

PLANNING COMMISSION

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CITY OF RIVERBANK

Planning Commission Meeting

Riverbank Community Center

3600 Santa Fe Street

Riverbank, CA 95367

SPECIAL PLANNING COMMISSION MEETING

TUESDAY, AUGUST 4, 2026 — 6:00 P.M.

(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 HEARING - (Public Notice for item 4.1 was published on July 1, 2026, in the Riverbank News).**

Item 4.1. RIVER WALK SPECIFIC PLAN (DEPT. FILE NO. 20-0026)

PROJECT LOCATION: The proposed River Walk Project is located in the unincorporated area of Stanislaus County adjacent to the City of Riverbank. The Project Area is generally located north of Patterson Road/State Route 108, east of McHenry Avenue, south of the Stanislaus River and approximately two miles northwest of downtown Riverbank. The overall Project Area includes approximately 1,522 acres. The River Walk Specific Plan Area includes approximately 997 acres within the overall Project Area.

PROJECT DESCRIPTION: The proposed River Walk Project includes approval of the River Walk Specific Plan, an amendment to the City of Riverbank's General Plan, Sphere of Influence amendment, annexation of the approximately 997-acre Specific Plan Area into the City of Riverbank, rezoning, approval of a Development Agreement between the City and the project applicant, and the extension of infrastructure and utilities necessary to serve future development within the Specific Plan Area. The remaining land within the approximately 1,522-acre Project Area would be included within the proposed Sphere of Influence Amendment and held as Reserve land for possible long-range planning at a future time.

A Development Agreement is proposed to address the applicant's obligations and

the City's requirements related to the orderly development of the River Walk Specific Plan Area, including but not limited to infrastructure, utilities, public improvements, phasing, financing, fees, dedications and other terms necessary to implement the Specific Plan.

The Project Area includes 61 Assessor's Parcel Numbers and additional non-parcelized areas, including rights-of-way. The Assessor's Parcel Numbers within the Project Area are:

074-001-001, 074-001-015, 074-001-016, 074-001-003, 074-001-011, 074-001-012, 074-001-013, 074-001-005, 074-001-008, 074-001-009, 074-001-017, 074-001-018, 074-001-019, 074-001-020, 074-002-020, 074-002-019, 074-002-018, 074-002-017, 074-002-025, 074-002-024, 074-002-014, 074-002-013, 074-002-011, 074-002-028, 074-002-026, 074-002-006, 074-002-010, 074-002-031, 074-002-021, 074-002-030, 074-002-029, 074-002-034, 074-002-007, 074-002-033, 074-002-032, 074-002-001, 074-003-022, 074-003-021, 074-003-020, 074-003-016, 074-003-013, 074-003-012, 074-003-023, 074-003-002, 074-003-015, 074-003-014, 074-003-011, 074-003-010, 074-003-019, 074-003-018, 074-003-024, 074-003-008, 074-003-007, 074-003-006, 074-003-005, 074-003-004, 074-003-003, 074-005-012, 074-005-013, 074-005-010 and 074-005-011.

The River Walk Specific Plan proposes a mixed-use development with a range of residential densities, neighborhood-serving mixed-use areas, parks, recreation, open space, greenways, trails, landscaping, pedestrian and bicycle facilities and supporting infrastructure. Proposed land use categories include Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use, Park, Dual Use Park/Ponding Basin, Buffer/Greenway/Open Space - Bluff, Buffer/Greenway/Open Space - Canal, Buffer/Greenway/Open Space - River Park and Reserve.

The existing Project Area is predominantly used for agricultural operations, including almond, walnut and cherry orchards, fallow land, rural residential uses, agricultural accessory structures, private irrigation facilities, a horse ranch, a commercial nursery business, truck storage, an approximately 150-acre solar farm and the Modesto Rifle Club. Modesto Irrigation District canals, easements and irrigation facilities are also located within the Project Area.

The proposed Project is intended to provide for orderly long-term planning, expand the City's Sphere of Influence, allow for future annexation and development of the Specific Plan Area and increase the supply and variety of housing within the City of Riverbank planning area.

The City has prepared an Environmental Impact Report (SCH: 2021060098) for the River Walk Specific Plan in accordance with the California Environmental Quality Act. The Environmental Impact Report evaluates the potential environmental effects of the proposed Project and identifies mitigation measures where applicable. Significant and unavoidable impacts of development of the River Walk Specific Plan subject to mitigation measures include the following: Aesthetics; agricultural resources; greenhouse gases, climate change, and energy; noise; public services and recreation; transportation and circulation; utilities; and cumulative impacts.

5. ADJOURNMENT

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 30th Day of July 2026

/s/**Gabriela Hernandez, CMC, City Clerk**



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 Planning Commission 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.



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

PUBLIC "LIVE" VIEWING

- Government Channels: SPECTRUM — 2
- 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 Commission prior to consideration of the matter.

Written comments will **not be read aloud** at the meeting, but will be reported as received for the record. If you do not receive an acknowledgment 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 Chair will ask the public if anyone wishes to comment. At that time you may approach the podium.
- **Oral Comments Via Zoom:** The Chair will announce when public comments may be made for a limit of 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.)

JOIN THE MEETING VIA ZOOM PLATFORM

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

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