



CITY OF RIVERBANK
**REGULAR CITY COUNCIL AND
LOCAL REDEVELOPMENT AUTHORITY MEETING**
(The City Council also serves as the LRA Board)
City Hall North Council Chambers
6707 Third Street • Riverbank • CA 95367

AGENDA
MONDAY, JANUARY 27, 2014 – 6:00 P.M.

- CALL TO ORDER:** Mayor/Chair Richard D. O'Brien
- FLAG SALUTE:** Mayor/Chair Richard D. O'Brien
- INVOCATION:** Riverbank Ministerial Association
- ROLL CALL:** Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Cal Campbell
Council/Authority Member Darlene Barber-Martinez
Council/Authority Member Leanne Jones Cruz
Council/Authority Member Jeanine Tucker

CONFLICT OF INTEREST

Any Council/Authority Member and Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PRESENTATIONS

- Item 1.1:** Recognition of City Employees for their Longevity, Dedication, and Outstanding Service.
- Item 1.2:** Presentation from the Army Corps of Engineers to the City Council and Local Redevelopment Authority Board Regarding the Conveyance of the Former Riverbank Army Ammunition Plant.

2. 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 City Council/LRA Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please address the entire City Council/LRA Board.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless otherwise requested by an individual Council/Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approval of the January 13, 2014, Regular City Council / Local Redevelopment Authority Minutes.

Item 3.C: **Resolution – Approving the Transportation Development Act Local Transportation Fund (LTF) Non-Transit Claim for Fiscal Year 2013/2014 Other Purposes and Amending the Budget for the City of Riverbank to Conform to Said Claim** – Council to approve Resolution authorizing staff to submit Transportation Development Act Local Transportation Fund Non-Transit Claim for Fiscal Year 2013/2014 in the amount of \$298,962 to the Stanislaus Council of Governments (StanCOG) and amend budget to conform to said claim.

Item 3.D: **Adoption of a Resolution to Approve the Reappointment of Patricia Butterfield to the Riverbank Housing Authority Commission** – It is recommended that the City Council consider adopting the resolution reappointing Commissioner Patricia Butterfield to the Riverbank Housing Authority (HA) Commission, Tenant Seat, for a two-year term ending December, 2016, consistent with the recommendation of Vice Chair Tim Stone of the Riverbank Housing Authority.

Recommendation: It is recommended that City Council/LRA Board approve the Consent Calendar items by roll call vote.

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Citywide Special Events** – It is recommended that the City Council consider the information presented and provide direction to staff on how the City is to proceed with the operation and administration of Special Events.

Item 6.2 **General Discussion and Overview of the proposed Riverbank Army Ammunition Plant Specific Plan, including General Plan Amendments, Certification of the Environmental Impact Report, and Approval of CEQA Findings of Fact, a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program and Introduction of an Ordinance Rezoning the subject property to SP-2** – It is recommended that the City Council review the information provided in preparation for the February 10, 2014, regular City Council meeting, Public Hearing item.

Item 6.3: **Update on the Process of Determining the Need for a Change from At-Large to District Elections** – It is recommended that the City Council receive the status report and provide any direction deemed necessary.

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

Item 7.2: Council/Authority Member Comments

Item 7.3: Mayor/Chair Comments

8. INFORMATIONAL ITEMS (Information Only – No Action)

Item 8.1: Warrant Registers for 01/03/14, 01/09/14, and 01/16/14.

ADJOURNMENT (The next regular City Council meeting – February 10 @ 6:pm)

UPCOMING EVENTS:

Ongoing	§ <u>Fall/Winter Activity Guides are available at City Hall.</u>
Open Until Filled	§ <u>Budget Advisory Committee:</u> Applications are currently being accepted. Visit www.riverbank.org or Contact Marisela Garcia at 863-7110.
February 5 (Wednesday)	§ <u>Budget Advisory Committee Meeting:</u> 6:00 p.m. at the City Hall Council Chambers.
February 18 (Thursday)	§ <u>Planning Commission Meeting:</u> 6:00 p.m. at the City Hall Council Chambers.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

Dated this 24th day of January, 2014

Annabelle Aguilar, CMC, City Clerk / L R A Recorder

Notice Regarding Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Notice Regarding Non-English Speakers: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City 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.

General Information: The City Council Members also serve as the LRA Board Members. The Riverbank City Council/LRA Board meets in the City Hall North Council Chambers. Regular City Council meetings are held on the 2nd and 4th Mondays of each month at 6:00 p.m. The Local Redevelopment Authority Board meets on an "as needed" basis. Meetings are held as indicated, unless otherwise noticed.

Council/LRA Agenda: The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents that are part of this agenda and provided to a majority of the City Council by the City will be made available to the public. The agenda is posted for public review at the City's website www.riverbank.org, at the City Clerk's Office, and on the exterior of the North City Hall building's bulletin board, 6707 Third Street, Riverbank, CA. Subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

Public Hearings: In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

Questions: Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 1.1

SECTION 1: PRESENTATION

Meeting Date:	January 27, 2014
Subject:	Recognition of City Employees for their Longevity, Dedication, and Outstanding Service
From:	Jill Anderson, City Manager
Submitted by:	Alvaro Zamora, Human Resource Analyst Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council recognize the City employees for their longevity, dedication, and outstanding service to the City of Riverbank.

SUMMARY

The City's Service Awards Program is to recognize and commend the long-term commitment that loyal employees have made to the City, knowing that much of the City's history resides with these employees.

The City Council will recognize their notable example of longevity, dedication, and outstanding service to the City of Riverbank by presenting each employee with a Certificate of Appreciation and Service Award. The following employees will be recognized:

<u>Employee</u>	<u>Years of Service</u>	<u>Department</u>
John Hurst	36	Development Services, Public Works
Eric Tackett	32	Development Services, Public Works
David Reece	28	Development Services, Public Works
Daren Martin	23	Development Services, Public Works
Linda Harrison	17	Finance
Darin Smallen	16	Development Services, Public Works
Alvaro Zamora	16	Administration
Luanne Bain	15	Administration

Furthermore, a special recognition will be presented to the family of the late David Reece in memory of his distinguished service and exemplary performance as one of the City's Senior Maintenance Workers for the Department of Public Works.

FINANCIAL IMPACT

The financial impact associated with the employee recognition service awards is \$355.00.

ATTACHMENT

There are no attachments to this report.

**RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 1.2**

SECTION 1: PRESENTATIONS

Meeting Date:	January 27, 2014
Subject:	Presentation from the Army Corps of Engineers to the City Council and the Local Redevelopment Authority Board Regarding the Conveyance of the Former Riverbank Army Ammunition Plant
From:	Jill Anderson, City Manager

RECOMMENDATION

It is recommended that the City Council and the Local Redevelopment Authority Board receive a presentation provided by the Army Corps of Engineers, Sacramento Division regarding the progress of the conveyance of the former Riverbank Army Ammunition Plant.

SUMMARY

The transition of the Riverbank Army Ammunition Plant ("RAAP") property from federal to local control is not yet finalized. At the request of Congressman Jeff Denham's office, a representative of the Sacramento District of the U.S. Army Corps of Engineers will present to the Local Redevelopment Authority Board an update on the conveyance progress.

BACKGROUND

The RAAP was recommended for closure, pursuant to and in accordance with the Defense Base Closure and Realignment Act of 1990, as amended.

The Base Realignment and Closure Commission convened by the U.S. Congress in 2005, made recommendations for closure of the Riverbank property. The decision to close RAAP became law in December 2005.

FINANCIAL IMPACT

There is no financial impact at this time.

ATTACHMENT

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LRA AGENDA ITEM NO. 3.A

SECTION 3: CONSENT CALENDAR

Meeting Date:	January 27, 2014
Subject:	Waiver of Readings
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

It is recommended that the City Council/LRA Board approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

**RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.B**

SECTION 3: CONSENT CALENDAR

Meeting Date:	January 27, 2014
Subject:	Approval of the January 13, 2014, City Council / Local Redevelopment Authority Minutes
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council / Local Redevelopment Authority Board approve the City Council /LRA Meeting Minutes as presented.

SUMMARY

The Draft Minutes of the January 13, 2014, regular City Council / Local Redevelopment Authority Board meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

1. January 13, 2014, Minutes



CITY OF RIVERBANK
REGULAR CITY COUNCIL AND
LOCAL REDEVELOPMENT AUTHORITY MEETING
(The City Council also serves as the LRA Board)

MINUTES
MONDAY, JANUARY 13, 2014

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Administration Department at (209) 863-7122.

CALL TO ORDER:

The City Council / Local Redevelopment Authority Board of the City of Riverbank met at 6:00 p.m., on this date, at the Riverbank City Council Chambers, 6707 Third Street, Riverbank, California with Mayor/Chair Richard D. O'Brien presiding.

FLAG SALUTE: Mayor/Chair Richard D. O'Brien

INVOCATION: Reverend Charles Neal

ROLL CALL: Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Jeanine Tucker
Council/Authority Member Darlene Barber-Martinez
Council/Authority Member Cal Campbell
Council/Authority Member Leanne Jones Cruz

CONFLICT OF INTEREST

Any Council/Authority Member and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. PRESENTATIONS

Item 1.1: Recognition of Mrs. Anita Gonzales in celebration of her 95th Birthday.

Mayor O'Brien presented the certificate of recognition to Mrs. Anita Gonzales.

2. 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 City Council/LRA Board. Individual comments will be limited to a

maximum of 5 minutes per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the City Council/LRA Board.

Vicki Holt Angulo, Riverbank Library Branch Manager, provided an update on Library activities.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless otherwise requested by an individual Council/Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: Waive Readings. All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Approval of the December 9, 2013, City Council / Local Redevelopment Authority Meeting Minutes.

Item 3.C: **Resolution No. 2014-001** Designating the City Manager and Director of Finance as Representatives for the 13-CDBG-8959 Community Development Block Grant Signature Card.

Item 3.D: **(LRA) Out of State Travel Request to Attend an ADC 2014 Installation Innovation Forum in San Antonio, Texas, February 8, 2014** – It is recommended that the Local Redevelopment Authority Board approve the out-of-state travel request for the Executive Director of the LRA to attend a board meeting behind held at an Association of Defense Communities 2014 Installation Innovation Forum in San Antonio, Texas.

Recommendation: It is recommended that City Council/LRA Board approve the Consent Calendar items by roll call vote.

ACTION: ***By motion moved/second (Tucker / Barber-Martinez / passed 5-0) to approve Consent Calendar Items 3.A through 3.D as presented; motion carried by unanimous roll call vote.***

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Resolution Authorizing the Approval of Financing for Sewer System Improvements** – It is recommended that the City Council approve the

Resolution and Loan Agreement between the City and Municipal Finance Corporation for the refinancing of the City's outstanding 2005 sewer revenue bonds and the funding of the Waste Water Treatment Plant improvements previously approved with Schneider Electric.

Marisela Garcia, Director of Finance, presented the staff report. Mr. Craig Hill, NHA Financial Advisor and Legal Counsel Mr. Cameron Weist were present to address any questions.

ACTION: *By motion moved/second (Jones Cruz / Campbell / passed 5-0) to adopt Resolution No. 2014-002 approving the following financing provided by the Municipal Finance Group as presented; motion carried by unanimous roll call vote.*

For loan terms to fund the project portion with repayment source from the Sewer Fund Net Revenues:

Total Financing (Principal)	\$4,033,870
Term (Final Maturity)	15 years (2029)
Interest Rate	3.68%
Annual Debt Service	\$335,953.23
Rate Coverage Requirement	1.10x
Prepayment	Any Date at 101%

The Municipal Finance Group Proposal for refinancing (refunding) of the 2005 Wastewater Treatment Plant Bonds for a lower interest rate without extending the life of the bonds:

	Current Terms	MFG Proposal
Total Financing (Principal)	\$2,075,000	\$1,710,629
Term (Final Maturity)	6 years (2020)	5 years (2019)
Interest Rate(s)	4%-4.25%	2.38%
Annual Debt Service	\$341,000- \$344,000	\$307,510
Rate Coverage Requirement	1.25x	1.10x
Reserve Requirement	Yes	No

Item 6.2: **Update the City's Healthy Eating Active Living (HEAL) Efforts** – There is no recommendation associated with this staff report.

Jill Anderson, City Manager, presented the staff report; no action taken.

Item 6.3: **Strategic Plan Update** – It is recommended that the City Council consider the presentation on the City's Strategic Plan and provide comment as it deems appropriate.

City Manager Anderson presented the update.

Public Comment: *Mr. Ramon Bermudez commented on the lack of addressing the need for sidewalks on Roselle Avenue.*

Item 6.4 **Annual Nomination and Appointment of the Vice Mayor** – It is recommended that the Mayor nominate a Councilmember to serve as Vice Mayor and the City Council, by motion for approval, make the appointment for a one-year term.

Mayor O'Brien nominated Councilmember Cal Campbell to serve as Vice Mayor for the year 2014; no one objected.

ACTION: *By motion moved/second (O'Brien / Tucker / passed 5-0) to approve the one-year appointment of Councilmember Cal Campbell as Vice Mayor during the year 2014; motion carried by unanimous roll call vote.*

Item 6.5: **Members of the City Council Appointments to External Boards and Committees and City Council/LRA Appointments to Internal Committees for the Year 2014** – It is recommended that the City Council/LRA Board: 1) review the appointment lists of the Intergovernmental Boards and Committees and the Internal City/Local Redevelopment Authority (LRA) Committees, 2) volunteer or recommend a member of the City Council/LRA to serve as the representative, and 3) ratify the appointments for the year 2014 by roll call vote.

City Council/Local Redevelopment Authority Members reviewed and directed changes to the attached Intergovernmental Boards and Committees List and the City Council / LRA Internal Committees List.

ACTION: *By motion moved/second (O'Brien / Jones Cruz / passed 5-0) to ratify the changes made to the attached appointment lists as indicated; motion carried by unanimous roll call vote.*

7. COMMENTS (Information only – No action)

Item 7.1: Staff Comments

City Manager Anderson announced the first meeting of the Budget Advisory Committee was scheduled for February 5th and the City was still accepting applications to fill seats on the Committee. An interview will be scheduled with a current applicant.

Item 7.2: Council/Authority Member Comments

Council/Authority Member Jones Cruz commented on the successful opening of the new Carl's Junior Restaurant and was pleased to see several her students that were hired.

Council/Authority Member Barber-Martinez: 1) announced the Senior Meals on Wheels program and the first Senior Brunch scheduled for January 17, 2) announced she will be meeting the culinary students who will be providing the food, 3) commented on the importance of celebrating Martin Luther King Day through volunteerism, 3) announced the MOY/COY annual banquet recognizing the Citizen of the Year, Business of the Year, and other categories; encouraged everyone to attend.

Council/Authority Member Tucker wished everyone a happy new year and encouraged everyone to volunteer in honor of Martin Luther King Day.

Vice Mayor Campbell commented on topics of community interest that he has read and encouraged everyone to take interest in the issues affecting Riverbank, and to get involved.

Item 7.3: Mayor/Chair Comments

Mayor O'Brien: 1) announced a scheduled January 29th meeting with the Faith Based Organizations and the Nonprofit organizations, 2) commented on the the current proposed realignment of the North County Corridor, 3) requested staff provide an update on the district elections issue at the next meeting, and 4) commented on the critical water issue.

8. CLOSED SESSION

MAYOR O'BRIEN ANNOUNCED THE CLOSED SESSION ITEMS AND ADJOURNED TO CLOSED SESSION AT 7:18 P.M.

Item 8.1: CONFERENCE WITH REAL PROPERTY NEGOTIATORS (LRA)

Government Code Section 54956.8

Property: 5300 Claus Road, Modesto, CA 95357

Agency Negotiator: Jill Anderson, City Manager
Property Negotiator: U.S. Army
Under Negotiation: Price, terms of payment, or both

Recommendation: It is recommended that the LRA Board provide direction to Staff.

9. REPORT FROM CLOSED SESSION

MAYOR O'BRIEN RECONVENED THE MEETING AT 7:41 P.M.

Item 9.1: Report from Closed Session Item 8.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

ACTION: *Mayor O'Brien announced a vote of 5-0 in favor, direction was provided to staff.*

10. INFORMATIONAL ITEMS (Information Only – No Action)

Item 10.1: Warrant Registers for 12/05/13, 12/12/13, and 12/20/13.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meeting at 7:42 p.m.

ATTEST:

Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

APPROVED:

Richard D. O'Brien
Mayor / Chair

**CITY COUNCIL
INTERGOVERNMENTAL BOARDS & COMMITTEES**

(Last revised and ratified on 01/13/2014)

BOARD / COMMITTEE	COUNCIL REPRESENTATIVE (Current 2014 - Appointments)
<u>LEAGUE OF CALIFORNIA CITIES CENTRAL VALLEY DIVISION EXECUTIVE COMMITTEE</u> <u>Meets:</u> Quarterly, TBD when scheduled <u>Location:</u> It rotates among the Northern and Southern central valley cities, TBD. (Annual breakfast meeting of the year takes place at the League's Annual Conference in September) The Central Valley Division (CVD) is lead by an executive committee made up of local government officials who provide overall guidance and direction for CVD activities. These activities provide a variety of avenues for individuals to take the opportunity to exchange ideas and information and share the advantages of cooperative advocacy.	Mayor Richard D. O'Brien Jeanine Tucker (alternate) Vice Mayor Cal Campbell (alt.)
<u>LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE DELEGATE</u> The League of California Cities is an association of California City Officials who work together to enhance their knowledge & skills, and exchange information & combine resources so that they may influence policy decisions that affect cities.	Delegate designated annually in June by City Council prior to the annual League conference in September.
<u>NORTH COUNTY CORRIDOR TRANSPORTATION EXPRESSWAY AUTHORITY BOARD</u> <u>Meets:</u> 3rd Wed. of every alternate month; 4:30-6pm <u>Location:</u> Tenth Street Place, Board Chambers, 1010 10th Street (basement), Modesto The North County Corridor Transportation Expressway Authority (Authority) is the lead implementing agency for the North County Corridor State Route 108 East Route Adoption. The Authority leads the overall effort. These meetings pertain to locating the best route for the northern expressway from Hwy 99 to the eastern side of Oakdale.	Mayor Richard D. O'Brien Councilmember Darlene Barber-Martinez (alt.)

CITY COUNCIL
INTERGOVERNMENTAL BOARDS & COMMITTEES

(Last revised and ratified on 01/13/2014)

BOARD / COMMITTEE	COUNCIL REPRESENTATIVE (Current 2014- Appointments)
<u>STANCOG – POLICY BOARD</u> <u>Meets:</u> The 3rd Wednesday of each month; 6:pm <u>Location:</u> 1111 I Street, Suite 308, Modesto To work together with local cities to enhance communication, cooperation and comprehensive planning in dealing with regional issues.	Mayor Richard D. O'Brien Jeanine Tucker (primary) Vice Mayor Cal Campbell (alt.)
<u>STANISLAUS OFFICE OF EMERGENCY SERVICES DISASTER COUNCIL</u> <u>Meets:</u> Twice a year or as necessary, at 1:30 pm <u>Location:</u> Ray Simon Training Center, 3805 Cornucopia Way, Bldg A, Modesto To make recommendations to local governing agencies on matters pertinent to development of mitigation, disaster preparedness, response & recovery plans, and programs for any potential local emergency.	Councilmember Jeanine Tucker Councilmember Darlene Barber-Martinez (alt.) (The appointed Councilmember serves a 2-year term) This is their 2nd year.
<u>STANISLAUS ECONOMIC DEVELOPMENT AND WORKFORCE ALLIANCE BOARD</u> <u>Meets:</u> Alliance on 3rd Monday of every odd month; Executive Committee meets on 3rd Monday of every even month. <u>Location:</u> TBD Promote economic development & stimulate workforce preparations within Stanislaus County; reduce unemployment through the expansion, retention, and attraction of business & industry to the area; increase the employment, retention & earnings of the workforce; increase the occupational skills of the workforce.	Richard O'Brien (primary) Cal Campbell (alternate) Vice Mayor Cal Campbell Mayor Richard D. O'Brien (alt.)
<u>Lower Stanislaus River Trail Improvement Plan Committee</u> (Resolution No. 2013-069) <u>Meets:</u> TBD <u>Location:</u> TBD Representatives of the Cities of Riverbank, Oakdale, and Ripon and the Local Government Commission and the National Park Service will be working together to enhance public use and stewardship of the lower Stanislaus River.	Vice Mayor Cal Campbell Councilmember Darlene Barber-Martinez (alt.)

CITY COUNCIL / LRA
INTERNAL CITY/LRA COMMITTEES
 (Last revised and ratified on 01/13/2014)

CITY/LRA COMMITTEES	COUNCIL/LRA LIAISON (Current 2014 – Appointments)
<u>BUDGET ADVISORY COMMITTEE (BAC)</u> <u>Meets:</u> As needed <u>Location:</u> City Hall Council Chambers or City Hall South Conference Room This (7) resident member advisory committee, including (1) non-voting Council representative and a Council alternate, reviews and discusses the City's operating budget and makes recommendations on projects, programs, and policies to the City Council.	Mayor O'Brien (primary) Councilmember Leanne Jones Cruz Vice Mayor Councilmember Jeanine Tucker (alternate)
<u>FRIENDS OF JACOB MYERS PARK (JMP)</u> (A non-profit organization) <u>Meets:</u> On a monthly basis <u>Location:</u> City Hall Council Chambers Works on projects, park planning, and fundraising events.	Councilmember Vice Mayor Cal Campbell Councilmember Darlene Barber-Martinez (alt.)
<u>ENVIRONMENTAL REVIEW COMMITTEE</u> <u>Meets:</u> As needed <u>Location:</u> TBD Early reviews of environmental studies.	Mayor Richard D. O'Brien
<u>LOCAL REDEVELOPMENT AUTHORITY (LRA)</u> <u>COMMUNITY ADVISORY COMMITTEE</u> <u>Meets:</u> 6:00 p.m. on the 2nd Tuesday of each month <u>Location:</u> LRA Conference Room, 5300 Claus Road, Building 17, Modesto, CA 95357 The (12) member Committee provides feedback and recommendations to the LRA Board and staff regarding the reuse and redevelopment of the Riverbank Army Ammunition Plant, and to promote interest and involvement by the community in the project.	Authority Member Darlene Barber-Martinez Authority Member _____ (alternate) Authority Member Jeanine Tucker (alternate)

CITY COUNCIL / LRA
INTERNAL CITY/LRA COMMITTEES
 (Last revised and ratified on 01/13/2014)

CITY/LRA COMMITTEES	COUNCIL/LRA LIAISON (Current 2014 – Appointments)
<u>*ECONOMIC DEVELOPMENT COMMITTEE</u> (RESOLUTION NO. 2011-019) <u>Meets:</u> As needed <u>Location:</u> TBD Makes recommendations/finds opportunities to create jobs.	Mayor Richard D. O'Brien Councilmember Darlene Barber-Martinez (alt.) <u>*ACTION 01/14/2013:</u> City Council recommended combining the efforts of this committee with the DRC and having one committee. <u>*01/13/2014:</u> Same direction as previous; however bring before City Council for consideration if and when combined.
<u>*DOWNTOWN REVITALIZATION COMMITTEE</u> <u>Meets:</u> As needed <u>Location:</u> TBD Study issues, projects, needs for the downtown area and makes recommendations accordingly.	Mayor Richard D. O'Brien Councilmember _____ (alternate) <u>*ACTION 09/09/2013:</u> City Council recommended combining the efforts of this committee with the EDC and having one committee. <u>*01/13/2014:</u> Same direction as previous; however bring before City Council for consideration if and when combined.
<u>*SISTER CITY COMMITTEE</u> <u>Meets:</u> As needed <u>Location:</u> TBD Meets to exchange cultural information between Sister Cities; plans visits to & from; holds fundraisers.	Vice Mayor Councilmember Jeanine Tucker Councilmember _____ (alternate) Councilmember Darlene Barber-Martinez (alt.) <u>*ACTION 01/14/2013:</u> Per City Council direction, table decision of appointments until a discussion between City Council and Committee representatives occurs. <u>*01/13/14:</u> When Committee is active, the City serves as a liaison.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

SECTION 3: CONSENT CALENDAR

Meeting Date:	January 27, 2014
Subject/ Title:	Resolution – Approving the Transportation Development Act Local Transportation Fund (LTF) Non-Transit Claim for Fiscal Year 2013/2014 Other Purposes and Amending the Budget for the City of Riverbank to Conform to Said Claim.
From:	Jill Anderson, City Manager
Submitted by:	Marisela Garcia, Director of Finance Kathleen Cleek, Sr. Management Analyst

RECOMMENDATION

Council to approve Resolution authorizing staff to submit Transportation Development Act Local Transportation Fund Non-Transit Claim for Fiscal Year 2013/2014 in the amount of \$298,962 to the Stanislaus Council of Governments (StanCOG) and amend budget to conform to said claim.

SUMMARY

The City receives funding through the Transportation Development Act Local Transportation Fund for various transit, street, and non-motorized purposes. The money is allocated, through the Stanislaus Council of Governments (StanCOG) to each City in Stanislaus County based upon population. In order to receive the funds, the City must submit an annual claim form. The funds received by the City will be used for personnel and maintenance of local roads that are not eligible for federal funds. State law requires 2% of the allocated funds to be used for non-motorized projects within the City. The attached resolution and claim form are provided for your consideration.

The City plans on utilizing the allocated local transportation and non-motorized funds for the following expenditures:

Street maintenance personnel	\$ 77,275
Street Maintenance/Rehabilitation	\$204,698
Bicycle Striping	<u>\$ 16,989</u>
Total	<u>\$298,962</u>

FINANCIAL IMPACT

The City will receive \$281,973 for streets and road maintenance/rehabilitation and \$16,989 for non-motorized projects.

ATTACHMENTS

1. Resolution
2. Transportation Development Act Local Transportation Fund Claim for Fiscal Year 2013/2014 Other Purposes

CITY OF RIVERBANK

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF R RIVERBANK
APPROVING THE TRANSPORTATION DEVELOPMENT ACT LOCAL
TRANSPORTATION FUND NON-TRANSIT CLAIM FOR FISCAL YEAR 2013/2014
AND AMENDING THE BUDGET FOR THE CITY OF RIVERBANK TO CONFORM TO
SAID CLAIM**

WHEREAS, The Stanislaus Council of Governments (StanCOG) has been designated as the Transportation Planning Agency with the responsibility to administer the distribution of Local Transportation Funds and State Assistance Funds; and

WHEREAS, StanCOG has presented the City of Riverbank a Transportation Development Act Local Transportation Fund Non-Transit Claim for Fiscal Year 2011/2012 Other Purposes for funds to be paid to the City of riverbank from the Local Transportation fund for fiscal year 2013/2014; and

WHEREAS, The Riverbank City Council must amend its Final Budget for fiscal year 2013/2014 to conform to the claims for Local Transportation Funds.

NOW, Therefore, Be It Resolved that the City Council of the City of Riverbank hereby approves the following:

1. The LTF Non-Transit Claim in the amount of \$298,962 is hereby approved for submission to StanCOG; and
2. The Finance Director of the City of Riverbank is hereby authorized to execute the claim and to amend the annual budget of the City of Riverbank for fiscal year 2013/2014 to conform to the Local Transportation Fund and claim for State Transit Assistance Funds.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 27th day of January, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Approved:

Annabelle H. Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

**TRANSPORTATION DEVELOPMENT ACT
LOCAL TRANSPORTATION FUND
CLAIM FOR FISCAL YEAR 2013/14 OTHER PURPOSES**

TO: Stanislaus Council of Governments
1111 I Street, Suite 308
Modesto, CA 95354

FROM: Applicant: City of Riverbank
Address: 6707 Third Street
City Riverbank Zip: 95367
Contact Person: Kathleen Cleek Phone: (209) 863-7120
E-mail Address: kcleek@riverbank.org Fax: (209) 869-1849

The City of Riverbank hereby requests, in accordance with the Transportation Development Act and applicable rules and regulations, that its claim for other purposes be approved in the amount of \$298,962 for fiscal year 2013/14, to be drawn from the Local Transportation Fund.

When approved, please transmit this claim to the County Auditor for payment. Approval of the claim and payment by the County Auditor to this applicant is subject to such monies being on hand and available for distribution, and to the provisions that such monies will be used only in accordance with the terms contained in the approving resolution to the Stanislaus Council of Governments.

The claimant certifies that this Local Transportation Fund claim and the financial information contained therein is reasonable and accurate to the best of my knowledge and conforms with the requirements of the Transportation Development Act and applicable rules and regulations.

Submitted by: _____

Title: Finance Director

Date: 1/6/2013

StanCOG Board of Directors:

Date of approval: _____

Resolution #: _____

StanCOG Approving Authority

Vincent Canales, Jr., Finance Director

**LOCAL TRANSPORTATION FUND
CLAIM FOR OTHER PURPOSES
FY 2013/14**

TABLE 1

1.	Planning, Local --PUC 99262/99402	\$	-
2.	Transit _____ *	\$	-
3.	Streets and Roads --PUC 99400 (a)	\$	281,973
4.	Nonmotorized - 2% LTF funds --PUC 99233.2/99234	\$	16,989
5.	Nonmotorized - Other LTF funds --PUC 99233.2/99234	\$	-
6.	TOTAL CLAIM	\$	298,962

This table is to be filled out by StanCOG staff

City of Riverbank**Total LTF available to be claimed for other purposes:**

FY 2013/14 Nonmotorized apportionment	\$	15,661
FY 2012/13 Nonmotorized supplemental	\$	1,328
Total 2% Nonmotorized	\$	16,989
FY 2013/14 Other Purposes apportionment	\$	215,970
FY 2012/13 Other Purposes supplemental	\$	66,003
Total Other Purposes	\$	281,973
Total available to be claimed at this time	\$	298,962

* If you have proposed transit expenditures, please fill in the appropriate PUC Code.

NONMOTORIZED PROJECTS **FY 2013/14**

(Use additional forms if necessary)

TABLE 2
BREAKDOWN BY PROJECT

BRIEFLY DESCRIBE PROJECTS AND EXPENDITURES INCLUDED IN THE 3 YEAR PERIOD BELOW										
ID	PROJECT TITLE	MODE			FOR BIKE PROJECTS ONLY		2011/12 ACTUAL EXPENDITURES	2012/13 ESTIMATED EXPENDITURES	2013/14 CLAIM	ACTUAL / ESTIMATED EXPENDITURES FOR 3 YEAR PERIOD
		B I K E	P E D	P L A N	PROJECT IN StanCOG's BIKE PLAN *	PROJECT IN CITY/CO BIKE PLAN *				
	First Street		X				\$5,735.00	\$0.00	\$0.00	\$5,735.00
	Bicycle Striping/ADA	X			Yes		\$0.00	\$14,321.00	\$29,445.00	\$43,766.00
	Central Avenue - Bike/Walking Path	X	X				\$39,242.00	\$0.00	\$0.00	\$39,242.00
	Jackson Avenue		X				\$0.00	\$32,700.00	\$0.00	\$32,700.00
							\$0.00	\$0.00	\$0.00	\$0.00
TOTAL FUNDS APPROPRIATED TO PROJECTS							\$44,977.00	\$47,021.00	\$29,445.00	\$121,443.00

TABLE 3
BREAKDOWN BY CATEGORY

RECORD LTF FUNDS ONLY							
	% of Total Expenditures	2009/10 Actual	2010/11 Actual	2011/12 Actual	2012/13 Estimate	2013/14 Claim	5 Year Total
Bicycle facilities	65.39%	\$0.00	\$0.00	\$35,642.00	\$14,321.00	\$29,445.00	\$79,408.00
Pedestrian facilities	34.61%	\$0.00	\$0.00	\$9,335.00	\$32,700.00	\$0.00	\$42,035.00
Preparation of Bicycle Plan	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL AMOUNT OF BIKE/PED EXPENDITURES		\$0.00	\$0.00	\$44,977.00	\$47,021.00	\$29,445.00	\$121,443.00

DOES THIS CLAIM MEET THE MINIMUM 50% BICYCLE EXPENDITURE STANCOG PERFORMANCE STANDARD?

YES

StanCOG 50% bicycle expenditure requirement: The 5 year bicycle expenditures must be 50% or greater.

TABLE 4
FUNDS HELD IN RESERVE AT JURISDICTION

RECORD LTF FUNDS ONLY				
	2009/10	2010/11	2011/12	2012/13
Fiscal year beginning fund balance	\$50,592.00	\$51,093.00	\$73,527.00	\$42,782.00
Plus fiscal year 2% nonmotorized claim	\$0.00	\$21,914.00	\$13,772.00	\$16,475.00
Plus interest	\$501.00	\$520.00	\$460.00	\$220.00
Minus nonmotorized expenditures	\$0.00	\$0.00	(\$44,977.00)	(\$47,021.00)
Fiscal year ending fund balance	\$51,093.00	\$73,527.00	\$42,782.00	\$12,456.00

1. Prior year(s) LTF carryover held by jurisdiction applied towards FY 2013/14 Nonmotorized claim (TABLE 4)

\$12,236

2. Interest earned on previously paid LTF funds held by jurisdiction (required by State law) (TABLE 4)

\$220

3. FY 2013/14 Nonmotorized 2% funds applied towards FY 2013/14 projects (must match Page 2, Line 4)

\$16,989

4. FY 2013/14 Other LTF funds applied towards Nonmotorized claim (must match Page 2, Line 5)

\$0

5. FY 2013/14 Nonmotorized 2% funds to be held at StanCOG

\$0

6. Total of lines #1 through #5 above

\$29,445

SEE PAGE 3b FOR NONMOTORIZED REGULATIONS/POLICIES AND NOTES

ANNUAL PROJECT AND FINANCIAL PLAN
PROJECTS FOR OTHER PURPOSES
FY 2013/14

(Use additional forms as necessary)

TABLE 5

Briefly describe all proposed projects and indicate proposed project expenditures					
Project Title & Brief Description	Will this Project add new travel lanes? Yes or No	Will this Project use Federal Funds? Yes or No	Is this Project consistent with the RTP Yes or No	Total Project Cost	LTF Funds Utilized
Personnel - Street Maintenance	No	No	No		\$77,275
Other Street Maintenance	No	No	No		\$424,564
TOTAL				-	501,839.00

1. LTF carryover applied towards FY 2013/14 Other Purposes

219,090.00

2. Interest earned on LTF carryover (required by State law)

776.00

3. FY 2013/14 apportionment applied towards FY 2013/14 Other Purposes

281,973.00

4. Total of Lines 1, 2 and 3 above

501,839.00

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D

SECTION 3: CONSENT CALENDAR

Meeting Date:	January 27, 2014
Subject:	Adoption of a Resolution to Approve the Reappointment of Patricia Butterfield to the Riverbank Housing Authority Commission
From:	Jill Anderson, City Manager
Prepared by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council consider adopting the resolution reappointing Commissioner Patricia Butterfield to the Riverbank Housing Authority (HA) Commission, Tenant Seat, for a two-year term ending December, 2016, consistent with the recommendation of Vice Chair Tim Stone of the Riverbank Housing Authority.

SUMMARY

Commissioner Butterfield has been serving in the Tenant Seat capacity since June 10, 2013, when City Council appointed her to the unexpired term of former Commissioner Fran Ross. Her term has since expired as of November, 2013; however, in the interest of continuing to address the business at hand, she continues to serve on an interim basis until a new appointment is approved by City Council (pursuant to Resolution No. 2013-028).

A recruitment process to fill the two-year HA Commissioner, Tenant Seat opened on November 18, 2013, and closed on December 6, 2103. To ensure all eligible tenants living in Riverbank's Housing Authority units received notification of the vacancy, Stanislaus County HA staff, who oversees the operations of Riverbank's HA, assisted in distributing the vacancy announcement to all the current tenants. Upon closing of the recruitment, the only application received was from Commissioner Butterfield, which is attached along with other materials for City Council's consideration.

BACKGROUND

The Commission consists of seven seats, two of which are specifically housing tenant seats, with two-year terms, and with one of those seats requiring a person to be at least the age of 65. This current vacant tenant seat does not have the age requirement,

however, does have the tenant residency requirement. Any person currently residing in a Riverbank HA, housing unit is eligible to apply.

A recruitment process is conducted, applications are reviewed by the Chair of the Riverbank HA Commission, and a letter of recommendation is provided to the City Clerk in support of an applicant.

City Council is presented with the materials for their review and may consider approval of the appointment or provide direction as deemed necessary to fill the Tenant Commissioner vacancy.

FINANCIAL IMPACT

There is no financial impact to this report.

ATTACHMENT

1. Application of Patricia Butterfield
2. Letter of Recommendation
3. Resolution



APPLICATION

Appointment to the Housing Authority Commission
(Tenant Seat)
City of Riverbank

RECEIVED

DEC - 2 2013

BY: *AW*
CITY OF RIVERBANK

ELIGIBILITY TO APPLY: APPLICANTS MUST BE A TENANT OF THE RIVERBANK HOUSING AUTHORITY

Please type or print

Name ☐ Mr. ☒ Ms.

Patricia J Butterfield
First M.I. Last

Home Address

Address

City

Zip

Contact Phone Number(s):

E-mail: *o* (most communication will be via email, if available).

Are you currently a tenant of the Riverbank Housing Authority? ☒ Yes ☐ No

Have you ever been convicted of any crime or violation of any law or statute other than minor traffic violations? ☒ No ☐ Yes (If yes, please attach a separate sheet with your explanation.)

Current/Last Employment Information

Employer

Double Tree Hotel

Address

Tulsa, OK.

Position

Accts. Payable

Dates of Employment

ended 1991 Ret.

Responsibilities

Billing, Collections.

Questionnaire (A separate sheet may be attached)

Please explain why you want to be appointed to the Housing Authority Commission.

I am very interested in my community and my neighbors. I do want to help any way I can.

Describe your qualifications, education, training, and/or any special certifications or experience applicable to serve as a Commissioner (i.e. military, volunteerism, serving on Boards, etc.).

My late husband and I owned a business in the 60's and I did all the finances, payroll, taxes and general bookkeeping.

What specific issue(s) do you believe face the Housing Authority Commission and how do you suggest they be addressed?

Please provide any additional information you would like that pertains to your qualifications, interests, or training related to this appointment.

I was appointed to this position in June by the City Council. I am re-applying.

I have sufficient time to devote to this responsibility and will attend the required meeting(s) if I am appointed. I will file the necessary disclosure documents as required under the Political Reform Act. I am also aware that this application is a public document (excluding my personal contact information and signature).

I declare under penalty or perjury that all statements in this application and any attached responses are true and complete to the best of my knowledge and belief.

Signature
(Required)

Date

11/20/2013

Application is **due by 5:00 p.m., Friday, December 6, 2013**, to: Office of the City Clerk, City of Riverbank, 6707 Third Street, Riverbank, CA 95367. E-mail (aaguilar@riverbank.org) or fax (209-863-7100), are accepted only if it contains the required signature.

For questions: Riverbank City Clerk's Office (209) 863-7189 or Administration Dept. (209) 863-7122

NO LATE APPLICATION WILL BE ACCEPTED AFTER THE DEADLINE.

January 22, 2014

City Council

City of Riverbank, California

To whom it may concern,

I have reviewed the application of Patricia Butterfield for tenant representative on the Riverbank Housing Authority. I believe she will be a valuable addition to the Riverbank Housing Authority. I strongly recommend her appointment to this position.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tim Stone", with a long, sweeping horizontal line extending to the right.

Tim Stone

Vice Chairman, Riverbank Housing Authority

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK REAPPOINTING PATRICIA BUTTERFIELD TO FILL A RIVERBANK HOUSING AUTHORITY COMMISSIONER, TENANT SEAT (NO AGE REQUIREMENT), FOR A TWO-YEAR TERM EXPIRING DECEMBER, 2016

WHEREAS, pursuant to Health and Safety Code Section 34270, the City Council of the City of Riverbank adopted a resolution declaring the need for a Housing Authority; and

WHEREAS, pursuant to the Health and Safety Code, the governing body of the Riverbank Housing Authority shall consist of seven Commissioners, two of which shall be tenants of the Housing Authority, with one such Tenant Commissioner who shall be over the age of 62; and

WHEREAS, a Tenant Commissioner shall have all the powers, duties, privileges, and immunities of any other Commissioner; and

WHEREAS, the Tenant Commissioner shall serve a two-year term from the date of appointment and shall be disqualified upon ceasing to be a Riverbank Housing Authority Tenant; and

WHEREAS, pursuant to the California Maddy Act, a recruitment process shall be conducted to fill an unexpired vacant seat of which the appointee shall serve the unexpired term; and

WHEREAS, a recruitment process to fill the expiration of a Commissioner's term will be conducted by City staff to provide the opportunity for eligible persons to serve and contribute to the community of Riverbank.

NOW, THEREFORE BE IT RESOLVED, that the City of Riverbank, City Council finds, determines, and resolves as follows:

1. Tenant Housing Authority Commissioner, Patricia Butterfield's term expired November, 2013; however, pursuant to Resolution No. 2013-028, continued to serve on an interim basis until an official appointment was made by City Council.

2. City staff conducted a recruitment process to fill the expired Housing Authority Commissioner, Tenant Seat (no age requirement), during the period from November 18, 2013, through December 6, 2013.

3. The City Council has considered the submitted materials for the recommendation to reappoint Patricia Butterfield.

4. The City Council approves the recommendation to reappoint Patricia Butterfield to the Housing Authority Commissioner, Tenant Seat, for a two-year term expiring December, 2016.

5. The City Council further approves, upon the expiration of Patricia Butterfield's term, and at the recommendation of the Riverbank Housing Authority Chair or Vice Chair, to permit Ms. Butterfield to continue to serve on an interim basis until a new appointment is approved by the City Council.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 27th day of January, 2014; motioned by Councilmember _____, seconded by _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle H. Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date:	January 27, 2014
Subject:	Citywide Special Events
From:	Jill Anderson, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council consider the information presented and provide direction to staff on how the City is to proceed with the operation and administration of Special Events.

SUMMARY

The City of Riverbank is facing some challenges in changes occurring in the administration of community events that in the past have been conducted by nonprofit organizations. The three events to discuss are the Farmer's Market, the Riverbank Cheese & Wine Festival, and Beyond Earth Day.

FARMER'S MARKET

The Farmer's Market event was held at the Community Center Park from approximately 2007 to 2010 and was administered by the City's Administration Department. In 2011 the operation and administration of the event was assumed by the Riverbank Community Gardens and was moved downtown to the front area of the Plaza Del Rio Park. The Community Gardens continued conducting the event in 2012 and in 2013 decided to relocate it to the Cool Hand Luke's Parking Lot. With the departure of the Riverbank Community Gardens Chair Dotty Nygard, we have been notified that the group will no longer operate the Farmer's Market.

The Riverbank Chamber of Commerce has expressed interest in administering the Farmer's Market at the Community Center Park from May through September and has established a subcommittee to conduct the event. Recently, a meeting was held to

review all requirements. The Chamber will be making a decision by February 3rd on whether or not they will commit to this event.

In addition, last summer the City of Riverbank conducted a pilot program event called “Wednesday Night Out” at the Community Center Park with vendors and entertainment. The Community enjoyed this event and has expressed interest in having the Farmer’s Market added to bring back the variety of vendors and entertainment to the Park. However, the City of Oakdale may be moving their Farmer’s Market to Wednesday nights this summer, which may cause some competition for vendors.

OPTIONS FOR COUNCIL CONSIDERATION:

Option #1: Encourage the Chamber of Commerce to administer the event. The City would assist as needed by providing the park, the community center facility, and assistance with cleanup. Cost to the City would be approximately \$200.

Option #2: If the Chamber does not move forward with administering the event, discontinue the Farmer’s Market.

Option #3: The City’s Parks and Recreation Department to administer the Wednesday Night Out/Farmer’s Market event with the assistance of nonprofit groups. Cost would be \$1,500, with a mid-year budget request of \$1,000 and an additional \$500 request at the next fiscal year budget consideration. Depending upon the City of Oakdale’s final decision of when their event will occur, the City Council may want to consider Thursday as an alternative.

Option #4: The City’s Parks and Recreation Department would offer the Wednesday Night Out event without the Farmer’s Market component. Cost would be the same as Option #3.

Recommendation: Option #1 would be the most viable option for the City as it would alleviate the added workload and responsibilities during a time of minimal staffing and funding; plus, continue to provide a community event. However, if the Chamber of Commerce does not confirm their desire to administer the event by February 3rd, then Option #3 or Option #4 are alternatives to consider to maintain the existence of the Farmer’s Market.

CHEESE & WINE FESTIVAL

The Riverbank Cheese & Wine Festival has been taking place in Riverbank for the past 37 years. The Riverbank Chamber of Commerce administered the event until 8 years ago when the Riverbank Rotary Club took over the event.

The Rotary Club has notified the City of Riverbank that they are no longer interested in operating this event. The Director of Parks and Recreation met with Event Coordinator Chris Elswick, and Rotary President Dave Lake to look at the financials and overall operations of the festival to obtain an idea of what it entails to conduct this event.

OPTIONS FOR COUNCIL CONSIDERATION:

Option #1: The City of Riverbank Parks and Recreation, along with the assistance of other City Departments (Development Services) administer the event. This would require hiring an Event Coordinator with experience operating large Festivals. The main additional cost would be existing full time staff time. In reviewing past financials, once all expenses are paid, including the Event Coordinator wages, there is approximately \$8,000 in revenue over expenses. This varies from year to year.

If this option is chosen, the City would work closely with nonprofit groups and the Sheriff's Department for assistance.

Option #2: Publicize to local nonprofits and private organizations that this event is in need of a group to administer it. If no one steps forward, discontinue the event and consider that perhaps it is time for change.

Recommendation: The planning and handling of the logistics for this event to occur requires a decision to be made no later than March 1st. Considerable evaluation by the City Council, businesses, and community needs to transpire to determine whether it is vital for the City to retain the tradition of the Cheese & Wine Festival. There are no statistics available to show how the event has benefited the economic development of Riverbank, other than estimated attendance. If there is a strong desire to continue this event, staff recommends Option #2 due to the magnitude of responsibilities the festival requires.

BEYOND EARTH DAY

The original purpose of Beyond Earth Day was to educate, empower, and inspire individuals in the communities of Riverbank, Oakdale, and beyond to become active and responsible environmental stewards.

Beyond Earth Day has been an annual spring event for the past 7 years. For the first 4 years the event was held at the Galaxy Theatre and administered by the City Manager, the City's Administration Department, a task force of community members, and the Mayor. In 2011, the event was moved to Jacob Myers Park, and for the past 3 years has been administered by the Riverbank Community Gardens with the assistance of the Friends of Jacob Myers Park.

The event has been sponsored by MID, Gilton, START, Goodwill OID and PG&E, and has a current fund balance of \$2,242. Over the past two years the City's Development

Services and Parks & Recreation Departments have attended planning meetings and have played a minor role in the operations of the day's event.

With the departure of Community Gardens Chair Dotty Nygard, the Community Gardens is no longer able to administer this event. The Friends of Jacob Myers Park is willing to continue to participate in conducting the event; however, they do not want to take the lead role.

OPTIONS FOR COUNCIL CONSIDERATION:

Option #1: Continue the event on April 26th as Beyond Earth Day with the City's Parks and Recreation and Development Services Departments taking the lead in administering the event. Nonprofit groups will be encouraged to assist and be involved. Cost: Full time staff time for meetings and preparation; part-time staff for day of the event. There is a balance of \$2,242 in the Beyond Earth Day account than can be used for expenses. Sponsorships will also be secured.

Option #2: Change the event to "Riverbank River Fest" to be held at Jacob Myers Park on April 26th. Retain a component of booths pertaining to environmental stewardship to allow use of the Beyond Earth Day account balance. Expand the event to outdoor recreational experiences along the Stanislaus River, developing a fun day at the park. Cost would include existing full time staff for meetings and preparation; part-time staff for day of the event. If staff cannot use the funds in the Beyond Earth Day account, \$2,000 will need to be included in the mid-year budget to cover the overall costs for this new program. Nonprofit groups will be encouraged to participate.

Option #3: Discontinue the Beyond Earth Day event unless a nonprofit group is willing to administer this event.

Recommendation: No organization has expressed interest in taking over the operations of this event. Direction on whether the City's Parks and Recreation Department should plan to administer the event as indicated in Option #1 or Option #2 for this year, or to discontinue the event, is requested.

STAFF IMPACT

Although City staff will carry out any direction given with the utmost due diligence of providing enjoyable, entertaining, and safe community events, it is important to realize that the City's Parks and Recreation staff, as well as other City Departments, are currently operating to near capacity with limited staff and funds. It is also important to understand that if the above events are scheduled to be implemented by City staff during the remainder of this fiscal year and next fiscal year, City staff will not be able to take on any additional events.

FINANCIAL IMPACT

The Financial Impact is dependent on options chosen above.

Beyond Earth Day: No Financial Impact

River Fest: \$2,000 to be requested at Mid-year (If unable to use Beyond Earth Day Funds.

Farmer's Market: \$1,500 if the City administers the event (\$1,000 of that would be requested at mid-year:

Cheese & Wine: Staff time

ATTACHMENT

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date: January 27, 2014

Subject: **General Discussion and Overview of the proposed Riverbank Army Ammunition Plant Specific Plan**, including General Plan amendments, certification of the Environmental Impact Report, and approval of CEQA Findings of Fact, a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program and Introduction of an Ordinance Rezoning the subject property to SP-2

From: Jill Anderson, City Manager

Submitted by: John B. Anderson, Consulting Planning Director

RECOMMENDATION

It is recommended that the City Council review the information provided in preparation for the February 10, 2014, regular City Council meeting, Public Hearing item.

GENERAL DISCUSSION

Because of the size of the aforementioned project, Planning Staff would like to take this opportunity to present to the City Council a General Overview of the Riverbank Army Ammunition Plant Specific Plan and discuss the recommendations made by the Planning Commission at their December 17, 2013 meeting. This entire matter has been noticed for the City Council's official consideration and action for February 10, 2014. **No formal action will be taken by the City Council tonight and this is not a public hearing item at this time.** Staff will present a power point presentation to represent key elements of the planning effort and of course will be available to discuss specific questions your Council may have about the project or the process.

Your council has previously received from staff copies of the current Riverbank Army Ammunition Plant Specific Plan and Final and Draft. These documents have also been available to the public through the posting of these documents to the City of Riverbank's Web-Site as well as that of the Riverbank Redevelopment Authority. Hard copies of these documents have also been made available for the General Public at City Hall.

SUMMARY

Following the federal government's decision to close the Riverbank Army Ammunition Plant in 2005, the Riverbank Local Redevelopment Authority was formed to guide transfer of the site to the City. A Reuse Plan was adopted in 2010 and a draft Specific Plan for a portion of the previous Riverbank Army Ammunition Plant (RAAP) has now been prepared and is ready for evaluation and adoption. The entire RAAP property includes about 175 acres, of which the Army is retaining a 29-acre outparcel for their continued use that is not subject to the specific plan. The Specific Plan will guide the redevelopment of about 76 acres that contains more than 700,000 square feet of buildings and the development of the remaining 63 acres of vacant land. In addition, the project site contains about 7 acres of other public-use property.

According to the Reuse Plan, approximately 35.65 acres of the main project site would be retained by the Army for sale to private developers. The developed portion of the property (approximately 76 acres) and nearly 28 acres of undeveloped property would be transferred to the RLRA for improvement, to increase economic development efforts and provide jobs in the region. At the time of the Reuse Plan approval, unemployment in the area topped 25%.

The Reuse Plan proposes primarily industrial uses for the site with two areas planned for public sale by the Army for Commercial development: a 4 acre area on the northwest corner of Claribel and Claus Roads and a 3 acre area approximately 2600 feet north of Claribel Road where RV storage currently exists. The Riverbank Army Ammunition Plant Specific Plan establishes certain development plans and includes various development standards necessary to ensure a high quality development.

The property is currently zoned "Light Industrial" but the General Plan shows it as "Industrial" with the northeast corner of the property designated "Medium Density Residential". Due to groundwater contamination on the site, the Army would not allow any residential development to be included in the Reuse Plan. Consequently, this project will also require a General Plan Amendment to change the Medium Density Residential designation to Industrial. In addition it is proposed that two areas of the plan be changed from Industrial to Community Commercial to comply with the approved Reuse Plan. Finally, the Circulation Element designates the extension of Townsend Avenue east of Claus Road as a collector street. Townsend Avenue is south of and adjacent to a railroad spur that runs from the BNSF Main Line to the plan area. The rail spur continues into the site, eventually turning south to serve the entire site. Extension of Townsend Avenue is not feasible with this rail spur in place so it is recommended that the Circulation Element be amended to delete Townsend Avenue as a collector street easterly of Claus Road.

When this project was reviewed for potential environmental impacts, it was determined that there was the possibility of significant adverse impacts, so an Environment Impact Report (EIR) was required. The EIR found that there were significant impacts from the project, some of which could be mitigated so that they were no longer significant and some that could not be mitigated. With this determination, it became necessary to

develop California Environmental Quality Act (CEQA) findings of fact and a Statement of Overriding Considerations to summarize and clarify the impacts that were identified. In addition, for those impacts that could be mitigated, a Mitigation Monitoring Plan is also required.

BACKGROUND

Environmental Impact Report

The certification of the EIR is an independent action from the adoption of the RAAP Specific Plan. The EIR is a public information document that analyzes the impacts associated with the build-out of the Specific Plan within the context of the build-out of the General Plan. This information needs to be certified so that the public, including residents, staff, developers, and policy makers can make logical future development decisions regarding the RAAP development. Furthermore, this certification needs to occur prior to any action on the Specific Plan or General Plan amendments.

The Draft EIR found that there were 9 potentially significant impacts that could be mitigated to a level of insignificance by the imposition of mitigation measures (conditions). These impacts include the following:

- Impact on the maternity roosts of Townsend's big ear bats
- Possible generation of increased greenhouse gases
- Impact of noise from industrial uses on residential land west of Claus Road
- Impact of construction noise on residential land west of Claus Road
- Impact of additional development on fire protection services
- Existing and increased poor circulation at Claribel and Coffee Road intersection
- Existing and increased poor circulation at Claribel and Roselle intersection
- Impact of construction related traffic to circulation issues
- Impact of additional development on the storm drainage system

In addition, there were 8 impacts that could be partially mitigated but not to the point where they became insignificance. These impacts include the following:

- Impact of construction on air quality
- Impact of operations of new industrial uses on air quality
- Cultural impacts of demolishing buildings that may be of cultural significance
- Impact of existing and future traffic noise on adjacent residential areas
- Impact of future traffic noise with additional development on adjacent areas
- Impact of truck traffic, including turning movements, on Highway 108
- Impact of future development on the intersection of Claribel and Coffee Road
- Impact of future development on the intersection of Claribel and Oakdale Road

All of these impacts are discussed in more detail, along with the mitigation measures that can be imposed in the exhibits to the Resolution approving the EIR.

Required Consultation Completed. A final EIR consists of the draft EIR; comments and recommendations received on the DEIR; a list of persons, organizations, and public

agencies commenting on the DEIR; responses to the comments made; and any other information added by the agency. If the responses to comments results in the inclusion of new or additional information, the EIR may need to be recirculated if. (California Public Resources §21092.1, CEQA Guidelines §15088.5)

Eleven letters were received during the comment period (spring of 2013) and addressed a number of unique comments/concerns/points. Included in Appendix H of the Final EIR is a recital of all of the received comments/concerns/points. Each of the concerns was individually responded to by mail (USPS). Table 5.1 of the Final EIR provides a list of all comments/concerns/points received and the written response. If the response resulted in a needed change to the EIR, these changes were then made and included in the final EIR. None of the changes were substantive enough to require recirculation of the EIR.

Alternatives Analysis Completed. CEQA requires that an EIR include an analysis of alternatives to the project, or to the location of the project that achieve the objectives of the project, but that may avoid or have fewer impacts than the proposed project. (CEQA Guidelines §15126.6(a).) While a public agency can choose which alternatives to analyze, it must include a “no project” alternative and evaluate the merits of the alternatives, in determining which the environmentally superior alternative is. (CEQA Guidelines §§ 15126.6(a), 15126.6(e)(2).) Under CEQA, the goal of identifying the environmentally superior alternative is to assist decision-makers in considering whether to approve the project; CEQA does not, however, require the agency to select the alternative analyzed to be “environmentally superior”. (CEQA Guidelines §§ 15042-15043.)

In the case of the RAAP Specific Plan EIR, Reduced Density Alternative is the environmentally superior alternative. However, this alternative does not have to be the project. Instead, in conjunction with the findings described below, the City Council can override the determination of what is environmentally superior.

Required Findings of Fact and Statement of Overriding Considerations Ready for Adoption. In order to take action on a Final EIR, a decision-making body, including the City Council, must make certain written findings about the impacts that may be created by approving or carrying out a project. These findings require that, for every impact identified, the project has been changed or altered in order to avoid or substantially lessen the significant environmental effect as identified in the final EIR. If the changes cannot be imposed because another public agency has responsibility (for example, Caltrans on state highways), the findings need to state that. If the City Council believes that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR, it may make findings on that basis. (CEQA Guidelines § 15091.) Finally, even if all feasible mitigation has been included and significant impacts continue, the Findings must balance “the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable

adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" (CEQA Guidelines §15093.)

The Findings of Fact for the RAAP Specific Plan EIR can be found as an Exhibit to the Resolution adopting the EIR. These findings of fact address each of the impacts that were found to be significant in the draft EIR. Based on feasible mitigation measures, some of these potential impacts were then deemed not to be significant as certain mitigation measures are applied. For some impacts, it is not possible to adequately mitigate them and a Statement of Overriding Considerations ("Statement") is required before this project can be approved (also an Exhibit to the Resolution Adopting the EIR).

Mitigation Monitoring and Reporting Program Ready for Adoption. For those impacts that can be mitigated to a level of insignificance or to a less significant impact because of mitigation measures to be required, the mitigation measures must be included in a program to ensure that these mitigation measures are implemented. (CEQA Guidelines § 15091(d).) This is called a Mitigation Monitoring and Reporting Program (MMRP). This program identifies the impact, includes timing as to when this mitigation measure comes into play, says who is responsible for monitoring that the measure is actually implemented and then includes a place to note when compliance is achieved. The MMRP is included as an Exhibit to the Resolution adopting the EIR.

General Plan Amendment

General Plan Amendment Consistency. State Law requires that any zoning for a property be consistent with the General Plan. This means that a specific plan, such as is proposed, must be consistent with the adopted General Plan. Riverbank adopted its General Plan, after a multi-year revision process, in 2009. The General Plan provides guidance for all future development with the City, as well as goals and policies for how the City should expand.

With few exceptions, the proposed Specific Plan is consistent with the Riverbank General Plan. Those exceptions are noted in the next section and a General Plan Amendment is proposed to provide conformity.

The consistency begins with the City's Vision as stated in the General Plan. The General Plan says that it wants to create an environment where "residents live, work and play locally." A "healthy and diversified industrial base served by its railroad" is desired along with "a wide range of employment . . . opportunities." Furthermore, an "appropriate balance between housing, commerce, industry, circulation, and open spaces for agriculture and nature" is desired. The Specific Plan helps to further this vision. The project site will provide an excellent location for the growth of industry that can provide jobs for the City's residents. It currently provides a variety of jobs including many manufacturing jobs. Approval of the Specific Plan will encourage even more job growth. The property is served by the railroad which provides excellent transportation options for its businesses. Locating jobs in the City will also improve air quality and traffic congestion caused by the need for City residents to commute.

In the Land Use Element, one of the main goals is that “Commercial and Industrial Development Contribute to the Health, Welfare, and Vitality of the Community.” This project area is one of the City’s main industrial areas. The Specific Plan will aid in the development of this site to meet this goal.

In the Community Character Design Element, there is an emphasis on the aesthetics of new development, particularly areas that can be seen from the public right-of-ways. This project helps to promote those desires. For example, this element requires attractive streetscapes and designates both Claus and Claribel Roads as Gateway and Urban Design Streets. The Specific Plan will require attractive streetscape and commits to meeting any requirements that may be adopted by the City for Gateway streets. Furthermore, this element requires that “when new development, redevelopment . . . of industrial . . . complexes occurs, the City will require aesthetic and landscaping improvements of facades and entry features oriented to the street that will strengthen the identity of Riverbank. The project site has been in federal ownership for more than 60 years and has been developed in a more utilitarian manner than an aesthetically pleasing manner. Nevertheless, it does have some attractive industrial characteristics that will be maintained under this plan and enhanced with additions that will improve the look of the site.

The City’s Conservation Element requires that buildings that are not historically significant but that have historical value should be preserved whenever possible. If this is not feasible, then the resource needs to be documented and the information retained. RAAP-2 is the only part of the site with any buildings on it. These are not historically significant but they do have some historical value. Most of the buildings will be retained but there are a couple of large buildings that will need to be demolished. They will be documented and the information retained as noted above. In addition, the most visible of the buildings is made of brick which will be reused on site to provide some retention of the “look” of the building.

The Conservation Element also promotes adaptive reuse of buildings. Although this site is no longer needed as an ammunition plant for the Army, it is in the process of being reused as an industrial park.

The Economic Development Element of the General Plan has several Goals/Policies that apply to this site. The overarching goal of the element is to “[plan] for a community where businesses can thrive and attract wealth, create jobs and income growth for local residents, generate revenue for local government, serve local market needs, and help revitalize older neighborhoods.” The policies go on to encourage the exploration of business development opportunities with durable manufacturing industries and to maximize the opportunities using the railroad lines, spurs and shoreline railroads. In the past 3 ½ years, the RAAP-2 site has gone from 3 manufacturers to 9 manufacturers. In addition, the number of jobs provided on site has tripled. This growth is expected to continue and expand under the Specific Plan. With respect to the development of RAAP-1, interest has been shown repeatedly in this land because of the existence of the rail spur that serves the site. At present, the RLRA can only lease this property to

others which makes it difficult for developers to get financing to build on the property. Transfer of the property to the RLRA will likely result in some quick land sales to developers for this property and this is largely due to the presence of rail.

General Plan Amendment. While most of the Specific Plan is consistent with the General Plan as outlined above, there are two areas where it is not consistent. The land use designations are slightly different and an amendment to the Circulation Element is needed.

Currently, the General Plan for the RAAP is mostly Industrial/Business Park (I/BP) with an area at the northeast corner of the property planned for Medium Density Residential. It is proposed that these designations be changed. The Medium Density Residential designation would be changed to Industrial/Business Park due to the prohibition against any residential development in the plan area by the BRAC. Previous uses on the site contaminated some of the groundwater and, as a result, no housing can be built on the property. In addition, two areas (4 acres at the northeast corner of Claus and Claribel Roads and 3 acres on the east side of Claus approximately 2600 feet north of Claribel Road) would be changed from Industrial/Business Park to Community Commercial (CC) to comply with the Reuse Plan that was required by the Army. In addition, it is proposed that Townsend Avenue east of Claus Road be deleted as a collector street. Attachment B includes maps of the present General Plan designations and the proposed designations.

Part of the Reuse Plan was to include two commercial parcels as described above. These new commercial areas would serve the RAAP area where no commercial uses exist currently, including the developed portion of the site. The Riverbank General Plan designates an area north of the RAAP as commercial. The commercial site to the north is much larger than the proposal and is intended to serve as a regional commercial center. This area is not in the City limits and is unlikely to develop until considerably more residential development occurs in the area. Development of the future off-site regional commercial would require the preparation of a Specific Plan and annexation to develop the property. Timing of such development is unknown at this time.

The last change to the Land Use Element would involve the OID pipeline. This OID underground pipeline is currently designated as Buffer/Greenway/ Open Space (B/G/OS) and would be changed to Industrial/Business Park (I/BP). This is consistent with land uses in other instances of underground lines.

The Circulation Element shows Townsend Avenue extended east of Claus Road on its present alignment to Central Avenue. This is problematic because of an adjacent railroad spur. The railroad spur provides access from the BNSF main line to the plan area. After traveling east along the north side of Townsend, it crosses Claus Road before turning south into the main part of the Plan area. The RAAP Specific Plan area is one of only two industrial parks in the County who provide short-line rail service to its tenants. This rail service is critical to attracting the job-creating businesses that the City of Riverbank needs. Consequently, it is recommended that Townsend Road east of Claus Road be removed as a collector street.

Specific Plan

The RAAP Specific Plan was developed to carry out the intent of the adopted and approved Reuse Plan. It includes the following:

- A. A vision for the site.
- B. Goals and policies that further this vision.
- C. Land use designations and development standards for the property.
- D. Infrastructure plans, including circulation, water, sanitary sewer, storm sewer, gas, electrical, rail, communications, etc.
- E. A set of Implementation Measures.
- F. A set of Design Guidelines.

The vision for the site includes maintaining, to the extent possible, the historical flavor of the site while creating jobs for the region. The vision is extensive and includes land use and circulation concepts, development concepts, and streetscape concepts as well as some alternatives for development of the northernmost portion of the property. Goals and policies needed to achieve these visions are also included.

General Plan Land Use Designations include Industrial/Business Park (I/BP) for most of the area, Community Commercial (CC) for 7 acres and Buffer/Greenway/Open Space (B/G/OS) for the Hetch Hetchy right-of-way.

The plan area is proposed to be rezoned to SP-2. Such a zoning will then rely on the Specific Plan document for all its development standards.

To provide access within and to the site, two new interior roads are suggested, as well as the widening of Claus and Claribel Roads. The two new roads proposed in the undeveloped area shown on both sides of the Hetch Hetchy right-of-way. No road crossing of the Hetch Hetchy right-of-way is suggested which is why one of the access roads is a cul-de-sac, while the other extends to the eastern property line to provide for connectivity. Access points on both Claus and Claribel would be limited to permit the free flow of traffic while still providing adequate access to the site.

Freight service is a major enhancement to the site. There is a railroad spur that runs from the BNSF main rail line along Townsend Avenue to the site. There are 4.5 miles of tracks on the RAAP site that serve all parts of the developed property and can be used to serve the undeveloped properties on the north end of the property. Bicycle, pedestrian, ride-sharing and transit needs are also included in the Specific Plan.

Water for the site is currently provided by three wells (two that operate daily and one standby well). All of these wells use an aquifer that is at a depth where they are not affected by the groundwater contamination (discussed above). A permit exists with the Department of Public Health to use these wells and that permit will be transferred to the RLRA once the property transfers from federal to local control. There are also three

wells that are being abandoned and under review by the California Water Quality Board. In addition, there is a 1 million gallon water tank on site for fire flow purposes and an elevated tank that has a usable capacity of 40,000 gallons for potable water storage. These wells and tanks provide adequate water for the redevelopment of the developed portion of the site (RAAP 2). The currently undeveloped portions of the property will connect to the City of Riverbank water system (RAAP 1 and RAAP R).

Sanitary sewer is currently provided by the City of Riverbank. All industrial uses on the developed portion of the site will be required to pretreat their non-domestic wastewater before it is sent to the City sewer system. Future uses on the undeveloped portion of the site also connect to the City system and will meet all requirements to obtain such service, including pretreatment as necessary.

Storm sewer is currently provided on site. There are two storm drain ponds on the site to handle run-off from the developed portion of the site. Additional development will require additional storm drainage to be provided, as identified in the Specific Plan. This storm drainage will be provided on each site unless and until there is a joint storm drainage pond provided.

Gas is provided by PG&E. Electrical service to the developed portion of the site is provided by Hetch Hetchy. Service could also be provided through Pacific Gas & Electric and Modesto Irrigation District, although neither is currently being used. Future development of the undeveloped portions of the site would need to work with these providers to obtain electrical service. Fiber optic was brought onto the developed portion of the site in 2011 but needs to be distributed throughout that developed portion.

The final section of the Specific Plan (except for Appendices) is the implementation section. This discusses the requirements for adoption of the specific plan, general plan amendments and EIR. It also discusses various funding sources and what the next steps in implementation should be.

The appendices include the design guidelines for the two main zoning districts for undeveloped property – Industrial/R&D and Retail. These guidelines will help to ensure that new development meets the standards that the City desires.

With the amendment of the General Plan, the Specific Plan can then be adopted to be consistent with the General Plan Amendment.

Rezoning

Once the Specific Plan is adopted, it is necessary to rezone the property from light industrial to SP-2 so that anyone wanting to develop is directed back to the Specific Plan for the zoning regulations that apply to the site.

PLANNING COMMISSION ACTION

On December 17, 2013, the Planning Commission held a public hearing to consider all of the above approvals. During the public hearing no one spoke. The Commission recommended on a 4-0 vote (with one absence), that the City Council approve the project and certify the EIR.

FINANCIAL IMPACT

There is no immediate financial impact from adoption of the Specific Plan and supporting actions. As this property transfers to the City and develops, there will be increased property taxes, increased jobs (which generate spending within the City) and, depending on the businesses that locate on site, possible increased sales tax.

ATTACHMENT

1. Specific Plan – Provided previously and available at Riverbank.org and Riverbanklra.org
2. Draft and Final Environmental Impact Report – Provided previously and available at Riverbank.org and Riverbanklra.org
3. Planning Commission Resolutions of approval.
4. Resolution Certifying an Environmental Impact Report (State Clearinghouse # 2011022015), adoption of CEQA Findings Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan Amendment and RAAP Specific Plan.
 - Exhibit A – CEQA Findings of Fact and Statement of Overriding Considerations
 - Exhibit B – Mitigation Monitoring and Reporting Program
5. Resolution approving the General Plan Amendment for the Riverbank Army Ammunition Plant Project
6. Resolution approving the Riverbank Army Ammunition Plant Specific Plan.
7. Ordinance rezoning the Riverbank Army Ammunition Plant area to SP-2.

ATTACHMENT 3

Attachment "E"
Draft
City of Riverbank
Planning Commission
Resolution No. 2013-010

A Resolution of the Planning Commission recommending certification of an Environmental Impact Report (State Clearinghouse #2011022015), adoption of CEQA Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Riverbank Army Ammunition Plant Specific Plan and General Plan Amendment

Whereas, the Riverbank Army Ammunition Plant was placed on a list of military installations recommended for closure as part of the BRAC 2005 round of closures; and

Whereas, the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

Whereas, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

Whereas, the Local Redevelopment Authority has determined that the best way to accomplish this is to develop and adopt a Specific Plan pursuant to Section 65450 et. seq. of the State of California Government Code to guide the redevelopment of the property and has caused such to be prepared; and

Whereas, this General Plan designates the Riverbank Army Ammunition Plant property largely as "Industrial/Business Park" with the northeast corner being designated "Medium Density Residential"; and

Whereas, the approved Reuse Plan designates the entire site as Industrial/Business Park with two areas of approximately 3 acres and 4 acres as Community Commercial necessitating a General Plan amendment; and

Whereas, the use of the site as an Army Base for more than 60 years and the proposed reuse of the site indicates that there may be significant impacts on the environment and, therefore, a Program Level Environmental Impact Report (EIR) needs to be prepared analyzing the draft Specific Plan and Proposed General Plan Amendment (collectively, the "Project"); and

Whereas, a Notice of Preparation that an EIR was being prepared was released to obtain public and agency review and comment on the Project on February 2, 2011, with a public review period ending on March 7, 2011; and

Whereas, a draft Environmental Impact Report on the Specific Plan and General Plan Amendment has been prepared and circulated for comment; and

Whereas, copies of the DEIR and Specific Plan were distributed to public agencies which have jurisdiction by law with respect to the Project, the State Clearinghouse, and other interested persons and agencies on March 29, 2013 and provided more than the required 45 day comment period with comments due on May 20, 2013;

Whereas, written responses were prepared to all comments received during the comment period and these responses are included in a separate volume entitled *City of Riverbank, Riverbank Army Ammunition Plant Specific Plan EIR, State Clearinghouse Number 2011022015, August 2013/Final EIR* (the "Final EIR" or "FEIR"). The Final EIR consists of: a List of Agencies and Persons Commenting, Comments and Responses to those Comments, and the DEIR.

Whereas, pursuant to Public Resources Code Section 21092.5, the City provided written responses to comments on the DEIR received by all public agencies to such public agencies on November 14, 2013, which responses conformed to the requirements of CEQA; and

Whereas, the Planning Commission held a duly advertised Public Hearing to consider the adoption of the FEIR, including CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; and

Whereas, the Planning Commission has received and reviewed the Final EIR for the Project, along with the Specific Plan, CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; and

Whereas, the FEIR identifies certain significant and potentially significant adverse effects on the environment caused by the Project; and

Whereas, the City is required, whenever possible, pursuant to CEQA to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects of the Project; and

Whereas, the Planning Commission desires to recommend to the City Council that, in accordance with CEQA, they declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain

overriding economic, social and other considerations that support approval of the Project.

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, AS FOLLOWS:

1. That the Planning Commission finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby finds that the FEIR has been completed in compliance with CEQA.
3. That the Planning Commission hereby finds that the FEIR has been presented to the Planning Commission, which reviewed and considered the information and analysis contained therein before recommending that the City Council make the findings attached hereto and adopt the mitigation monitoring and reporting program as attached and adopting the statement of overriding considerations. The findings and statement of overriding considerations are contained in **Exhibit A**, attached hereto,
4. That, as set forth in its findings of fact, the Planning Commission recommends that the City Council find that none of the proposed project alternatives set forth in the FEIR can feasibly substantially lessen or avoid those significant adverse environmental effects not otherwise lessened or avoided by the adoption of all feasible mitigation measures while still meeting the Project's objectives.
5. That in order to comply with Public Resources Code Section 21080.6 the City Council hereby adopts the mitigation monitoring and reporting program as set forth in the attached **Exhibit B**. The program is designed to ensure that, during project implementation, the City, [affected landowners, their assigns and successors in interest,] and any other responsible parties comply with the feasible mitigation measures identified below. The mitigation, monitoring and reporting program identifies, for each mitigation measure, the responsible party for implementation.
6. That, since the adoption of all feasible mitigation measures will not mitigate or avoid all significant adverse environmental effects caused by approval of the Project, the Planning Commission hereby recommends the issuance, pursuant to CEQA Guidelines Section 15093, and attached hereto, a statement of overriding considerations, as set forth in **Exhibit A**.

7. That the FEIR set forth environmental impacts that would be significant or potentially significant in the absence of mitigation measures. As to each such impact, the Planning Commission recommends that the City Council find that changes or alterations incorporated into the project mitigate or avoid the significant or potentially significant environmental impacts. Also set forth are impacts that are significant and unavoidable that cannot be mitigated or avoided through the adoption of feasible mitigation measures or feasible alternatives. As to these impacts, the Planning Commission recommends that the City Council find that there are certain overriding economic, social and other considerations for approving the Project.
8. That the Planning Commission recommends that the City Council find that the Project is consistent with the City of Riverbank General Plan, as amended, and implements the goals and policies of the General Plan.
9. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission hereby recommends that the City Council certify the FEIR, make findings concerning the mitigation measures, adopt the mitigation monitoring and reporting program, make findings concerning alternatives and adopt a statement of overriding consideration in accordance with CEQA for the Project.
10. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank recommends that the City Council declare that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentences(s), clause(s), phrase(s), or words(s) be declared invalid.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th day of December 2013, by the following vote:

AYES: Vice Chair Hughes, Commissioner Degele, Commissioner Villapudua, Commissioner McKinney

NAYS: None

ABSENT: Chair Stewart (Excused)

ABSTAIN: None

Attest:

Approved:

John B. Anderson

Consulting Community Development Director

Patricia Hughes

Vice Chairperson of the Planning
Commission

Attachment "F"
Draft
City of Riverbank
Planning Commission
Resolution No. 2013-011

A Resolution of the Planning Commission of the City of Riverbank, California,
Approving the General Plan Amendments for the Riverbank Army Ammunition Plant
Project

WHEREAS, on May 26, 2009, the City of Riverbank Local Redevelopment Authority authorized a contract to develop a Specific Plan, EIR and other documents necessary to effectuate the changes envisioned for the reuse and redevelopment of the Riverbank Army Ammunition Plant following its conversion from a military installation to a civilian facility; and

WHEREAS, in order to adopt a Specific Plan, it is necessary to amend the City or Riverbank General Plan; and

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

WHEREAS, the Government Code further requires that a General Plan amendment be made only "in the public good"; and

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

WHEREAS, notice of the public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on December 4, 2013; and

WHEREAS, notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on December 4, 2013; and

WHEREAS, before considering this General Plan amendment, the Planning Commission reviewed and considered the information contained in the Final Environmental Impact Report for the Riverbank Army Ammunition Plant Project (SCH #**2011022015**) ("FEIR") and adopted a resolution making findings, including a Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Plan ("CEQA Resolution"); and

WHEREAS, the Planning Commission finds that mitigation measures identified in the FEIR have been imposed on and incorporated into the project which mitigate or avoid the significant environmental effects, that certain mitigation measures are within the responsibility and jurisdiction of another public agency and such changes can and should be adopted by such other agency, that specific economic, social and other considerations make infeasible the project alternatives that would avoid or mitigate the environmental impacts and that social, economic and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

WHEREAS, the Planning Commission has reviewed the General Plan Amendments and conducted a public hearing.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERBANK THAT IT RECOMMENDS THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENTS AS FOLLOWS:

1. General Plan Amendment Findings. That pursuant to California Government Code sections 65358 and the Riverbank General Plan, the Planning Commission finds as follows:
 - a. The General Plan Amendments are in the public interest because the General Plan Amendment will change the General Plan Land Use Map to comply with land use designations included in the adopted Reuse Plan for the site that will allow transfer and reuse of the site rather than having it closed and unused by the federal government. Reuse will provide jobs to an area that has very high unemployment and will prevent the site from deteriorating to the point that it becomes a safety hazard.
 - b. The General Plan Amendments are consistent and compatible with the goals and the vast majority of the policies of the General Plan.
 - c. The potential effects of the proposed amendments have been evaluated in the EIR on the project and have been found to be not detrimental to the public health, safety, or welfare with a few exceptions that are discussed in the Statement of Overriding Considerations.
 - d. That the proposed amendments have been processed in accordance with the California Government Code and the California Environmental Quality Act.
2. That the Riverbank General Plan is hereby amended by changing the General Plan Land Use Map to replace the Medium Density Residential designation with the Industrial designation and to change about 7 acres from Industrial to Community Commercial and to eliminate the Buffer/Greenway/Open Space designation from the subject property as it relates to the underground OID irrigation lateral passing through the subject property (see Exhibits A and B). The second part of the General Plan Amendment is to delete Townsend Avenue

as a collector road easterly of Claus Road from the Circulation Element figure CIRC-1 found on page CIRC-11 of the General Plan (See Exhibits C and D).

3. That, based on the findings set forth in this Resolution, the CEQA Resolution and 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 as included in Exhibits A, B, C and D.
4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th day of December 2013, by the following vote:

AYES: Vice Chair Hughes, Commissioner Degele, Commissioner Villapudua, Commissioner McKinney

NAYS: None

ABSENT: Chair Stewart

ABSTAIN: None

Attest:

Approved:

John B. Anderson
Consulting Community Development Director

Patricia Hughes
Vice Chairperson of the Planning
Commission

Attachment "G"
Draft
City of Riverbank
Planning Commission
Resolution No. 2013-012

A Resolution of the Planning Commission recommending approval of the Riverbank Army Ammunition Plant Specific Plan Dated December of 2013

Whereas, the Riverbank Army Ammunition Plant was placed on a list of military installations recommended for closure as part of the BRAC 2005 round of closures; and

Whereas, the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

Whereas, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

Whereas, the Local Redevelopment Authority has determined that the best way to accomplish this is to develop and adopt a Specific Plan pursuant to Section 65450 et. seq. of the State of California Government Code to guide the redevelopment of the Plant and has caused such to be prepared; and

Whereas, this General Plan designates the Riverbank Army Ammunition Plant property largely as "Industrial/Business Park" with the northeast corner being designated "Medium Density Residential"; and

Whereas, Townsend Avenue east of Claus Road is shown as a collector street east of Claus Road and the approved Reuse Plan designates the entire site as Industrial/Business Park with two areas of approximately 3 acres and 4 acres as Community Commercial necessitating a General Plan amendment; and

Whereas, the use of the site as an Army Base for more than 60 years and the proposed reuse of the site indicates that there may be significant impacts on the environment and, therefore, an Environmental Impact Report (EIR) needs to be prepared on the draft Specific Plan and General Plan Amendment (collectively, the "Project"); and

Whereas, the Planning Commission has considered the Final Environmental Impact Report at a duly advertised public hearing and adopted its Resolution No. 2013-

010, recommending that the City Council certify the EIR, make findings and adopt Mitigation Monitoring and Reporting; and

Whereas, the Planning Commission has considered a General Plan Amendment to make changes to the land use designations on site and has adopted its Resolution No. 2013-011, recommending that the City Council approve the General Plan Amendment; and

WHEREAS, notice of the public hearing on the Specific Plan was published in the *Riverbank News*, a newspaper of general circulation, on December 4, 2013; and

WHEREAS, notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on December 3, 2013; and

WHEREAS, a public hearing was held on December 17, 2013 and all comments were heard and considered by the Planning Commission.

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, AS FOLLOWS:

1. That the Planning Commission finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission recommends that the City Council find that the Project is consistent with the City of Riverbank General Plan, as amended, and is the best way to implement the goals and policies of the General Plan.
3. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, the Planning Commission hereby recommends that the City Council adopt the Riverbank Army Ammunition Plant Specific Plan.
4. The Planning Commission further recommends that an Ordinance be adopted by the City Council to rezone the property included in the Specific Plan area to SP-2.
5. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or

more section(s), subsection(s), sentences(s), clause(s), phrase(s), or words(s) be declared invalid.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th day of December 2013, by the following vote:

AYES: Vice Chair Hughes, Commissioner Degele, Commissioner Villapudua, Commissioner McKinney

NAYS: None

ABSENT: Chair Stewart

ABSTAIN: None

Attest:

Approved:


John B. Anderson

Consulting Community Development Director


Patricia Hughes

Vice Chairperson of the Planning Commission

ATTACHMENT 4

City of Riverbank

Resolution No. 2014-

A Resolution of the City Council of the City of Riverbank certifying an Environmental Impact Report (State Clearinghouse #2011022015), adoption of CEQA Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Riverbank Army Ammunition Plant Specific Plan and General Plan Amendment

Whereas, the Riverbank Army Ammunition Plant was placed on a list of military installations recommended for closure as part of the BRAC 2005 round of closures; and

Whereas, the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

Whereas, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

Whereas, the Local Redevelopment Authority has determined that the best way to accomplish this is to develop and adopt a Specific Plan pursuant to Section 65450 et. seq. of the State of California Government Code to guide the redevelopment of the property and has caused such to be prepared; and

Whereas, this General Plan designates the Riverbank Army Ammunition Plant property largely as "Industrial/Business Park" with the northeast corner being designated "Medium Density Residential"; and

Whereas, the approved Reuse Plan designates the entire site as Industrial/Business Park with two areas of approximately 3 acres and 4 acres as Community Commercial necessitating a General Plan amendment; and

Whereas, the use of the site as an Army Base for more than 60 years and the proposed reuse of the site indicates that there may be significant impacts on the environment and, therefore, a Program Level Environmental Impact Report (EIR) needs to be prepared analyzing the draft Specific Plan and Proposed General Plan Amendment (collectively, the "Project"); and

Whereas, a Notice of Preparation that an EIR was prepared and released to obtain public and agency review and comment on the Project on February 2, 2011, with a public review period ending on March 7, 2011; and

Whereas, a draft Environmental Impact Report on the Specific Plan and General Plan Amendment has been prepared and circulated for comment; and

Whereas, copies of the DEIR and Specific Plan were distributed to public agencies which have jurisdiction by law with respect to the Project, the State Clearinghouse, and other interested persons and agencies on March 29, 2013 and provided more than the required 45 day comment period with comments due on May 20, 2013;

Whereas, written responses were prepared to all comments received during the comment period and these responses are included in a separate volume entitled *City of Riverbank, Riverbank Army Ammunition Plant Specific Plan EIR, State Clearinghouse Number 2011022015, August 2013/Final EIR* (the "Final EIR" or "FEIR"). The Final EIR consists of: a List of Agencies and Persons Commenting, Comments and Responses to those Comments, and the DEIR.

Whereas, pursuant to Public Resources Code Section 21092.5, the City provided written responses to comments on the DEIR received by all public agencies to such public agencies on November 14, 2013, which responses conformed to the requirements of CEQA; and

Whereas, the Planning Commission held a duly advertised Public Hearing on December 17, 2013 to consider the adoption of the FEIR, including CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan and, following that public hearing and review of these reports, adopted Resolution No. 2013-10 recommending that the City Council certify the FEIR and adopt the CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; and

WHEREAS, notice of the City Council public hearing on the Final Environmental Impact Report was published in the *Riverbank News*, a newspaper of general circulation, on January 29, 2014; and

Whereas, the City Council held a duly advertised Public Hearing on February 10, 2014 to consider the adoption of the FEIR, including CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; and

Whereas, the City Council has received and reviewed the Final EIR for the Project, along with the Specific Plan, CEQA Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; and

Whereas, the FEIR identifies certain significant and potentially significant adverse effects on the environment caused by the Project; and

Whereas, the City is required, whenever possible, pursuant to CEQA to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects of the Project; and

Whereas, City Council desires that, in accordance with CEQA, they declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, social and other considerations that support approval of the Project.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK HEREBY AS FOLLOWS:

1. That the City Council finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby finds that the FEIR has been completed in compliance with CEQA.
3. That the City Council hereby finds that the FEIR has been presented to the City Council, which reviewed and considered the information and analysis contained therein before making the findings attached hereto and adopting the mitigation monitoring and reporting program as attached and adopting the statement of overriding considerations. The findings and statement of overriding considerations are contained in **Exhibit A**, attached hereto,
4. That, to the extent that these findings conclude that various proposed mitigation measures outlined in the FEIR are feasible and have not been modified, superseded or withdrawn, the City Council as lead agency, shall ensure implementation of these measures. These findings are not merely informational but constitute a binding set of obligations that will come into effect when the City Council issues the Project entitlements. The actual implementation of the mitigation measures so adopted shall occur by having them included as conditions of approval on subsequent discretionary entitlements granted with the Project Area.
5. That, as set forth in its findings of fact, the City Council finds that none of the proposed project alternatives set forth in the FEIR can feasibly substantially lessen or avoid those significant adverse environmental effects not otherwise

lessened or avoided by the adoption of all feasible mitigation measures while still meeting the Project's objectives.

6. That in order to comply with Public Resources Code Section 21080.6 the City Council hereby adopts the mitigation monitoring and reporting program as set forth in the attached **Exhibit B**. The program is designed to ensure that, during project implementation, the City, [affected landowners, their assigns and successors in interest,] and any other responsible parties comply with the feasible mitigation measures identified below. The mitigation, monitoring and reporting program identifies, for each mitigation measure, the responsible party for implementation.
7. That, since the adoption of all feasible mitigation measures will not mitigate or avoid all significant adverse environmental effects caused by approval of the Project, the City Council, pursuant to CEQA Guidelines Section 15093, and attached hereto, issues a statement of overriding considerations, as set forth in **Exhibit A**.
8. That the FEIR set forth environmental impacts that would be significant or potentially significant in the absence of mitigation measures. As to each such impact, the City Council finds that changes or alterations have been incorporated into the project to mitigate or avoid the significant or potentially significant environmental impacts. Also set forth are impacts that are significant and unavoidable that cannot be mitigated or avoided through the adoption of feasible mitigation measures or feasible alternatives. As to these impacts, the City Council finds that there are certain overriding economic, social and other considerations for approving the Project.
9. That the City Council finds that the Project is consistent with the City of Riverbank General Plan, as amended, and implements the goals and policies of the General Plan.
10. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, the City Council certifies the FEIR, makes findings concerning the mitigation measures, adopts the mitigation monitoring and reporting program, makes findings concerning alternatives and adopts a statement of overriding consideration in accordance with CEQA for the Project.
11. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City Council of the City of Riverbank recommends that the City Council declare that it would have passed this resolution and each

section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentences(s), clause(s), phrase(s), or words(s) be declared invalid.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 10th day of February, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

Attachments: Exhibit A - CEQA Findings of Fact and Statement of Overriding Considerations
Exhibit B - Mitigation Monitoring and Reporting Program

Exhibit A

THE CITY OF RIVERBANK FINDINGS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Public Resources Code, Section 21000 et seq)

I. Introduction

The Project consists of adoption and implementation of the Riverbank Army Ammunition Plan (“RAAP”) Specific Plan (“Specific Plan”). The Specific Plan covers an approximately 146-acre area in the southeast portion of the City of Riverbank (“City”). The City RAAP prepared a Final Environmental Impact Report (“Final EIR”) for the RAAP and other related entitlements including a General Plan Amendment, the Specific Plan, and Zoning Map (“RAAP Specific Plan” or the “Project”). The Riverbank Local Redevelopment Authority is the lead agency for the Project.

The Final EIR addresses the potential environmental effects associated with the development or the redevelopment, reuse, and expansion of the former Riverbank Army Ammunition Plant into a commercial/industrial development. This review is at a programmatic level; therefore, as subsequent development occurs, project-level environmental review will still be required but may be streamlined by reference to the analysis already performed under the Final EIR. (See *Public Resources Code section 21094*.) The Project site includes approximately 146 acres of land in the southeast portion of the city of Riverbank near the intersection of Claus Road and Claribel Road. The Project includes, among other uses, commercial and industrial uses, including green technology and the redevelopment and reuse of existing structures.

The Findings, recommendations, and statement of overriding considerations set forth below (“Findings”) are made and recommended by the **City of Riverbank Planning Commission** (the “Commission”), for adoption by the City Council, as the City’s findings under the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, §21000 *et seq.*) and the CEQA Guidelines (Cal. Code Regs., title 14, § 15000 *et seq.*) relating to the Project. The Findings provide the written analysis and conclusions of this Commission regarding the Project’s environmental impacts, mitigation measures, alternatives to the Project, and the overriding considerations, which in this Commission’s view, support approval of the RAAP Specific Plan.

II. General Findings and Overview

A. Relationship to the City of Riverbank General Plan

The Riverbank General Plan was adopted in 2009. The General Plan anticipated the transfer of this property to the City but lacked any specifics about the level of development that might be expected. The Specific Plan helps to implement the General Plan and increases the level of specificity with regard to the RAAP.

B. Procedural Background

The Draft Environmental Impact Report (referred to as, the “Draft EIR” or the “DRAFT EIR”) was circulated for public review and comment on March 28, 2013, and was filed with the State Office of Planning & Research under State Clearinghouse No.

2011022015. The Draft EIR was made available for review and comment by interested persons and public agencies through May 20, 2013.

The City prepared written responses to the comments received during the comment period and included these responses in a separate volume entitled "Riverbank Army Ammunition Plant Specific Plan EIR, Final EIR". The Final EIR consists of: Introduction, List of Agencies and Persons Commenting, and Comments and Responses. The Final EIR was made available for public review on March 28, 2013.

On July 22, 2013, the City Council of the City of Riverbank adopted its Resolution No. 068, certifying the Urban Water Management Plan. As required by California law, the information contained in the Urban Water Management Plan was utilized in the preparation of the Draft EIR. (See "Utilities and Service Systems", pp. 4.17-13 to 4.17-15, 4.17-17, 4.17-22 to 4.17-23.) While the final action approving the Urban Water Management Plan, occurred after the distribution of the Draft EIR, the information contained in the Draft EIR is unchanged. Therefore, recirculation of the Draft EIR following approval of the Urban Water Management Plan is not required because no new information or change in impacts or mitigation measures occurred following the public comment period on the Draft EIR. (Public Resources Code section xx.)

C. Description of the Prior Environmental Impact Reports

In 2009, an EIR was certified for a revised City-wide General Plan. This EIR looked at the potential impacts associated with this transfer but on a broader basis than the current Draft and Final EIR (collectively "Final EIR") on the Specific Plan. As a result, the subsequent Final EIR has been completed on the Specific Plan.

D. Record of Proceedings and Custodian of Record

For purposes of CEQA and the findings set forth herein, the record of proceedings for the City of Riverbank's findings and determinations include the following documents and testimony, at a minimum:

- The Notice of Preparation and other public notices issued by the City in conjunction with the RAAP Specific Plan Project and the Draft EIR.
- All written and oral comments submitted by agencies or members of the public during the public review period for the Draft EIR (March 28, 2013 through May 20, 2013) and any public hearings or meeting held on Project approvals.
- All other public reports, documents, studies, memoranda, maps, or other planning documents related to the RAAP Specific Plan Project or the Final EIR and the Draft EIR, prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and the Project Entitlements.
- The City of Riverbank General Plan, as amended, and all environmental review documents, findings and statements of overriding considerations made pursuant to Section 21081 of the Public Resources Code related thereto;

- All matters of common knowledge to this Commission, including, but not limited to (1) the Riverbank General Plan and other applicable policies, (2) the Riverbank Zoning Ordinance and other applicable ordinances, (3) information regarding the City's fiscal status, (4) applicable City policies and regulations, (5) reports, projections, and documentation regarding development within and surrounding the City, and (6) federal, state, and county laws, regulations, guidelines, and publications.
- All public reports, documents, studies, memoranda, maps, or other documents related to the SB 610 Water Supply Assessment, including, but not limited to Resolution No. 068, of the City Council of the City of Riverbank adopted on July 22, 2013.

The documents described above comprising the record of proceedings are located in the offices of the Riverbank Local Redevelopment Authority, 5300 Claus Road, Riverbank, CA 95367. The custodian of these documents is Debbie Olson, the Executive Director of the RLRA, or her designee.

E. Consideration of the Environmental Impact Report

In recommending adoption of these Findings, this Planning Commission finds that the Final EIR was presented to this Commission, which reviewed and considered the information in the Final EIR prior to recommending approval of the RAAP Specific Plan, General Plan amendment, and Rezoning Map. By these findings, this Commission ratifies, adopts and incorporates the analysis, explanation, findings, responses to comments and conclusions of the Final EIR. The Final EIR represents the independent judgment of the City.

CEQA Requirements

Public Resources Code section 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. The required procedures are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. In the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof. (Public Resources Code §21002.)

The requirements set forth in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).)

The EIR included a detailed analysis of impacts in multiple environmental disciplines, analyzing the proposed project and alternatives, including a No Project Alternative. The EIR discloses the environmental impacts expected to result from the construction and operation of the proposed project. Where possible, mitigation measures were identified to avoid or minimize significant environmental effects. The mitigation measures identified in the EIR are measures proposed by the lead agency, and other

measures proposed by the lead agency or responsible or trustee agencies or other persons that were not included in the proposed project but could reasonably be expected to reduce adverse impacts if required as conditions of approving the proposed project, as required by CEQA Guidelines section 15126.4(a)(1)(A). Public Resources Code section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines section 15364 adds another factor: "legal" considerations. (See also *Citizens of Goleta Valley v. City Council "Goleta II"* (1990) 52 Cal.3d 553, 565.)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) "[F]easibility" under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (Id.; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) Alternatives and mitigation measures may also be determined to be infeasible if they do not "fully satisfy the objectives associated with a proposed project" or are "undesirable from a policy standpoint." (*California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957.)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).)

Pursuant to Public Resources Code section 21081 and CEQA Guidelines section 15091, no public agency shall approve or carry out a project for which a FEIR has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless the public agency makes one or more of the following findings with respect to each significant impact:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

The City has made one or more of these specific written findings regarding each significant impact associated with the proposed project. These findings set forth the evidentiary and policy basis for the City Council's decision to approve the proposed

project in a manner consistent with the requirements of CEQA. Those findings are presented below in **Table 1**, along with a presentation of facts in support of the findings.

F. Severability

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the RAAP Specific Plan, shall continue in full force and effect unless amended or modified by the City.

III. Findings and Recommendations Regarding Significant and Unavoidable Impacts

A. Air Quality

1. Construction (EIR Impact AQ-1)

(a) **Potential Impact:** The potential impact of the Project on air quality due to construction-related operations is discussed at page 4.3-37 to 4.3-40 of the Draft EIR.

(b) **Mitigation Measures:** The following mitigation measures are hereby adopted and will be implemented by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measures AQ-1a to AQ-1e, inclusive

(c) **Findings:** Based on the Draft EIR and the entire record before this City, the City finds that:

(1) **Effects of Mitigation:** The potential impact of the Project on air quality can be reduced by the mitigation measures AQ-1a to AQ-1e because these measures ensure that the applicant employ best management practices to reduce or eliminate the potential introduction of criteria pollutants to an area of existing non-attainment. However, the impacts remain significant and unavoidable because the size of the project and the uncertainty of its construction schedule cannot fully preclude the possibility of air pollution during construction activities.

(2) **Remaining Impacts:** Although the RLRA will use its best efforts to avoid the introduction of pollutants, the size of the project and the uncertainty of the timing and completion of construction will result in construction period emissions that may violate clean air standards. The City finds that although changes or alterations have been required in, or incorporated into the Project, which avoid or substantially lessen this impact,

specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

(3) Overriding Considerations: Economic, social and other benefits of the Project override any remaining significant adverse impact of the Project on air quality during construction, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

2. Operations (EIR Impact AQ-2).

- a) **Potential Impact.** The proposed project could result in the emission of levels of criteria pollutants that may contribute to existing or projected air quality violations. This impact is discussed at pages 4.3-40 to 4.3-41 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measures AQ-2

- c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:
 - (1) **Effects of Mitigation.** The potential air quality impacts related to operations shall be reviewed as each individual project component of the RAAP Specific Plan is implemented by reference to the latest methodology of the San Joaquin Valley Air Pollution Control District ("SJVAPCD") and compared to accepted thresholds of significance.
 - (2) **Remaining Impacts.** Although the implementation of the mitigation measures described above would substantially reduce the project's long-term regional air emissions, the project may still result in air quality violations because the SJVAPCD has not completed its assessments or application of all rules related to air quality. Because the assessment and application of rules related to air quality are subject to the jurisdiction of another agency, the RAAP Specific Plan Project will result in significant, unavoidable operational air quality impacts. The City finds that although changes or alterations have been required in, or incorporated into the

Project, which avoid or substantially lessen this impact, specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

- (3) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project on air quality during operations, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

B. Cultural Resources

1. Loss of Historical Buildings (EIR Impact CUL-1).

- a) **Potential Impact.** The potential impact of the Project on historical resources through the removal of existing structures from the historical plant is discussed at page 4.5-24 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure CUL-1.

- c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) Effects of Mitigation: Implementation of the mitigation measure indicated above would document the eligible district and would lessen the impact, but demolition of structures cannot otherwise be mitigated.

(2) Remaining Impacts. The City finds that although changes or alterations have been required in, or incorporated into the Project, which avoid or substantially lessen this impact, specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

(3) Overriding Considerations: The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

C. Noise

1. Transportation Noise (EIR Impact NOISE-2).

a) **Potential Impact.** The potential impact of the Project for noise caused by traffic generated by the Project to impact residences near the project site is discussed at pages 4.12-32 to 4.12-33 of the Draft EIR.

b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure NOISE-2.

c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1)Effects of Mitigation: Implementation of the mitigation measure indicated above will be effective in reducing impacts associated with transportation noise caused by vehicles accessing the project site.

(2)Remaining Impacts. The impacts on outdoor areas of residences along Claus Road will utilize a variety of noise-reducing techniques and technologies. However, because the construction of noise barriers and sound insulation treatments on individual residences will require agreements with each affect property owner, it may be infeasible or impracticable to reduce project-generated traffic noise at all affected receivers. As a result, impacts associated with transportation noise generated by the project may be significant and avoidable.

(3) Overriding Considerations: The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

2. Cumulative Traffic Noise (EIR Impact NOISE-4).

a) **Potential Impact.** The potential impact of project traffic associated with the build-out of the Project and other anticipated

growth in the plan area is discussed at page 4.12-37 of the Draft EIR.

- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measures NOISE-2.

- c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation:** See above.

(2) **Remaining Impacts:** See above.

(3) **Overriding Considerations:** The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

C. Transportation and Traffic

1. **Truck Traffic on State Route 108 (EIR Impact TRANS-3).**

- a) **Potential Impact.** The potential impact of the Project caused by truck traffic on State Route 108 and its intersection with Claus Road, Patterson Road, Atchison Street and 1st Street is discussed at pages 4.16-39 to 4.16-40 of the Draft EIR.

- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-3.

- c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation:** Implementation of the mitigation measure indicated above will be effective in reducing impacts associated with project-related truck traffic on State Route 108.

(2) **Remaining Impacts.** Under Mitigation Measure TRANS-3, future development in the RAAP will pay its fair share of the cost of needed improvements. However, specific improvements have not yet been identified for the affected intersections nor are there existing plans to make the necessary improvements. Because the construction of these improvements is outside the scope of the RAAP Specific Plan Project and is subject to the jurisdiction of another agency, the RAAP Specific Plan Project will result in significant, unavoidable traffic impacts. The City finds that although changes or alterations have been required in, or incorporated into the Project, which avoid or substantially lessen this impact, specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

(3) **Overriding Considerations:** The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

2. **Cumulative Impact to Traffic Operations at Claribel Road/Coffee Road (EIR Impact TRANS-5).**

a) **Potential Impact.** The potential impact of the Project to existing unacceptable operations at the intersection of Claribel Road and Coffee Road is discussed at pages 4.16-41 to 4.16-43 of the Draft EIR.

b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-5.

c) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation:** Implementation of the mitigation measure indicated above will be effective in reducing impacts associated with project-related traffic at Claribel Road/Coffee Road.

(2) **Remaining Impacts.** Construction of Phase 2 of the North County Corridor Proj4ect may shift traffic away from the Claribel Road/Coffee Road intersection so that it would achieve an acceptable Level of Service (LOS) during the AM-peak and PM-peak. Alternately, improvements identified in the Riverbank General Plan may result in the construction of improvements that would improve the LOS during the AM-peak and PM-peak; however, these parallel improvements do not result in operations at an acceptable LOS. Moreover, given the uncertainty of the construction of either improvement, there is no guarantee that the impacts of Project-generated traffic at the intersection will be mitigated to a level of less-than-significant. Therefore, the impact of traffic generated by the project on the operations at Claribel Road/Coffee Road may be significant and avoidable. The City finds that although changes or alterations have been required in, or incorporated into the Project, which avoid or substantially lessen this impact, specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

(3) **Overriding Considerations:** The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

3. **Cumulative Impact to Traffic Operations at Claribel Road/Oakdale Road (EIR Impact TRANS-6).**

a) **Potential Impact.** The potential impact of the Project to existing unacceptable operations at the intersection of Claribel Road and Oakdale Road is discussed at pages 4.16-42 to 4.16-43 of the Draft EIR.

b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-6.

d) **Findings.** Based upon the Draft EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation:** Implementation of the mitigation measure indicated above will be effective in reducing impacts associated with project-related traffic at Claribel Road/Oakdale Road.

(2) **Remaining Impacts.** Construction of Phase 2 of the North County Corridor Project may shift traffic away from the Claribel Road/Oakdale Road intersection so that it would achieve an acceptable Level of Service (LOS) during the AM-peak and PM-peak. Alternately, improvements identified in the Riverbank General Plan may result in the construction of improvements that would improve the LOS during the AM-peak and PM-peak; however, these parallel improvements do not result in operations at an acceptable LOS. Moreover, given the uncertainty of the construction of either improvement, there is no guarantee that the impacts of Project-generated traffic at the intersection will be mitigated to a level of less-than-significant. Therefore, the impact of traffic generated by the project on the operations at Claribel Road/Oakdale Road may be significant and avoidable. The City finds that although changes or alterations have been required in, or incorporated into the Project, which avoid or substantially lessen this impact, specific economic, legal, social, technological or other considerations make infeasible additional mitigation measures or alternatives. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.

(3) **Overriding Considerations:** The environmental, economic, social and other benefits of the Project override any remaining significant adverse impact of the Project to project traffic noise, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

IV. Findings and Recommendations Regarding Significant Impacts Which Are Avoided or Mitigated to a Less-Than-Significant Level

A. Biological Resources

1. Townsend's big-eared bat (EIR Impact BIO-1).

- a) **Potential Impact.** The potential impact of the Project, due to demolition or redevelopment of building where Townsend's big-eared bats may have maternity nests, is discussed at pages 4.4-26 to 4.4-28 of the DRAFT EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure BIO-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:
 - (1) **Effects of Mitigation.** Implementation of Mitigation Measure BIO-1 will reduce Project impacts on maternity roosts of Townsend's big-eared bats during demolition or redevelopment of existing buildings by requiring pre-demolition/construction surveys and avoidance of noisy or intrusive activities during known maternity usages. The use of surveys will also allow for the creation of buffer zones to prevent disturbing pup-rearing and winter hibernacula seasons.
 - (2) **Remaining Impacts.** Any remaining impacts related to the Townsend's big-eared bat roosts resulting from demolition or redevelopment of existing structures would not be significant.

B. Greenhouse Gas Emissions

1. Greenhouse Gas Emission (EIR Impact GHG-1).

- a) **Potential Impact.** The potential impact of the Project to generate greenhouse gases, either directly or indirectly, during development, construction and operation, is discussed at page 4.7-17 of the DRAFT EIR.

- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure GHG-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation.** Implementation of Mitigation Measure GHG-1 will reduce Project-related emissions of greenhouse gases through various measures, through the review of each project to be development consistent with the RAAP Specific Plan and the imposition of various mitigation measures to ensure compliance with standards set forth in the Draft EIR, including, but not limited to, technological controls for stationary sources, energy efficiency, and site design measures.

(2) **Remaining Impacts.** Any remaining impacts related to greenhouse gas emissions would not be significant.

C. Noise

1. **Stationary Noise Sources/Residential Receivers (EIR Impact NOISE-1).**

a) **Potential Impact.** The potential impact of the Project to exceed City standards for stationary noise on residential receivers is discussed at pages 4.12-32 to 4.12-33 of the Draft EIR.

b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure NOISE-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:

- (1) **Effects of Mitigation.** Implementation of Mitigation Measure NOISE-1 will reduce Project impacts on residential receivers near the Project from stationary sources by requiring project-specific noise analyses; limiting parking lot cleaning activities to certain hours; locating trash compactors away from residential receptors; and limiting loading dock operations.
- (2) **Remaining Impacts.** Any remaining impacts related to Project impacts on residential receivers near the Project from stationary sources would not be significant.

2. Construction Noise (EIR Impact NOISE-3).

- a) **Potential Impact.** The potential impact of the Project to create noise during construction in excess of 60 dBA (or an increase in the ambient noise level by more than 5 dBA for multi-season construction) is discussed at pages 4.12-35 to 4.12-37 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure NOISE-3

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:
 - (1) **Effects of Mitigation.** Implementation of Mitigation Measure NOISE-3 will reduce Project impacts from construction-related noise by requiring limiting the hours of construction and by precluding construction on Sundays and holidays; by requiring mufflers and limiting idling of combustion engines; by routing traffic via designated construction routes and precluding heavy truck traffic in residential areas; and by limiting the use of radios or other amplified sound by workers.
 - (2) **Remaining Impacts.** Any remaining impacts related to construction-related noise in excess of specified standards would not be significant.

C. Public Services

1. Fire Protection and Emergency Rescue Service (EIR Impact PUB-1).

- a) **Potential Impact.** The potential impact of the Project to exacerbate existing deficiencies in response times and in ISO ratings is discussed at pages 4.14-7 to 4.14-14 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure PUB-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:
 - (1) **Effects of Mitigation.** Implementation of Mitigation Measure PUB-1 will reduce Project impacts on fire response times and ISO ratings by requiring the provision of a new fire station in the area of the RAAP, along with appropriate staffing and equipment.
 - (2) **Remaining Impacts.** Any remaining impacts related to Project impacts on fire protection and emergency rescue service would not be significant.

D. Transportation and Traffic

1. Claribel Road/Coffee Road (EIR Impact TRANS-1).

- a) **Potential Impact.** The potential impact of the Project to exacerbate existing unacceptable Levels of Service (LOS) during AM-peak and PM-peak hours, as well as the Project's contribution to the meeting of warrant to signalize the intersection of Claribel

Road and Coffee Road, is discussed at pages 4.16-38 to 4.16-39 of the Draft EIR.

- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:

- (1) **Effects of Mitigation.** Implementation of Mitigation Measure TRANS-1 will reduce Project impacts on operations at the intersection of Claribel Road and Coffee Road by requiring that developers in the RAAP will make “fair share” contributions to the construction of previously-identified improvements that are scheduled to begin construction in 2013. Thus, the improvements will be made prior to the impacts identified from Project-related traffic.

- (2) **Remaining Impacts.** Any remaining impacts related to the potential impact of the Project to exacerbate existing unacceptable Levels of Service (LOS) during AM-peak and PM-peak hours, as well as the Project’s contribution to the meeting of warrant to signalize the intersection of Claribel Road and Coffee Road, would not be significant.

2. **Claribel Road/Roselle Avenue (EIR Impact TRANS-2).**

- a) **Potential Impact.** The potential impact of the Project to exacerbate existing unacceptable Levels of Service (LOS) during AM-peak and PM-peak hours, as well as the Project’s contribution to the meeting of warrant to signalize the intersection of Claribel Road and Roselle Avenue, is discussed at page 4.16-39 of the Draft EIR.

- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-2

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation.** Implementation of Mitigation Measure TRANS-2 will reduce Project impacts on operations at the intersection of Claribel Road and Roselle Avenue by requiring that developers in the RAAP will make “fair share” contributions to the construction of previously-identified improvements that are scheduled to begin construction in 205/2016. Thus, the improvements will be made prior to the impacts identified from Project-related traffic.

(2) **Remaining Impacts.** Any remaining impacts related to the potential impact of the Project to exacerbate existing unacceptable Levels of Service (LOS) during AM-peak and PM-peak hours, as well as the Project’s contribution to the meeting of warrant to signalize the intersection of Claribel Road and Roselle Avenue, would not be significant.

3. **Claribel Road/Coffee Road (EIR Impact TRANS-4).**

- a) **Potential Impact.** The potential impact of the Project to substantially increase hazards due to a design feature or incompatible use is discussed at pages 4.16-40 to 4.16-41 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure TRANS-4

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:

(1) **Effects of Mitigation.** Implementation of Mitigation Measure TRANS-4 will reduce the potential for future development in the RAAP Specific Plan area to substantially

increase hazards through a design feature or incompatible use by requiring the preparation of a construction management plan that includes such things as permitted construction hours, location of construction staging, use of street sweeping to remove construction debris on public streets, and traffic control measures to avoid peak hours.

- (2) **Remaining Impacts.** Any remaining impacts related to the potential for future development in the RAAP Specific Plan area to substantially increase hazards through a design feature or incompatible use would not be significant.

E. Utilities and Service Systems

1. Stormwater (EIR Impact UTIL-1).

- a) **Potential Impact.** The potential impact of the Project on the existing stormwater collection and retention system on-site, requiring improvements to be constructed, is discussed at pages 4.17-32 to 4.17-35 of the Draft EIR.
- b) **Mitigation Measures.** The following mitigation measures are hereby adopted and will be implemented as provided by the Mitigation Monitoring and Reporting Program:

Implement RAAP Specific Plan Mitigation Measure UTIL-1

- c) **Findings.** Based upon the EIR and the entire record before this Planning Commission, this Planning Commission finds that:
- (1) **Effects of Mitigation.** Implementation of Mitigation Measure UTIL-1 will reduce Project impacts on stormwater collection, containment, and discharge to prevent flooding by requiring a series of improvements, including, but not limited to, measures to prevent inflow and infiltration at manholes; replacement of existing piping with improved lining and/or increased size to prevent contamination of stormwater; and improvements to reservoirs.

- (2) **Remaining Impacts.** Any remaining impacts related to the on-site storm drainage system and the potential for flooding would not be significant.

IV. Findings and Recommendations Regarding Those Impacts Which are Less Than Significant

- A. Specific impacts within the following categories of environmental effects were found to be less than significant as set forth in more detail in the Draft EIR.

1. Aesthetics

2. Agriculture/Forestry Resources

3. Geology and Soils

4. Mineral Resources

5. Hazards and Hazardous Materials

6. Land Use and Planning

7. Population and Housing

8. Public Services: Law Enforcement, Schools, and Library Services and

Facilities

9. Recreation

10. Utility and Service Systems: Wastewater, Water Supply, and Solid Waste

- B. The above impacts are less than significant for one of the following reasons:**

1. The EIR determined that the impact is less than significant for the Project.
2. The EIR determined that the impact is beneficial for the Project.
3. The Project entitlements (i.e. the General Plan amendment, Specific Plan adoption, and rezoning) result in new impacts that were less-than-significant.

V. Project Alternatives

A. Background - Legal Requirements

CEQA requires that EIRs assess feasible alternatives or mitigation measures that may substantially lessen the significant effects of projects prior to approval. *Public*

Resources Code § 21002. With the exception of the “no project” alternative, the specific alternatives or types of alternatives that must be assessed are not specified. CEQA “establishes no categorical legal imperative as to the scope of alternatives to be analyzed in an EIR. Each case must be evaluated on its own facts, which in turn must be reviewed in light of the statutory purpose.” *Citizens of Goleta Valley v. Board of Supervisors*, 52 Cal.3d 553, 556 (1990). The legislative purpose of CEQA is to protect public health, welfare and the environment from significant impacts associated with all types of development, by ensuring that agencies regulate activities so that major consideration is given to preventing environmental damage while providing a decent home and satisfying living environment for every Californian. *Public Res. Code § 21000*. In short, the objective of CEQA is to avoid or mitigate environmental damage associated with development. This objective has been largely accomplished in the Project through the inclusion of project modifications and mitigation measures that reduce the potentially significant impacts to an acceptable level. The courts have held that a public agency “may approve a developer’s choice of a project once its significant adverse environment effects have been reduced to an acceptable level -- that is, all avoidable significant damage to the environment has been eliminated and that which remains is otherwise acceptable.” *Laurel Hills Homeowners Assoc. v. City*, 83 Cal.App.3d 515, 521 (1978).

B. Identification of Project Objectives

The CEQA Guidelines state that the “range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects” of the Project. *CEQA Guidelines § 15126(d)(2)*. Thus, an evaluation of the Project objectives is key to determining which alternatives should be assessed in the EIR.

The general goal of the proposed Project is completion of the reuse of the former army ammunitions plan and the use of previously undeveloped lands into a commercial/industrial complex. Generally, the Project would provide for the orderly and systematic development of a mix of commercial and industrial uses that would increase the tax base of the City, replace jobs lost through the relocation of operations to other military installations, and create new jobs as the result of providing commercial and industrial spaces of varying sizes. Finally, the implementation of the RAAP Project would address pollution on-site that impacts groundwater and other environments that occurred during prior operation on the Project site.

The specific Project objectives are discussed at pages 3-6 through 3-7 and 5-22 through 5-23 of the Draft EIR, and are incorporated herein by reference.

C. Alternatives Analysis in EIR

The CEQA Guidelines state that the “range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects” of the Project. The City evaluated the alternatives listed below.

1. No Project/No Development Alternative

The No Project/No Development Alternative is discussed at pages 5-4 through 5-9 of the Draft EIR. As required by CEQA, this alternative assumes that no development would occur in the Project area, other than existing industrial uses.

(a) Findings: The No Project/No Development Alternative is rejected as an alternative because it would not achieve the Project's objectives nor the objectives of the City.

(b) Explanation: This alternative would not realize the benefits of the Project nor achieve any of the Project objectives. The No Project/No Development Alternative would not provide the orderly redevelopment of the existing industrial facilities; would not provide opportunities for new commercial and industrial locations to be developed; would not offer new employment opportunities or replace employment opportunities lost as a result of the closure of the military facilities; and would not address the pre-existing on-site pollution. In addition, the No Project/No Development Alternative would not achieve the objective of generating property and sales tax revenues for the City since it was exempt from such taxes as a Federal Property.

2. Reduced Density Alternative

The Reduced Density Alternative is discussed at pages 5-10 through 5-16 of the Draft EIR. The Reduced Density Alternative would decrease the amounts and types of buildings to be renovated and/or constructed. The Reduced Density Alternative is the **environmentally superior alternative**.

(a) Findings: The Reduced Density Alternative is rejected as an alternative because the majority of impacts under that alternative are the same as, or greater than, the Project and this alternative would not achieve all of the Project objectives nor the objectives of the City. The environmental, economic, social and other benefits of the Project override the superiority of this Alternative, as more fully stated in the Statement of Overriding Considerations in Section VIII, below.

(b) Explanation: Although the Draft EIR considers this alternative to be "environmentally superior" to the other alternatives analyzed, as well as to the RAAP Project itself, the site would be redeveloped and developed but would have fewer buildings on the same acreage, thus creating many of the same impacts as the Project. While the Reduced Density Alternative would generally incorporate the same goals, policies, development standards, implementation strategies and land use designations as the Project, it would not generate as many jobs as the Project and would not provide the variety of development types sought by the City for the Project area.

3. Reconfigured Site Plan Alternative

The Reconfigured Site Plan Alternative is discussed at pages 5-16 through 5-22 of the Draft EIR. This alternative assumes slightly less development on the Project site.

(a) Findings: The Reconfigured Site Plan Alternative is rejected as an alternative because it would not avoid the significant and unavoidable impacts associated with the Project but would undermine assurances that objectives of the City could be satisfied.

(b) Explanation: This alternative would reduce the beneficial impact of the proposed Project on job creation and economic vitality for the Riverbank community as a whole. Given the large scale of the proposed project and the extensive infrastructure needed to support the project (e.g., traffic and transportation, on-site drainage and sanitary sewer) it is unknown whether this Reconfigured Site Plan alternative would be financially feasible or could be effectively integrated into the City's planning goals.

VI. Statements of Overriding Considerations Related to the RAAP Specific Plan Project Findings

As set forth in the preceding sections, the approval of the Project will result in significant adverse environmental impacts that cannot be avoided even with the adoption of all feasible mitigation measures.

In the City's judgment, the benefits of the proposed Project, as approved, outweigh its unavoidable significant effects. Having adopted all feasible mitigation measures, rejected as infeasible alternatives to the proposed Project discussed above, and recognized all significant, unavoidable impacts, the City has weighed the economic, legal, social, technological, and other benefits of the Oakdale 2030 General Plan against unavoidable significant environmental impacts in determining whether to approve the proposed Project.

Specific benefits of the RAAP Specific Plan Project include:

A. Community Benefits.

The adoption of this Specific Plan will allow development and redevelopment of a former military base into an industrial park that will create jobs and increase local revenue.

B. Job Creation.

An over-arching goal of the City's General Plan strives for the development of job-creating activities, as well as preserving and enhancing job opportunities that would otherwise be lost due to the restructuring the military base. The Project, through its ability to provide jobs for the City, plays a strong role in achieving those goals. Development of the RAAP Specific Plan Project area will create construction jobs, in addition to jobs created by new commercial and industrial operations in the revitalized and expanded footprint of the RAAP.

C. Public Revenues. The Project, through its ability to generate revenues for the City, plays a strong role in achieving the General Plan's goal of developing tax revenue-creating activities necessary to implement other city-wide objectives. No costs associated with the development of the RAAP Specific Plan Project area will be borne by existing residents of the City. In addition, developers in the RAAP Specific Plan area will contribute its fair share toward the cost of City-wide community facilities which are proposed for construction outside of the Project area, including a fire station and various roadway improvements. Finally,

this property will go from a tax exempt Federal property to a taxable property that will aid in supporting local governments. In short, the Project will increase tax revenues to the City through the addition of property value, the expansion of the housing market and commercial activities, and the overall enhancement of the City's economic base.

In accordance with section 15093 of the CEQA Guidelines, the City hereby finds that the benefits of the proposed project outweigh its unavoidable adverse environmental effects such that the adverse environmental effects may be considered "acceptable."

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
Air Quality						
AQ-1a: Each individual project component of the Specific Plan, including those projects allowed by right, shall be analyzed for significant construction period air quality impacts. For each project-level analysis, a construction emissions estimate will be made by SJVAPCD using the latest SJVAPCD accepted methodology and will be compared to accepted thresholds of significance. Means of mitigating construction period impacts to a less-than-significant level include, but are not limited to, Mitigation Measures AQ-1a through AQ-1d. Since approval of the RAAP Specific Plan may constitute the final discretionary approval by the City of Riverbank, each individual project component, including those projects allowed by right, shall be required to demonstrate to the SJVAPCD compliance with construction period requirements of Rule 9510 prior to issuance of the first building and/or grading permits as a condition of project approval. The applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure.	Project Applicant	Prior to issuance of building permit	City of Riverbank Development Services Department	SJVAPCD to review construction specifications materials and provide compliance verification to City to retain for administrative record	Once	Initials: _____ Date: _____
						Initials: _____ Date: _____
						Initials: _____ Date: _____
						Initials: _____ Date: _____
AQ-1b: SJVAPCD Regulation VIII Control Measures. Prior to initiation of construction activities, the applicant for an individual, site-specific development under the RAAP Specific Plan shall be required to implement the following controls: ♦ All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover;	Construction Contractors	During construction	City of Riverbank Development Services Department	Review construction specifications materials and retain for administrative record/ Conduct site inspections	During regularly scheduled inspections	Initials: _____ Date: _____
						Initials: _____ Date: _____
						Initials: _____ Date: _____
						Initials: _____ Date: _____

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Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
◆ All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant; ◆ All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by pre-soaking; ◆ With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition; ◆ When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained; ◆ All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. <i>(The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden);</i> ◆ Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant; ◆ Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday; and ◆ Any site with 150 or more vehicle trips per day shall						

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Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
prevent carryout and trackout.						
<u>AQ-1c:</u> Enhanced Control Measures. Prior to initiation of construction activities, the applicant for an individual, site-specific development under the Specific Plan, the following measures shall be implemented at construction sites when required to mitigate significant PM₁₀ impacts (note, these measures are to be implemented in addition to Regulation VIII requirements): ♦ Limit traffic speeds on unpaved roads to 15 mph; and ♦ Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.	Construction Contractors	During Construction	City of Riverbank Development Services Department	Review construction specifications materials and retain for administrative record/ Conduct site inspections	During regularly scheduled inspections	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
<u>AQ-1d:</u> Additional Control Measures. The following control measures are strongly encouraged by the SJVAPCD at construction sites that are large in area, located near sensitive receptors, or which for any other reason warrant additional emissions reductions: ♦ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site; ♦ Install wind breaks at windward side(s) of construction areas; ♦ Suspend excavation and grading activity when wind exceeds 20 mph (<i>Regardless of wind speed, and owner/operator must comply with Regulation VIII's 20 percent opacity limitation.</i>); and ♦ Limit area subject to excavation, grading, and other construction activity at any one time.	Construction Contractors	During construction	City of Riverbank Development Services Department	Review construction specifications materials and retain for administrative record/ Conduct site inspections	During regularly scheduled inspections	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
<u>AQ-1e:</u> The following measures may be implemented to mitigate emissions from construction equipment exhaust:	Construction Contractors	During construction	City of Riverbank Development Services Department	Review construction specifications	During regularly scheduled inspections	Initials: _____ Date: _____

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Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
◆ Use of alternative-fueled or catalyst-equipped diesel construction equipment; ◆ Minimize idling time (e.g. 5-minute maximum); ◆ Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use; ◆ Replace fossil-fueled equipment with electrically-driven equivalents (provided they are not run via a portable generator set); ◆ Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways; and ◆ Implement activity management (e.g. rescheduling activities to reduce short-term impacts).			ment	materials and retain for administrative record/ Conduct site inspections		Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
AQ-2: Each individual project component of the Specific Plan, including those projects allowed by right, shall be analyzed for significant construction period air quality impacts. For each project-level analysis, an operational emissions estimate will be made by SJVAPCD using the latest SJVAPCD accepted methodology and will be compared to accepted thresholds of significance. Means of mitigating operational period impacts to a less-than-significant level include, but are not limited to, improving transportation and transit design (e.g., improved bikeways, transit infrastructure, and pedestrian enhancements); contributing a project's fair share to the Air Quality Mitigation Fee Fund; and contributing a project's fair share towards Transportation Control Measures implementation programs. For each individual project, the applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure.	Project Applicant	Prior to issuance of building permit	City of Riverbank Development Services Department	SJVAPCD to review construction specifications materials and provide compliance verification to City retain for administrative record	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

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Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
Since approval of the RAAP Specific Plan may constitute the final discretionary approval by the City of Riverbank, each individual project component, including those projects allowed by right, shall be required to demonstrate to the SJVAPCD compliance with operational period requirements of Rule 9510 prior to issuance of the first building and/or grading permits as a condition of project approval. For each individual project, the applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure. Each individual project, including those projects allowed by right, that introduce significant sources of air pollutant emissions or stationary sources of TACs shall complete separate ambient air quality analysis and health risks assessments to ensure that violations of ambient air quality standards do not occur, including an analysis of cumulative emissions from the RAAP Specific Plan. For each individual project, the applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure.						
Biological Resources						
BIO-1: Implementation of the Plan shall avoid disturbance to the maternity roosts of special-status bats during the breeding season in accordance with the following procedures for Pre-Construction Special-Status Bat Surveys and Subsequent Actions. No more than two weeks in advance of any demolition or construction activity involving concrete breaking or similarly noisy or intrusive activities, that would commence during the pup-rearing season (April 15 through August 31), or winter hibernacula season (October 15 through March 1, depending on weather conditions) a qualified bat biologist,	Construction Contractor	Prior to issuance of grading and construction permits	City of Riverbank Development Services Department	Site inspection	Once per individual development project	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

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 RAAP SPECIFIC PLAN FINAL EIR
 MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
acceptable to the CDFG, shall conduct pre-demolition surveys of all potential special-status bat breeding habitat in the vicinity of the planned activity. Depending on the survey findings, the following actions shall be taken to avoid potential adverse effects on breeding special-status bats:						Date: _____
1. If active roosts are identified during pre-construction surveys, a no disturbance buffer will be created by the qualified bat biologist, in consultation with the CDFG, around active roosts during the breeding season. The size of the buffer will take into account factors such as the following:						
♦ Noise and human disturbance levels at the project site and the roost site at the time of the survey and the noise and disturbance expected during the construction activity;						
♦ Distance and amount of vegetation or other screening between the project site and the roost; and						
♦ Sensitivity of individual nesting species and the behaviors of the bats.						
2. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required.						
3. Pre-construction surveys are not required for demolition or construction activities scheduled to occur during the non-breeding and winter hibernacula season (September 1 through October 15, and March 1 through April 15).						
4. Noisy demolition or construction activities as described above (or activities producing similar substantial increases in noise and activity levels in the						

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
vicinity) commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any bats taking up roosts would be acclimated to project-related activities already under way). However, if trees are to be removed during the breeding season, the trees would be surveyed for roosts prior to their removal, according to the survey and protective action guidelines 1a through 1c, above. 5. Bat roosts initiated during demolition or construction activities are presumed to be unaffected by the activity, and a buffer is not necessary. 6. Destruction of roosts of special-status bats and overt interference with roosting activities of special-status bats shall be prohibited. 7. The noise control procedures for maximum noise, equipment, and operations identified in Chapter 4.12, Noise, of this EIR shall be implemented. Implementation of the above mitigation measure would reduce potential impacts to the maximum extent practicable.						
Cultural Resources						
CUL-1: Prior to the demolition of buildings and structures comprising the eligible district, an Historic American Building Survey/Historic American Engineering Record (HABS/HAER) recordation shall be conducted for the affected structures. HABS/HAER recordation could include archiving of original plans, undertaking archival research for preparation of a report, making measured drawings, and completing a photographic study of the structures.	Project Applicant	Prior to demolition of buildings and structures comprising the eligible district	City of Riverbank Development Services Department	Review HABS/HAER recordation	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
						Initials: _____ Date: _____
Greenhouse Gas Emissions						
<u>GHG-1:</u> Each individual project component of the Specific Plan shall be analyzed for significant GHG impacts. For each project-level analysis, appropriate BPS will be implemented or a 29 percent GHG emission reduction compared to BAU will be demonstrated. Means of mitigating GHG impacts to a less-than-significant level include, but are not limited to, technological controls for stationary sources (such as for boilers, generators, and process heaters) and the GHG emission reduction measures (such as energy efficiency, transportation, and site design measures) for development projects listed in the SJVAPCD CCAP. For each individual project, the applicant shall document, to the City's reasonable satisfaction, its compliance with this mitigation measure.	Project Applicant	Prior to issuance of building permits	City of Riverbank Development Services Department	SJVAPCD to review project-level analyses and provide compliance verification to City to retain for administrative record	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
Noise						
<u>NOISE-1:</u> In order to reduce noise generated by activities occurring within the RAAP site, the following mitigation measures shall be implemented: ♦ Project level acoustical analyses shall be constructed for noise-generating land uses proposed as part of the Specific Plan. Exterior noise levels at residential land uses interfacing active parks, commercial land uses, or industrial land uses shall be maintained in accordance with the standards presented in the General Plan and Municipal Code. ♦ Parking lot cleaning activities in commercial and industrial areas shall be limited to daytime and	Developers and Construction Contractors	Prior to construction and site plan approval	City of Riverbank Development Services Department	Review project level acoustic analyses and retain for administrative record/ Site inspection	Review analyses once per individual development project/ Conduct site inspection at least once at beginning of operation	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
evening hours (7 a.m. to 10 p.m.). ♦ Trash compactors in commercial and industrial areas shall be located away from adjacent residential receivers or shielded with noise barriers. ♦ Loading dock hours of operation shall be limited to daytime and evening hours (7 a.m. to 10 p.m.).						
<u>NOISE-2:</u> Noise reduction methods shall be implemented to reduce generated by activities resulting from the Specific Plan. These measures shall include, but are not limited to the following: ♦ Paving streets with "quieter" pavement types such as Open-Grade Rubberized Asphaltic Concrete would reduce noise levels by 2 to 3 dBA depending on the existing pavement type, traffic speed, traffic volumes, and other factors. ♦ New or larger noise barriers could reduce noise levels by 5 dBA Ldn. Final design of such barriers, including an assessment of their feasibility and reasonableness, should be completed during project level review. ♦ Sound insulation treatments to affected buildings, such as sound rated windows and doors, could reduce noise levels in interior spaces. ♦ Installing traffic calming measures to slow traffic along Claus Road could provide qualitative improvement by smoothing out the rise and fall in noise levels caused by speeding vehicles.	Project Applicant	Prior to construction and site plan approval	City of Riverbank Development Services Department	Consider measures to include in construction and site plans	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
<u>NOISE-3:</u> To reduce noise levels generated by construction, the following standard construction noise control measures shall be included in all construction projects within the plan area: ♦ Limit construction to the hours of 7:00 a.m. to 6:30	Construction Contractors	Prior to construction	City of Riverbank Development Services Department	Review construction plans and retain for administrative record	Once per individual development project	Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on Saturdays, with no noise-generating construction on Sundays or holidays.						Initials: _____ Date: _____
♦ Equip all internal combustion engine-driven equipment with mufflers which are in good condition and appropriate for the equipment.						Initials: _____ Date: _____
♦ Unnecessary idling of internal combustion engines should be strictly prohibited.						
♦ Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.						
♦ Utilize "quiet" air compressors and other stationary noise sources where technology exists.						
♦ Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.						
♦ Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site.						
♦ The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.						
♦ Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance						

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
coordinator will determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.						
<u>NOISE-4:</u> Implement Mitigation Measure NOISE-2.	Project Applicant	Prior to construction and site plan approval	City of Riverbank Development Services Department	Consider measures to include in construction and site plans	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
Public Services						
<u>PUB-1:</u> The City shall coordinate with Stanislaus Consolidated Fire Protection District to ensure fair share development fees for future development resulting from the implementation of the RAAP Specific Plan to ensure equipment, staffing, and facilities for emergency medical services, urban search and rescue, hazardous materials emergency response, and other relevant needs, as appropriate.	City of Riverbank	Prior to issuance of building permits	City of Riverbank Development Services Department and Stanislaus Consolidated Fire Protection District	Review the RAAP Specific Plan	Once	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
Date: _____						
Transportation and Traffic						
<u>TRANS-1:</u> Future developers within the RAAP area shall contribute their fair share, through the payment of local and regional fees, towards the construction of left-turn pockets on all approaches to the Claribel Road/Coffee Road intersection with appropriate storage and deceleration length, and signalization of the intersection. This improvement would improve the service at the Claribel Road/Coffee Road intersection level to LOS C or better (the level of service standard for this intersection) in both peak hours, as shown on Table 4.16-9. Stanislaus County plans to signalize this intersection as part of the Claribel Road widening project. Funding for signalization is provided from Congestion Mitigation and Air Quality (CMAQ) Federal funding. Construction is scheduled to begin in 2013.	Project Applicant	Prior to issuance of building permits	City of Riverbank Development Services Department	Obtain proof of payment and retain for administrative record	Once per individual development project	Initials: _____
						Date: _____
						Initials: _____
						Date: _____
<u>TRANS-2:</u> Future developers within the RAAP area shall contribute their fair share, through the payment of local and regional fees, towards the construction of left-turn pockets on all approaches to the Claribel Road/Roselle Avenue intersection with appropriate storage and deceleration length, and signalization of the intersection. This improvement would improve the service level at the Claribel Road/Roselle Avenue intersection to LOS D or better (the level of service standard for this intersection) in both peak hours, as shown on Table 4.16-9. Signalization of this intersection is programmed in the Stanislaus County 2011-2012 budget using CMAQ funding and is scheduled for construction in 2015/2016.	Project Applicant	Prior to issuance of building permits	City of Riverbank Development Services Department	Obtain proof of payment and retain for administrative record	Once per individual development project	Initials: _____
						Date: _____
						Initials: _____
						Date: _____
<u>TRANS-3:</u> Future developers within the RAAP area	Project Applicant	Prior to issuance	City of Riverbank	Obtain proof	Once per	Initials: _____

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
shall contribute their fair share towards improvements to provide adequate turning radii in conformance with STAA requirements at intersections on State Route 108, specifically at the intersections of Atchison Street (State Route 108)/1st Street, State Route 108/Claus Road and State Route 108/Patterson Road, though the payment of local and regional traffic fees. No other improvements are needed to mitigate project impacts at these intersections.		of building permits	Development Services Department	of payment and retain for administrative record	individual development project	Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
TRANS-4: Although construction impacts are expected to be temporary and less-than-significant, for all future development in the plan area, the following is recommended to minimize the effects of construction related activity: ◆ Prepare a construction management plan, including: • Project staging plan to maximize on-site storage of materials and equipment. • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes. • Permitted construction hours. • Location of construction staging. • Provision of on-site parking for all construction employees, site visitors, and inspectors. • Provisions for street sweeping to remove construction related debris on public streets.	Project Applicant	Prior to construction	City of Riverbank Development Services Department	Review construction management plan and retain for administrative record	Once per individual development project	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN FINAL EIR
MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
<u>TRANS-5:</u> Construction of Phase 2 of the North County Corridor Project, which would connect the Phase 1 project, which is planned to terminate at McHenry Avenue, to State Route 99, is expected to shift sufficient traffic from this intersection that LOS C would be achieved. Alternatively, intersection improvements beyond the cross-section identified in the General Plan could be provided to improve peak hour operations, such as dual left-turn lanes and right-turn only lanes on all approaches. This improvement would improve the service level to LOS E during the AM peak hour and LOS D during the PM peak hour, as shown on Table 4.16-10. These service levels are considered deficient for this intersection. Given the uncertainty of constructing parallel capacity or the feasibility of additional improvements beyond the planned General Plan cross section, this impact is expected to remain significant and unavoidable.	County of Stanislaus	Implementation of North County Corridor Project	City of Riverbank	Continue monitoring of conditions following completion of North County Corridor Project	Following completion of North County Corridor Project	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____
<u>TRANS-6:</u> Construction of Phase 2 of the North County Corridor Project, which would connect the Phase 1 project, which is planned to terminate at McHenry Avenue, to State Route 99, is expected to shift sufficient traffic from this intersection that LOS D would be achieved. Alternatively, construction of additional improvements at this intersection that would result in acceptable service levels, including dual left-turn pockets on the northbound, westbound, and eastbound approaches could be constructed. This improvement would improve the service level to LOS D or better (the level of service standard for this intersection) in both peak hours, as shown in Table 10 of the TIA, reducing this impact to a less-than-significant level. However, given the uncertainty of constructing parallel capacity or the feasibility of additional improvements beyond the	County of Stanislaus	Implementation of North County Corridor Project	City of Riverbank	Continue monitoring of conditions following completion of North County Corridor Project	Following completion of North County Corridor Project	Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____ Initials: _____ Date: _____

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
 RAAP SPECIFIC PLAN FINAL EIR
 MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY OF MITIGATION MEASURES AND MONITORING PROGRAM FOR THE RIVERBANK SPECIFIC PLAN EIR

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Action	Monitoring Frequency	Monitoring Compliance Record (Name/Date)
planned General Plan cross section, this impact is expected to remain significant and unavoidable.						
♦						

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
RAAP SPECIFIC PLAN EIR
MITIGATION MONITORING AND REPORTING PROGRAM

ATTACHMENT 5

CITY OF RIVERBANK

RESOLUTION NO. 2014-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, APPROVING THE GENERAL PLAN AMENDMENT FOR THE
RIVERBANK ARMY AMMUNITION PLANT PROJECT**

WHEREAS, on May 26, 2009, the City of Riverbank Local Redevelopment Authority authorized a contract to develop a Specific Plan, EIR and other documents necessary to effectuate the changes envisioned for the reuse and redevelopment of the Riverbank Army Ammunition Plant following its conversion from a military installation to a civilian facility; and

WHEREAS, in order to adopt a Specific Plan, it is necessary to amend the City or Riverbank General Plan; and

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

WHEREAS, the Government Code further requires that a General Plan amendment be made only "in the public good"; and

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

WHEREAS, after considering the information contained in the Final Environmental Impact Report for the Riverbank Army Ammunition Plant Project (SCH #**2011022015**) ("FEIR") and adopting a resolution making findings, including a Statement of Overriding Considerations and adopting a Mitigation Monitoring and Reporting Plan ("CEQA Resolution") and holding a duly advertised public hearing on December 17, 2013, the Planning Commission adopted Resolution No. 2013-11 recommending approval of the General Plan Amendment; and

WHEREAS, notice of the City Council public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on January 29, 2014; and

WHEREAS, notices of the City Council public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on January 24, 2014; and

WHEREAS, the City Council has also considered the information contained in the Final Environmental Impact Report for the Riverbank Army Ammunition Plant Project (SCH #2011022015) ("FEIR") and finds that mitigation measures identified in the FEIR have been imposed on and incorporated into the project which mitigate or avoid the significant environmental effects, that certain mitigation measures are within the responsibility and jurisdiction of another public agency and such changes can and should be adopted by such other agency, that specific economic, social and other considerations make infeasible the project alternatives that would avoid or mitigate the environmental impacts and that social, economic and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

WHEREAS, the City Council has reviewed the General Plan Amendments and conducted a public hearing.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK HEREBY:

1. General Plan Amendment Findings. That pursuant to California Government Code sections 65358 and the Riverbank General Plan, the City Council finds as follows:
 - a. The General Plan Amendments are in the public interest because the General Plan Amendment will change the General Plan Land Use Map to comply with land use designations included in the adopted Reuse Plan for the site that will allow transfer and reuse of the site rather than having it closed and unused by the federal government. Reuse will provide jobs to an area that has very high unemployment and will prevent the site from deteriorating to the point that it becomes a safety hazard.
 - b. The General Plan Amendments are consistent and compatible with the goals and the vast majority of the policies of the General Plan.
 - c. The potential effects of the proposed amendments have been evaluated in the EIR on the project and have been found to be not detrimental to the public health, safety, or welfare with a few exceptions that are discussed in the Statement of Overriding Considerations.
 - d. That the proposed amendments have been processed in accordance with the California Government Code and the California Environmental Quality Act.
2. That the Riverbank General Plan is hereby amended by changing the General Plan Land Use Map to replace the Medium Density Residential designation with the Industrial designation and to change about 7 acres from Industrial to Community Commercial and to eliminate the Buffer/Greenway/Open Space designation from the subject property as it relates to the underground OID irrigation lateral passing through the subject property (see Exhibits A and B). In addition, the Circulation Element is amended to delete Townsend Avenue as a

collector road easterly of Claus Road from figure CIRC-1 found on page CIRC-11 of the General Plan (See Exhibits C and D).

3. That, based on the findings set forth in this Resolution, the CEQA Resolution and 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 the General Plan Amendment as included in Exhibits A, B, C and D.
4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City Council of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 10th day of January, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

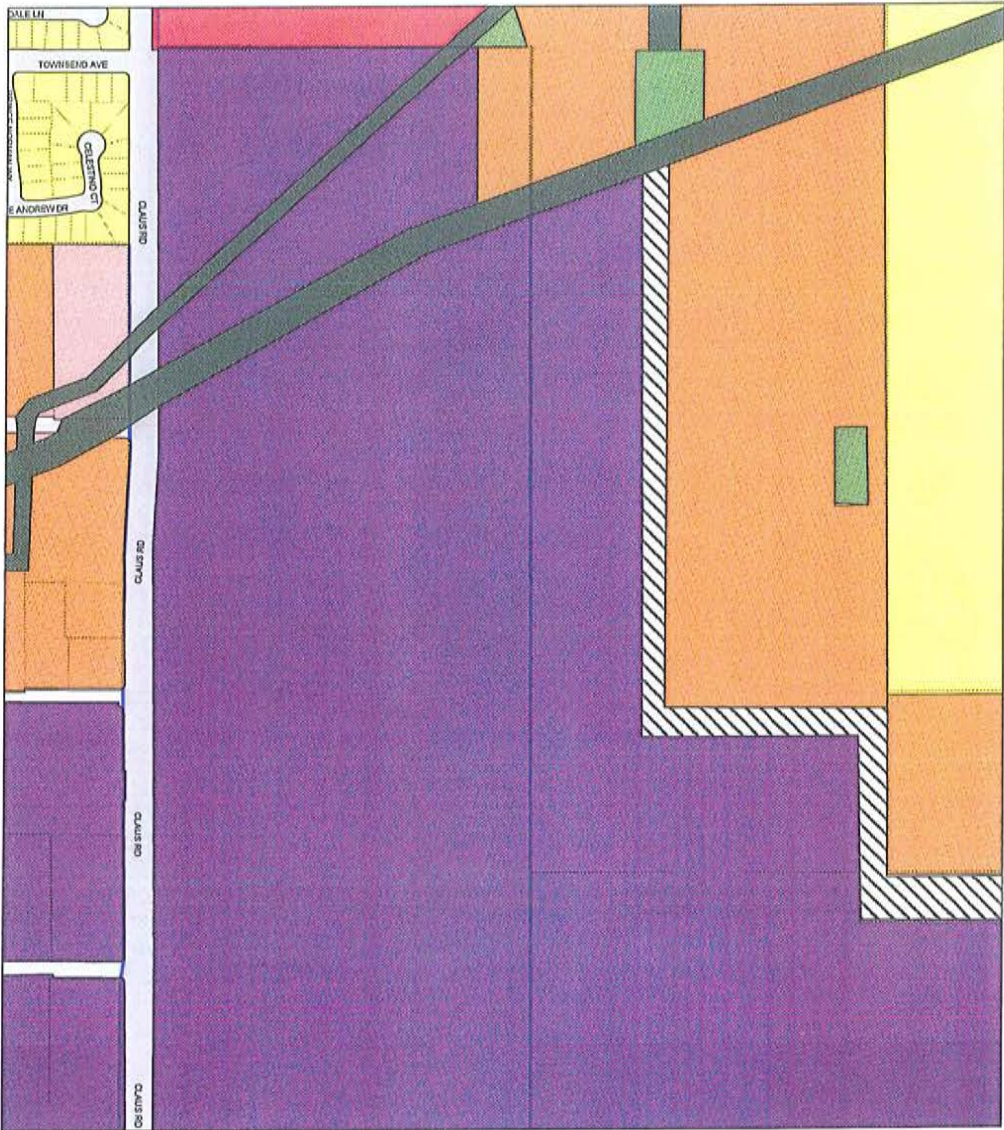
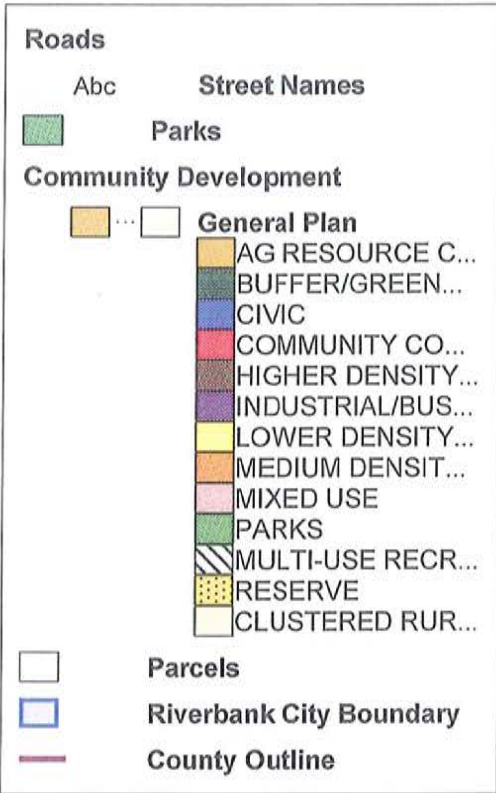
APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

Attachments: Exhibit A – Existing General Plan Land Use Designations
Exhibit B – Proposed General Plan Land Use Designations
Exhibit C – Existing General Plan Circulation Diagram (CIRC – 1)
Exhibit D – Proposed General Plan Circulation Diagram (CIRC – 1)

Exhibit "A" Existing General Plan Land Use Designations



Roads

Abc **Street Names**

 Parks

Community Development

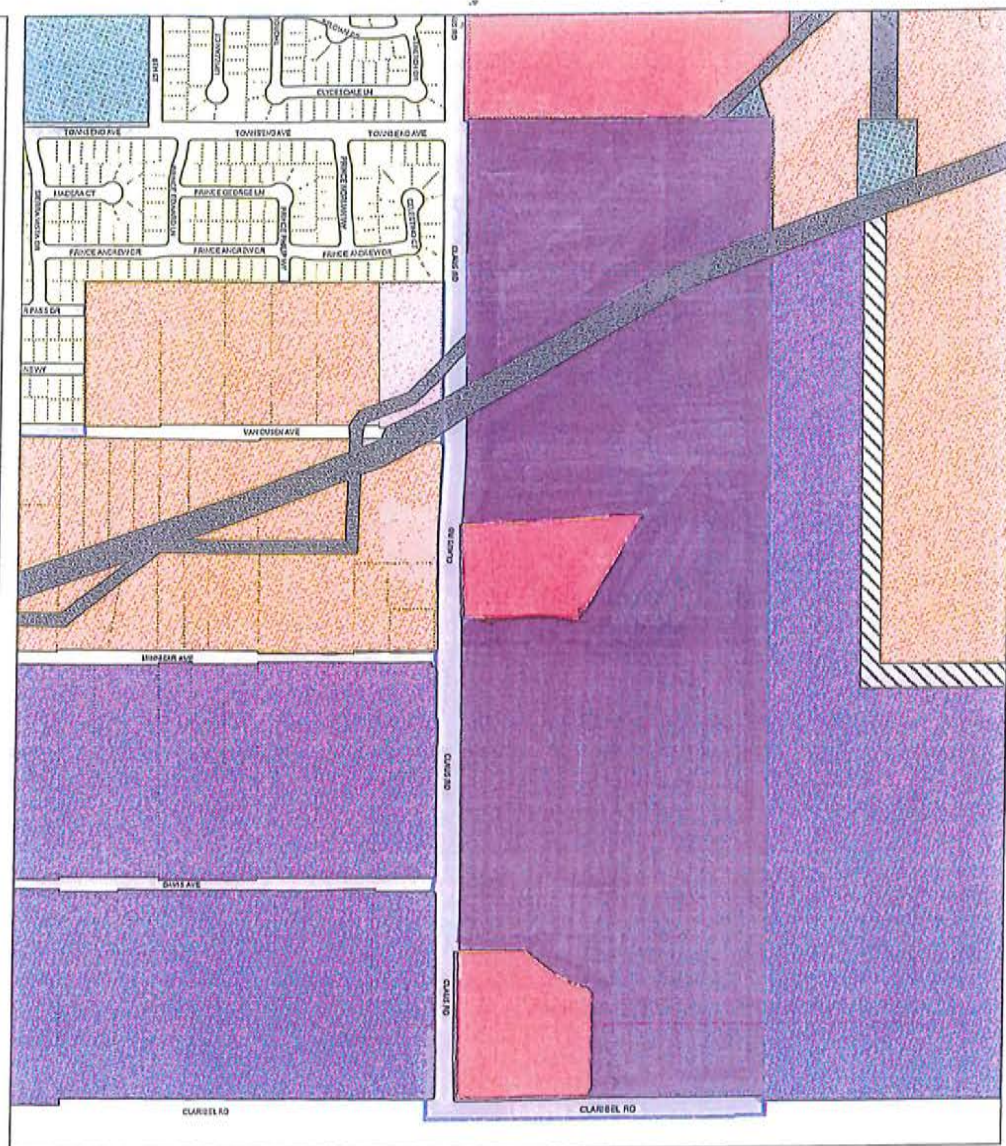
 ... **General Plan**

	AG RESOURCE C...
	BUFFER/GREEN...
	CIVIC
	COMMUNITY CO...
	HIGHER DENSITY...
	INDUSTRIAL/BUS...
	LOWER DENSITY...
	MEDIUM DENSIT...
	MIXED USE
	PARKS
	MULTI-USE RECR...
	RESERVE
	CLUSTERED RUR...

 Parcels

 Riverbank City Boundary

 County Outline



CIRCULATION

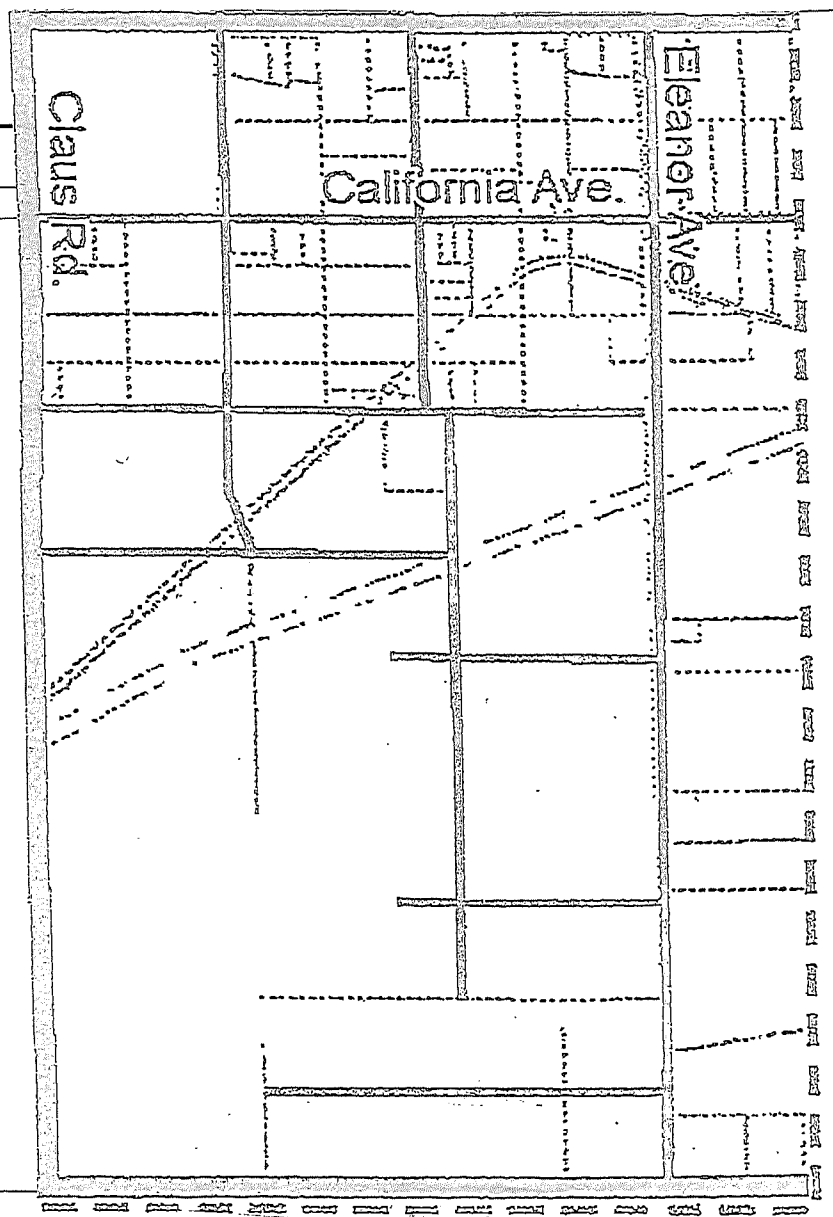
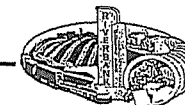


Figure CIRC-1
Riverbank General Plan Circulation Diagram

Exhibit "C"

Existing General Plan Circulation Diagram (CIRC-1)

CIRC-11

CIRCULATION

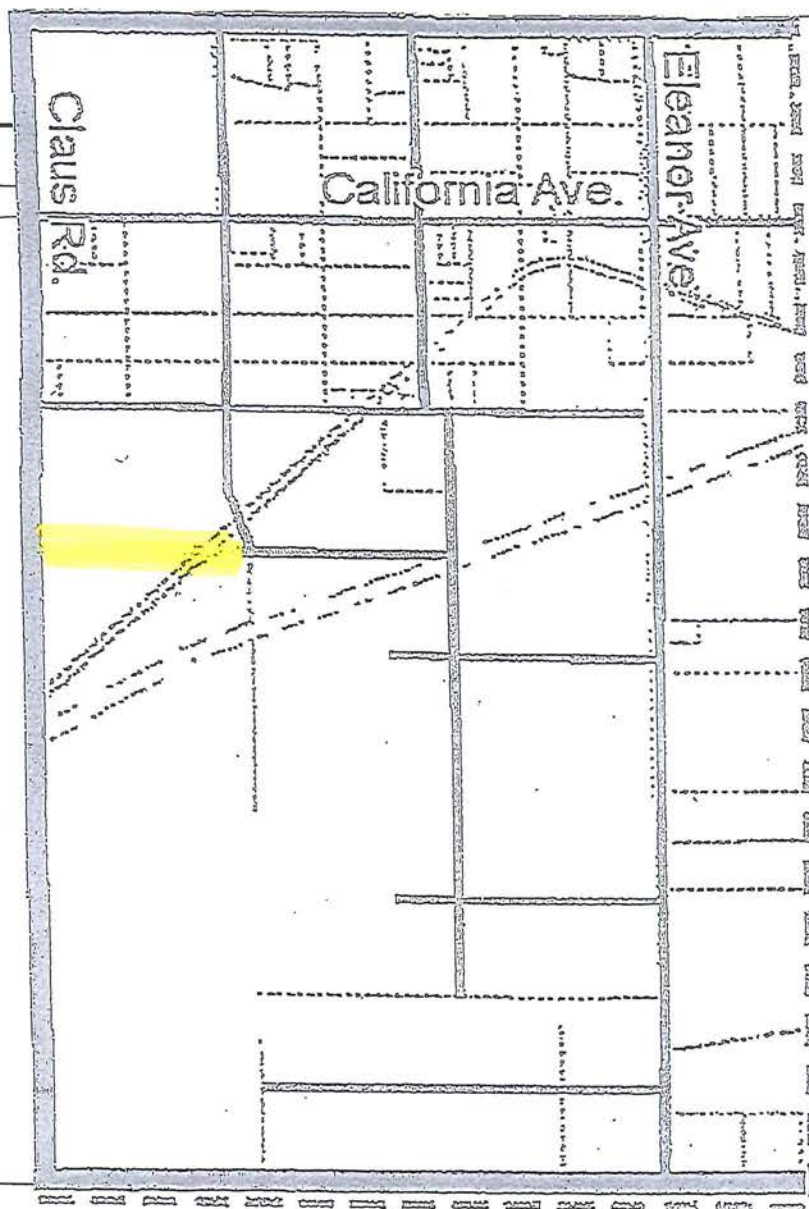
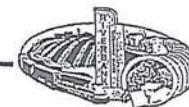


Figure CIRC-1
Riverbank General Plan Circulation Diagram

CIRC-11

Exhibit "D"

Proposed General Plan Circulation Diagram (CIRC-1)

ATTACHMENT 6

City of Riverbank

Resolution No. 2014-

A Resolution of the City Council Approving the Riverbank Army Ammunition Plant Specific Plan

Whereas, the Riverbank Army Ammunition Plant was placed on a list of military installations recommended for closure as part of the BRAC 2005 round of closures; and

Whereas, the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

Whereas, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

Whereas, the Local Redevelopment Authority has determined that the best way to accomplish this is to develop and adopt a Specific Plan pursuant to Section 65450 et. seq. of the State of California Government Code to guide the redevelopment of the Plant and has caused such to be prepared; and

Whereas, this General Plan designates the Riverbank Army Ammunition Plant property largely as "Industrial/Business Park" with the northeast corner being designated "Medium Density Residential"; and

Whereas, the Townsend Avenue east of Claus Road is shown as a collector street east of Claus Road and the approved Reuse Plan designates the entire site as Industrial/Business Park with two areas of approximately 3 acres and 4 acres as Community Commercial necessitating a General Plan amendment; and

Whereas, the use of the site as an Army Base for more than 60 years and the proposed reuse of the site indicates that there may be significant impacts on the environment and, therefore, an Environmental Impact Report (EIR) needs to be prepared on the draft Specific Plan and General Plan Amendment (collectively, the "Project"); and

Whereas, the Planning Commission has considered the Final Environmental Impact Report at a duly advertised public hearing on December 17, 2013 and adopted

its Resolution No. 2013-10, recommending that the City Council certify the EIR, make findings and adopt Mitigation Monitoring and Reporting; and

WHEREAS, notice of the public hearing on the Specific Plan was published in the *Riverbank News*, a newspaper of general circulation, on January 29, 2014; and

WHEREAS, notices of the public hearing on the General Plan Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on January 24, 2014; and

WHEREAS, a public hearing was held on February 10, 2014 and all comments were heard and considered by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RIVERBANK HEREBY AS FOLLOWS:

1. That the City Council finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council finds that the Project is consistent with the City of Riverbank General Plan, as amended, and is the best way to implement the goals and policies of the General Plan.
3. Based on the findings set forth in this Resolution and the evidence in the City Staff Report, the City Council hereby adopts the Riverbank Army Ammunition Plant Specific Plan.
4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City Council of the City of Riverbank declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentences(s), clause(s), phrase(s), or words(s) be declared invalid.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 10th day of February, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

Annabelle Aguilar, CMC
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

ATTACHMENT 7

DRAFT
City of Riverbank
Ordinance No. 2014-

An Ordinance of the City Council of the City of Riverbank rezoning of the Riverbank
Army Ammunition Plant consistent with the RAAP Specific Plan

WHEREAS, the Riverbank Army Ammunition Plant was placed on a list of military installations recommended for closure as part of the BRAC 2005 round of closures; and

WHEREAS, the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

WHEREAS, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

WHEREAS, the Local Redevelopment Authority has determined that the best way to accomplish this is to develop and adopt a Specific Plan pursuant to Section 65450 et. seq. of the State of California Government Code to guide the redevelopment of the Plant and has caused such to be prepared; and

WHEREAS, prior to approval of the Specific Plan, a General Plan Amendment is required to comply with State Law; and

WHEREAS, the use of the site as an Army Base for more than 60 years and the proposed reuse of the site indicates that there may be significant impacts on the environment and, therefore, an Environmental Impact Report (EIR) needs to be prepared on the draft Specific Plan and General Plan Amendment (collectively, the "Project"); and

WHEREAS, the Planning Commission has considered the Final Environmental Impact Report, General Plan Amendment, Specific Plan and Zoning Ordinance Amendment at a duly advertised public hearing and adopted its Resolutions recommending that the City Council approve all applications; and

WHEREAS, sections 153.308 and 153.309 of the City of Riverbank Municipal Code describe the process for delineating specific plan areas for purposes of zoning by requiring that lands governed by a specific plan be zoned "SP-2".

WHEREAS, notice of the City Council public hearing on the EIR, General Plan Amendment, Specific Plan and Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on January 29, 2014; and

WHEREAS, notices of the City Council public hearing on the EIR, General Plan Amendment, Specific Plan and Zoning Ordinance were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on January 24, 2014; and

WHEREAS, a public hearing was held on February 10, 2014 and all comments were heard and considered by the City Council; and

WHEREAS, the City Council certified the EIR and approved the General Plan Amendment and Specific Plan on February 10, 2014.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AS FOLLOWS:

That the Zoning of the property as shown on Exhibit A be re-designated from Industrial to SP #2 and that all future development shall be consistent with the Riverbank Army Ammunition Plant Specific Plan.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the _____ day of _____, 2014; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

Meeting Date:	January 27, 2014
Subject:	Update on the Process of Determining the Need for a Change from At-Large to District Elections
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk

RECOMMENDATION

It is recommended that the City Council receive the status report and provide any direction deemed necessary.

SUMMARY

Several Municipalities as well as School Districts have been challenged to determine whether the California Voting Rights Act (CVRA) requires a change from conducting at-large elections to conducting district elections.

As a result, City Council directed staff to begin a process of determining whether the City's current process of conducting at-large elections was in compliance with the CVRA. To proceed with this determination, the following action and time has or will occur:

Initial RFP issued	Friday, November 22, 2013
End of Proposer Question Period	Friday, December 13, 2013 @ 5:00 p.m.
Final RFP Issued	Friday, December 20, 2013
Proposals Due	Friday January 24, 2014 @ 3:00 p.m.
End of City Questions to Proposers and Any Oral Interviews	Tuesday, February 4, 2014
Contract Award	Monday, February 10, 2014

As indicated, City Council will be presented with staff's recommendation at a regular meeting on Monday, February 10, 2014, to award the contract. Upon awarding a

contract with a proposer and working out the details and timelines of the scope of work, a new status report will be presented.

FINANCIAL IMPACT

At this time, the future financial impacts are not known; however, there will be costs associated with information gathering and data analysis. Additional costs will be incurred in the event that the City determines that district elections are necessary in Riverbank.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 8.1

SECTION 8: INFORMATIONAL ITEM

Meeting Date:	January 13, 2014
Subject:	Warrant Registers for 01/03/14, 01/09/14, and 01/16/14
From:	Jill Anderson, City Manager
Submitted by:	Marisela Hernandez, Director of Finance/City Treasurer

RECOMMENDATION

It is recommended that the City Council review as an informational item the warrant registers for 01/03/14, 01/09/14, and 01/16/14.

SUMMARY

The warrant register presented to the City Council is a listing of all expenditures paid. Major expenditures presented on the warrant registers include the following:

01/03/2014 Warrant

Check No.	Vendor & Description	Funding Source	Amount
41453	AECOM: SR 108 Realignment, Grant Funded	Grant Funds	\$21,201.37
41458	Extreme Green Western: Electric Utility Vehicles	Grant Funds	\$35,498.00
41468	NSP3: Harless Park Improvements	L&L Fund 177	\$25,666.97

01/09/2014 Warrant

Check No.	Vendor & Description	Funding Source	Amount
41480	3T Equipment Company, Inc.: Installation of 3 Sewer Smart Covers for flow monitoring	Sewer Fund 101	\$14,397.68
41506	HRN Management Group: Personnel Software Annual Renewal	General Fund 101	\$1,104.84

01/16/2014 Warrant

Check No.	Vendor & Description	Funding Source	Amount
41541	BSK Associates Engineering: Water Dept Lab Samples	Water Fund 114	\$7,050.00
41556	Roy Hastings: Labor Compliance/Admin Services for Riverbank Senior Apts.	Grant Fund 213	\$20,000.00
41566	Stanislaus Co. Sheriff's Dept: Christmas Security Services @ Crossroads	AB 109 Fund 126	\$10,164.32

FINANCIAL IMPACT

Reductions in various funds for payment of expenses.

ATTACHMENTS

1. Warrant Registers: 01/03/14, 01/09/14, and 01/16/14

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41451	201-000.000-200.086	104161	THE LINCOLN NATIONAL LI	LIFE INSURANCE		435.20
						<u>435.20</u>
41452	101-401.000-702.032	101054	ADVANCED INFO SYSTEM	MAILING OF UTILITY BILLS		1,247.40
41452	101-403.000-702.032	101054	ADVANCED INFO SYSTEM	MAILING OF UTILITY BILLS		1,678.81
						<u>2,926.21</u>
41453	101-439.000-702.032	104272	AECOM INC.	STATE ROUTE 108 GRANT		21,201.37
						<u>21,201.37</u>
41454	101-404.000-702.033	104609	CHURCHWELL WHITE	LEGAL SERVICES		9,568.99
						<u>9,568.99</u>
41455	101-439.000-702.032	100317	CITY OF MODESTO	STATE ROUTE 108 GRANT		1,812.98
						<u>1,812.98</u>
41456	101-439.000-702.032	36200	CITY OF OAKDALE	STATE ROUTE 108 GRANT		874.53
						<u>874.53</u>
41457	197-439.000-706.029	99422	DEPT. OF PUBLIC HEALTH	BUILDING MAINTENANCE - L		456.00
						<u>456.00</u>
41458	101-439.000-707.122	10237	EXTREME GREEN WESTERN D	UTILITY VEHICLE GRANT		35,498.00
						<u>35,498.00</u>
41459	106-424.000-702.032	13010	FAR WEST	LAB SAMPLES		1,297.00
						<u>1,297.00</u>
41460	197-439.000-704.021	17801	GILTON SOLID WASTE MGMT	BIN SERVICE - LRA		97.67
						<u>97.67</u>
41461	106-424.000-706.028	100164	GRAINGER	SMALL TOOLS		218.63
41461	106-424.000-706.028	100164	GRAINGER	SMALL TOOLS		79.81
41461	106-424.000-706.029	100164	GRAINGER	EQUIPMENT MAINTENANCE		126.19
41461	106-424.000-702.032	100164	GRAINGER	EQUIPMENT MAINTENANCE		13.75
41461	106-424.000-702.032	100164	GRAINGER	EQUIPMENT MAINTENANCE		7.10
41461	106-424.000-702.032	100164	GRAINGER	EQUIPMENT MAINTENANCE		31.22
41461	106-424.000-706.028	100164	GRAINGER	SMALL TOOLS		21.98
41461	106-424.000-706.028	100164	GRAINGER	SMALL TOOLS		310.01
						<u>808.69</u>

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41462	101-414.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		7,890.00
41462	175-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		2,650.00
41462	173-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		1,025.00
41462	177-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		200.00
41462	178-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		50.00
41462	173-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		50.00
41462	101-413.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		950.00
41462	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		11,083.00
41462	172-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		425.00
41462	171-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		300.00
						24,623.00
41463	118-441.000-706.035	104013	HUB INTERNATIONAL INSUR	RENTAL INSURANCE		354.20
						354.20
41464	101-405.000-702.032	105281	J.B. ANDERSON	CONTRACT PLANNING SERV		2,670.40
41464	101-405.000-702.032	105281	J.B. ANDERSON	CONTRACT PLANNING SERV		6,714.38
						9,384.78
41465	106-424.000-702.030	99966	JOHN DEERE FINANCIAL	EQUIPMENT MAINTENANCE		77.83
						77.83
41466	126-449.005-702.032	99852	L.C. ACTION	EQUIPMENT MAINTENANCE		4,316.07
						4,316.07
41467	197-439.000-706.029	100871	MODESTO JANITORIAL	BUILDING MAINTENANCE		265.77
						265.77
41468	177-590.000-707.003	103795	NSP3	HARLESS PARK BENCHES		6,642.20
41468	177-590.000-707.003	103795	NSP3	HARLESS PARK PICNIC TABL		3,098.96
41468	177-590.000-707.003	103795	NSP3	BUILDING MAINTENANCE		15,925.81
						25,666.97
41469	197-439.000-706.037	103187	OLSON/DEBBIE//	REIMBURSEMENT		106.55
						106.55
41470	101-414.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		385.70
41470	114-433.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		579.51

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41470	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		404.20
41470	119-442.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		380.75
						1,750.16
41471	101-409.000-703.024	45073	PETTY CASH	POLICE		18.26
41471	101-409.000-703.025	45073	PETTY CASH	POLICE		10.00
						28.26
41472	197-439.000-702.063	104535	SAN JOAQUIN ENGINEERING	MANAGEMENT FEE		31,800.00
41472	199-439.000-702.032	104535	SAN JOAQUIN ENGINEERING	MANAGEMENT FEE		2,271.06
						34,071.06
41473	118-000.000-200.150	105391	SILVA/ANA//	DEPOSIT REFUND		200.00
						200.00
41474	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	DENTAL LIABILITY		1,057.60
						1,057.60
41475	106-424.000-702.030	100120	TILBURY AUTO PARTS	EQUIPMENT MAINTENANCE		4.09
						4.09
41476	106-423.000-703.024	100958	U.S. POSTMASTER	BILLING POSTAGE		2,500.00
41476	114-433.000-703.024	100958	U.S. POSTMASTER	BILLING POSTAGE		2,500.00
						5,000.00
41477	106-424.000-706.053	103033	WEST COAST SAND & GRAVE	BUILDING MAINTENANCE		2,252.91
						2,252.91
41478	101-409.000-704.022	99962	WILSON TECHNOLOGIES	TELEPHONE MAINTENANCE		175.00
						175.00
41479	106-424.000-702.030	105393	XYLEM	EQUIPMENT MAINTENANCE		537.75
						537.75
				CHECK RUN TOTAL		184,848.64

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41480	106-423.000-707.003	02010	3T EQUIPMENT COMPANY, I	SMART COVERS		14,397.68
						14,397.68
41481	118-441.000-703.030	105227	ASCAP	MUSIC LICENSE FEE		330.00
						330.00
41482	114-433.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		71.74
41482	106-423.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		71.73
41482	101-406.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		34.11
41482	114-433.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		34.11
41482	101-406.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		34.11
41482	101-414.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		34.10
41482	106-423.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		34.10
41482	106-424.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		30.63
41482	117-411.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		30.63
41482	119-442.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		30.62
41482	101-406.000-704.022	01897	AT & T MOBILITY	COMMUNICATIONS		30.62
						436.50
41483	101-407.000-704.022	39025	AT&T	COMMUNICATIONS		444.14
						444.14
41484	134-459.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		16.34
41484	119-442.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		10.49
41484	101-406.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		18.64
41484	101-407.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		76.46
41484	101-412.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		18.68
41484	106-423.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		14.84
41484	134-459.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		14.84
						170.29
41485	114-000.000-200.150	11089	BAXTER/RICHARD SR//	DEPOSIT REFUND		60.00
						60.00
41486	102-418.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		107.00
41486	106-423.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		107.00
41486	114-433.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		107.00

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41486	101-407.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		464.35
41486	102-418.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		330.00
41486	114-433.000-702.032	103079	BAY ALARM COMPANY	ALARM SERVICES		528.85
						1,644.20
41487	101-409.000-706.029	11123	BILLS SAFE & LOCK	BUILDING MAINTENANCE		767.67
41487	101-414.000-706.029	11123	BILLS SAFE & LOCK	BUILDING MAINTENANCE		108.69
						876.36
41488	101-409.000-706.026	102990	CHARTER COMMUNICATION	COMMUNICATIONS		6.14
						6.14
41489	177-590.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		29.29
41489	101-407.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		225.28
41489	220-590.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		854.82
41489	118-441.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		44.37
41489	101-413.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		48.28
41489	101-414.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		1,803.54
41489	175-590.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		98.50
41489	101-414.000-704.021	45074	CITY OF RIVERBANK	UTILITIES		192.24
						3,296.32
41490	119-442.000-705.041	104158	COMMERCIAL ENERGY	VEHICLE FUEL		1,052.51
						1,052.51
41491	106-424.000-706.036	103512	CWEA	MEMBERSHIP RENEWAL		148.00
						148.00
41492	101-401.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		200.98
41492	101-402.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		50.75
41492	101-403.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		221.97
41492	101-405.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		1.44
41492	101-406.000-703.025	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		37.03
41492	101-408.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		193.25
41492	101-412.000-702.031	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		5.86
41492	197-439.000-702.053	95220	DE LAGE LANDEN FINANCIA	COPIER LEASE		0.06

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						711.34
41493	101-414.000-706.029	02002	DENAIR LUMBER COMPANY,	BUILDING MAINTENANCE		4.84
41493	101-414.000-706.029	02002	DENAIR LUMBER COMPANY,	BUILDING MAINTENANCE		7.53
						12.37
41494	101-402.000-706.015	03001	DESIGNS BY KAREN	CHRISTMAS FLORAL ARRANG		37.67
41494	101-401.000-706.037	03001	DESIGNS BY KAREN	MRS CLAUS FLORAL ARRANG		37.67
						75.34
41495	101-000.000-200.189	105218	DIV.OF THE STATE ARCHITEC	SB1186 QUARTERLY FEE		56.40
						56.40
41496	119-442.000-705.041	100750	DONLEE PUMP COMPANY	VEHICLE FUEL		150.00
41496	119-442.000-705.041	100750	DONLEE PUMP COMPANY	VEHICLE FUEL		335.76
41496	119-442.000-705.041	100750	DONLEE PUMP COMPANY	VEHICLE FUEL		310.41
						796.17
41497	199-439.000-702.053	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		914.96
41497	119-442.000-705.041	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		46.85
41497	199-439.000-702.053	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		1,344.85
41497	119-442.000-705.041	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		4,121.09
41497	119-442.000-705.041	104435	E.R. VINE & SONS, INC.	VEHICLE FUEL		126.46
41497	197-439.000-706.029	104435	E.R. VINE & SONS, INC.	BUILDING MAINTENANCE		691.12
						7,245.33
41498	101-000.000-600.090	103495	ENGINEERED FIRE SYSTEMS,	PLAN REVIEW - DECEMBER 2		180.00
						180.00
41499	119-442.000-705.040	103284	FASTENAL COMPANY	VEHICLE MAINTENANCE		27.05
						27.05
41500	101-000.000-600.090	13300	FEDEX	POSTAGE		24.75
						24.75
41501	118-000.000-200.150	105392	FERNANDEZ//ANDRES//	DEPOSIT REFUND		113.00
						113.00
41502	102-418.000-706.026	105353	FIRSTCHOICE INDUSTRIAL SU	EQUIPMENT MAINTENANCE		89.36
						89.36

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41503	102-418.000-702.036	17801	GILTON SOLID WASTE MGMT	STREET SWEEPING - DEC 20		7,098.71
41503	101-000.000-200.160	17801	GILTON SOLID WASTE MGMT	REFUSE SERVICE		97,194.15
						104,292.86
41504	118-441.000-703.066	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		4,240.00
41504	132-457.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		395.00
41504	132-457.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		195.00
41504	132-457.000-702.032	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		187.50
						5,017.50
41505	101-407.000-706.029	100459	HILLYARD-SACRAMENTO	JANITORIAL SUPPLIES		998.69
						998.69
41506	101-408.000-702.030	102931	HRN MANAGEMENT GROUP	ANNUAL RENEWAL		1,104.84
						1,104.84
41507	197-439.000-706.029	104511	KAMPS PROPANE INC.	BUILDING MAINTENANCE		828.25
						828.25
41508	101-414.000-703.050	99361	KNORR SYSTEMS, INC.	POOL EXPENSE		684.49
						684.49
41509	119-442.000-705.040	102580	LES SCHWAB TIRES	VEHICLE MAINTENANCE		15.00
41509	119-442.000-705.040	102580	LES SCHWAB TIRES	VEHICLE MAINTENANCE		23.00
						38.00
41510	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES		503.50
41510	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES		444.50
41510	101-404.000-702.033	99440	LIEBERT CASSIDY WHITMOR	LEGAL SERVICES		480.00
						1,428.00
41511	101-412.000-704.021	32627	MID	UTILITIES		247.43
41511	101-407.000-704.021	32627	MID	UTILITIES		336.97
41511	102-418.000-704.021	32627	MID	UTILITIES		41.88
41511	119-442.000-704.021	32627	MID	UTILITIES		2,420.90
41511	177-590.000-704.021	32627	MID	UTILITIES		129.71
41511	220-590.000-704.021	32627	MID	UTILITIES		2,212.10
41511	101-414.000-704.021	32627	MID	UTILITIES		363.28

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						5,752.27
41512	101-407.000-706.073	104633	MISSION UNIFORM SERVICE	CLEANING SERVICES		100.00
						100.00
41513	106-424.000-702.031	32615	MO - CAL	COPY COUNT - PW		88.90
41513	101-412.000-702.031	32615	MO - CAL	COPY COUNT - PW		88.90
41513	114-433.000-702.031	32615	MO - CAL	COPY COUNT - PW		88.91
						266.71
41514	101-414.000-706.029	32675	MORRIS NURSERY	BUILDING MAINTENANCE		27.10
						27.10
41515	101-402.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
41515	101-403.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		957.60
41515	101-405.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
41515	101-406.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		443.52
41515	101-407.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
41515	101-408.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		887.04
41515	101-412.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		1,108.80
41515	101-414.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		887.04
41515	102-418.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		887.04
41515	106-423.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		292.32
41515	106-424.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		665.28
41515	114-433.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		1,108.80
41515	117-411.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
41515	119-442.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
41515	134-459.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		443.52
41515	198-439.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		665.28
41515	213-438.000-708.009	95260	NATIONAL INDUSTRIAL	PENSION CONTRIBUTION		221.76
						9,676.80
41516	101-414.000-706.029	33900	NORMAC	BUILDING MAINTENANCE		701.20
						701.20
41517	101-407.000-702.032	88042	NORQUIST	HEATING & AIR MAINTENANC		129.00
41517	101-407.000-702.032	88042	NORQUIST	HEATING & AIR MAINTENANC		1,285.00

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						1,414.00
41518	119-442.000-705.040	104477	O'REILLY AUTOMOTIVE, INC	VEHICLE MAINTENANCE		1,214.98
41518	119-442.000-706.028	104477	O'REILLY AUTOMOTIVE, INC	VEHICLE MAINTENANCE		6.25
41518	101-414.000-706.029	104477	O'REILLY AUTOMOTIVE, INC	VEHICLE MAINTENANCE		4.29
41518	119-442.000-706.050	104477	O'REILLY AUTOMOTIVE, INC	VEHICLE MAINTENANCE		21.51
						1,247.03
41519	101-402.000-709.001	99971	OAKDALE LEADER	ADVERTISEMENT		146.85
41519	101-402.000-709.001	99971	OAKDALE LEADER	ADVERTISEMENT		146.85
41519	198-439.503-702.053	99971	OAKDALE LEADER	ADVERTISEMENT		229.50
						523.20
41520	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		4.27
41520	101-407.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		6.10
41520	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		9.82
41520	101-409.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		305.14
41520	119-442.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		56.33
						381.66
41521	101-403.000-703.025	102955	PACIFIC STORAGE COMPAN	STORAGE & SHREDDING FEE		26.45
41521	101-405.000-703.025	102955	PACIFIC STORAGE COMPAN	STORAGE & SHREDDING FEE		26.45
41521	101-408.000-703.025	102955	PACIFIC STORAGE COMPAN	STORAGE & SHREDDING FEE		26.45
41521	101-412.000-703.025	102955	PACIFIC STORAGE COMPAN	STORAGE & SHREDDING FEE		26.46
						105.81
41522	101-414.000-706.038	100971	PAPA	MEMBERSHIP RENEWAL		45.00
						45.00
41523	134-459.000-703.027	45073	PETTY CASH	PARKS & RECS		114.03
						114.03
41524	102-418.000-706.029	48850	RESOURCE BUILDING MATER	BUILDING MAINTENANCE		442.93
						442.93
41525	102-418.000-703.062	46820	SAFE T LITE	STREET MAINTENANCE		287.29
41525	102-418.000-703.062	46820	SAFE T LITE	STREET MAINTENANCE		287.29
41525	102-418.000-703.062	46820	SAFE T LITE	STREET MAINTENANCE		-287.29

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41525	101-414.000-706.029	46820	SAFE T LITE	BUILDING MAINTENANCE		36.34
41525	102-418.000-703.062	46820	SAFE T LITE	STREET MAINTENANCE		60.97
						384.60
41526	197-439.000-706.029	104545	STANISLAUS CO.	BUILDING MAINTENANCE		362.00
						362.00
41527	101-409.000-702.034	102745	STANISLAUS CO. SHERIFF'S D	VEHICLE MILEAGE - OCT/NO		10,370.83
41527	101-409.000-702.034	102745	STANISLAUS CO. SHERIFF'S D	MOTORCYCLE CHARGES		450.44
						10,821.27
41528	101-000.000-200.195	99170	STANISLAUS COUNTY	REPAYMENT OF BEAUTIFI		50,000.00
41528	101-439.000-702.032	99170	STANISLAUS COUNTY	REPAYMENT OF BEAUTIFI		3,250.00
						53,250.00
41529	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	ADMINISTRATIVE FEE		344.70
						344.70
41530	119-442.000-706.040	99080	STATE BOARD OF EQUALIZA	MAINTENANCE FEE		274.70
41530	119-442.000-706.040	99080	STATE BOARD OF EQUALIZA	USE FUEL TAX RETURN		1,222.35
						1,497.05
41531	106-424.000-706.029	104225	STRAND ACE HARDWARE IN	BUILDING MAINTENANCE		3.24
41531	106-424.000-706.029	104225	STRAND ACE HARDWARE IN	BUILDING MAINTENANCE		3.51
						6.75
41532	101-401.000-706.033	95058	THE PIN CENTER	LAPEL PINS		362.00
						362.00
41533	201-000.000-200.084	56390	VISION SERVICE PLAN	VISION PREMIUM		809.97
						809.97
41534	101-403.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		58.41
41534	101-412.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		64.55
41534	101-406.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		64.55
41534	101-405.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		64.55
41534	101-403.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		64.55
41534	117-411.000-703.025	57250	WARDEN'S	OFFICE SUPPLIES		64.57
						381.18

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41536	101-408.000-702.032	95084	ADTECH	COMPUTER MAINTENANCE		2,600.00
41536	101-408.000-702.032	95084	ADTECH	COMPUTER MAINTENANCE		400.00
						3,000.00
41537	145-468.000-702.032	104272	AECOM INC.	SPECIFIC PLAN		675.00
						675.00
41538	197-439.000-706.029	01215	AMERINE SYSTEMS INC.	BUILDING MAINTENANCE		940.00
						940.00
41539	106-424.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		303.74
41539	119-442.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		110.35
41539	114-433.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		215.25
41539	101-405.000-702.032	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		76.15
41539	102-418.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		149.06
41539	106-423.000-706.073	01700	ARAMARK UNIFORM SERV	CLEANING SERVICE		49.69
						904.24
41540	101-405.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		89.28
41540	101-406.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		29.76
41540	101-407.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		238.08
41540	101-409.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		208.32
41540	101-412.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		59.52
41540	101-414.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		29.76
41540	134-459.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		59.52
41540	106-423.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		59.52
41540	119-442.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		29.77
41540	101-409.000-704.022	99815	AT&T-CALNET 2	COMMUNICATIONS		21.33
						824.86
41541	114-433.000-702.032	103593	BSK ASSOCIATES ENGINEER	LAB SERVICES		7,050.00
						7,050.00
41542	101-408.000-702.032	99347	CALIFORNIA C.A.D. SOLUTIO	2014 QTR UPDATES		300.00
						300.00
41543	102-418.000-706.038	100572	CDPH-OCP	EDUCATION & TRAINING		70.00

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41543	114-433.000-706.038	100572	CDPH-OCP	EDUCATION & TRAINING		70.00
						<u>140.00</u>
41544	118-000.000-200.150	105394	CERVANTEZ/SYLVIA//	DEPOSIT REFUND		125.00
						<u>125.00</u>
41545	101-408.000-702.032	102990	CHARTER COMMUNICATION	COMMUNICATIONS - NORTH		21.78
						<u>21.78</u>
41546	101-404.000-702.033	104609	CHURCHWELL WHITE	LEGAL SERVICES		6,295.56
						<u>6,295.56</u>
41547	114-433.000-702.032	13010	FAR WEST	WATER SAMPLES		700.00
41547	114-433.000-702.032	13010	FAR WEST	WATER SAMPLES		9,640.00
						<u>10,340.00</u>
41548	114-433.000-702.030	103284	FASTENAL COMPANY	EQUIPMENT MAINTENANCE		129.79
41548	114-433.000-706.050	103284	FASTENAL COMPANY	OFFICE SUPPLIES		319.42
41548	114-433.000-706.050	103284	FASTENAL COMPANY	SAFETY EQUIPMENT		75.88
41548	119-442.000-705.040	103284	FASTENAL COMPANY	EQUIPMENT MAINTENANCE		37.96
41548	102-418.000-706.026	103284	FASTENAL COMPANY	EQUIPMENT MAINTENANCE		37.96
41548	114-433.000-706.029	103284	FASTENAL COMPANY	BUILDING MAINTENANCE		70.25
41548	102-418.000-703.062	103284	FASTENAL COMPANY	STREET MAINTENANCE		95.79
						<u>767.05</u>
41549	118-000.000-200.150	103657	FERNANDEZ/FRANCISCO//	DEPOSIT REFUND		700.00
						<u>700.00</u>
41550	114-433.000-702.030	105353	FIRSTCHOICE INDUSTRIAL SU	EQUIPMENT MAINTENANCE		162.73
41550	114-433.000-709.001	105353	FIRSTCHOICE INDUSTRIAL SU	EQUIPMENT MAINTENANCE		89.36
41550	114-433.000-706.050	105353	FIRSTCHOICE INDUSTRIAL SU	SAFETY EQUIPMENT		89.36
41550	114-433.000-706.050	105353	FIRSTCHOICE INDUSTRIAL SU	EQUIPMENT MAINTENANCE		699.29
						<u>1,040.74</u>
41551	114-433.000-702.030	104632	GARRETT THOMPSON CONS	TRENCH PATCH		800.00
						<u>800.00</u>
41552	197-439.000-702.063	104543	GEIL ENTERPRISES, INC.	SECURITY SERVICES - LRA		12,401.16
						<u>12,401.16</u>

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41553	101-412.000-702.035	10028	GIULIANI & KULL, INC.	ENGINEER SERVICES		3,312.50
41553	101-412.000-702.035	10028	GIULIANI & KULL, INC.	ROSELLE AVE		500.00
41553	101-412.000-702.035	10028	GIULIANI & KULL, INC.	CONCEPT PLAN - PATTERSO		375.00
						4,187.50
41554	114-433.000-706.029	17950	GROENIGER #1423	BUILDING MAINTENANCE		2,452.85
41554	114-433.000-703.064	17950	GROENIGER #1423	EQUIPMENT MAINTENANCE		160.40
						2,613.25
41555	220-590.000-706.029	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		199.03
41555	138-461.000-707.003	99588	GROVER LANDSCAPE SERV	LANDSCAPE MAINTENANCE		2,240.00
						2,439.03
41556	213-597.042-702.053	105136	HASTINGS/ROY//	RIVERBANK SENIOR APTS.		20,000.00
						20,000.00
41557	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	EQUIPMENT MAINTENANCE		300.37
41557	101-414.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		490.44
41557	114-433.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		98.25
41557	101-407.000-702.030	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		56.23
41557	101-407.000-706.029	100312	HOME DEPOT CREDIT SERVI	BUILDING MAINTENANCE		41.64
						986.93
41558	114-433.000-702.030	19690	HOWK SYSTEMS	EQUIPMENT MAINTENANCE		665.00
41558	114-433.000-706.029	19690	HOWK SYSTEMS	BUILDING MAINTENANCE		51.34
						716.34
41559	101-402.000-706.015	105084	LEMONS/KATIE//	REIMBURSEMENT		355.00
						355.00
41560	114-433.000-702.030	101223	LIQUIVISION TECHNOLOGY, I	EQUIPMENT MAINTENANCE		2,300.00
						2,300.00
41561	106-424.000-704.021	32627	MID	UTILITIES		20,970.58
						20,970.58
41562	198-439.502-706.037	103187	OLSON/DEBBIE//	TRAVEL ALLOWANCE		218.88
						218.88
41563	114-433.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		7,046.16

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41563	175-590.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		197.07
41563	101-414.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		580.45
41563	101-409.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,991.62
41563	106-423.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,840.68
41563	106-424.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		785.48
41563	102-418.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		6,569.23
41563	101-407.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,691.33
41563	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		1,350.49
41563	118-441.000-704.021	39021	PACIFIC GAS & ELECTRIC	UTILITIES		420.95
						22,473.46
41564	125-000.000-210.008	100913	SMALLEN/JANET//	REIMBURSEMENT		44.00
						44.00
41565	101-000.000-200.186	99298	STANISLAUS CO TRANSIT DI	RECONCILIATION OF TICKET		106.50
						106.50
41566	126-449.006-702.034	102745	STANISLAUS CO. SHERIFF'S D	CROSSROADS SECURITY		10,164.32
						10,164.32
41567	201-000.000-200.082	1000039	STANISLAUS FOUNDATION	DENTAL LIABILITY		4,093.66
						4,093.66
41568	101-408.000-703.025	103349	STAPLES ADVANTAGE	OFFICE SUPPLIES		300.08
						300.08
41569	119-442.000-705.040	95242	STILES TRUCK BODY & EQUI	VEHICLE MAINTENANCE		1,131.14
						1,131.14
41570	101-402.000-702.040	104829	STRONG/CARLA//	REIMBURSEMENT		175.00
						175.00
41571	201-000.000-200.086	104161	THE LINCOLN NATIONAL LI	LIFE INSURANCE		610.18
						610.18
41572	101-402.000-702.040	100557	TORRES-MANRIQUEZ/NORM	REIMBURSEMENT		76.34
						76.34
41573	114-433.000-703.064	99833	USA BLUE BOOK	EQUIPMENT MAINTENANCE		238.78
						238.78

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CHECK RUN TOTAL						140,526.36