, where these incremental changes accumulate and result in a noticeable decline in overall livability.

While our community may never reach the level of density seen in larger metropolitan areas, the direction and pace of development still matter. Once development moves forward, its impact is lasting and not easily reversed, which makes thoughtful planning especially important.

For many residents in this area, the sense of peace, open space, and connection to the surrounding environment are not incidental — they are the very reasons we chose to live here. We hope that future development can be planned in a way that avoids excessive density and preserves the character of the community for years to come.

Thank you very much for your time and consideration.

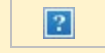
Sincerely,

Minnie Liu

From: [Cathy Ferguson](#)
To: [Joshua Mann](#)
Subject: Keep our farm land
Date: Wednesday, March 18, 2026 12:53:25 PM



Caution: External (cathyfergie@sbcglobal.net)



First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Quarantine](#) [Allow & Block](#)

You don't often get email from cathyfergie@sbcglobal.net. [Learn why this is important](#)

We don't want anymore houses! The traffic is bad enough now! We want to look at the cows and horses. Save the farmland near roselle and the rest of riverbank

[Sent from AT&T Yahoo Mail for iPhone](#)