



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

**AGENDA**  
**TUESDAY, MAY 12, 2015 – 6:00 P.M.**

(THE AGENDA PACKET IS POSTED AT THE CITY CLERK'S OFFICE AND AT [WWW.RIVERBANK.ORG](http://WWW.RIVERBANK.ORG))

- 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 Darlene Barber-Martinez  
Council/Authority Member Cal Campbell  
Council/Authority Member Leanne Jones Cruz  
Council/Authority Member Jeanine Tucker

---

**CONFLICT OF INTEREST**

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

**1. PRESENTATIONS** There are no presentations.

**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.

### **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 March 24, 2015, Regular City Council and Local Redevelopment Authority Minutes.

**Item 3.B-1:** Approval of the April 14, 2015, Regular City Council and Local Redevelopment Authority Minutes.

**Item 3.B-2:** Approval of the April 28, 2015, Regular City Council and Local Redevelopment Authority Minutes.

**Item 3.C:** Consideration of Approval to Continue the Declared Emergency for the 7<sup>th</sup> Street Storm Drain Outfall Line Destabilized Embankment.

**Item 3.D:** A **Resolution** of the City Council of the City of Riverbank Authorizing the Submittal of a Grant Application to the San Joaquin Valley Air Pollution Control District for New Alternative Fuel Purchase.

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

### **4. UNFINISHED BUSINESS**

**Item 4.1:** 1) A Resolution of the City Council of the City of Riverbank, California, Approving (1) the General Plan Amendment to modify the Land Use Designation of eighty-three (83) properties to match the Goals and Objectives of the DTSP, (2) to modify the General Plan Circulation Diagram to be consistent with the recommendation of the Planning Commission for a PED Overpass as the connection between the Downtown Area and the Cannery Site and (3) approval the Downtown Specific Plan.

2) Second Reading by Title Only and Adoption of Ordinance No. 2015-010 of the City Council of the City of Riverbank, California Approving Rezoning of the Downtown Specific Plan Area to Sp-3 (Specific Plan No. 3), Located in the Downtown Area of Riverbank Easterly of Callander Avenue, South of Atchison Street, Westerly of Fourth Street and North of Patterson Road – A Project known as Riverbank Downtown Specific Plan.



It is recommended that the City Council approve the proposed project based on the previously certified EIR and the Findings of Fact, the years of public involvement, workshops, public testimony and the analysis presented below.

It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-010 and consider its adoption as presented.

## **5. PUBLIC HEARINGS**

There are no items to consider.

## **6. NEW BUSINESS**

**Item 6.1:**     **Sewer and Water Rate Study** – It is recommended that the City Council:

1. Receive a presentation from Bartle Wells Associates regarding the Draft Sewer and Water Rate Studies;
2. Provide feedback regarding the potential rate structures; and
3. Direct staff to initiate preparations for the public hearing required by Proposition 218.

**Item 6.2:**     **Authorize Staff to submit the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development (HCD) for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review** - Planning Staff recommends the City Council vote to authorize Staff to submit the Draft 2014-2023 Housing Element to HCD for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.

**Item 6.3:**     **Selection of a Preferred Design Alternative for the Claribel Avenue/ Roselle Avenue Intersection Improvement Project** - It is recommended that the City Council adopt a preferred design alternative for the design of a signal at the intersection of Claribel Road/Roselle Avenue Intersection Improvement and authorize the City Manager to complete a Memorandum of Agreement with the County to set forth the project scope and financial responsibilities, which would be presented for action by the City Council at a future date.

## **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. CLOSED SESSION**

The public will have a limit of 5 minutes to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing into Closed Session.

**LRA Item 8.1: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a)

Name of Case: Riverbank Local Redevelopment Authority v. Dayton Superior Corporation; Marten Transport LTD; Robert Young; Marten Transport Services LTD

Stanislaus County Superior Court Case No. 684358

**Item 8.2: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a)

Name of Case: City of Riverbank v. Riverbank Oil Transfer, LLC

Stanislaus County Superior Court Case No. 2012779

**Recommendation:**

It is recommended that City Council /LRA Board provide direction to Staff on the Closed Session item(s).

**9. REPORT FROM CLOSED SESSION****LRA Item 9.1: Report from Closed Session LRA Item 8.1: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION****Item 9.2: Report from Closed Session Item 8.2: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

**ADJOURNMENT** (The next regular City Council meeting –Tuesday, June 9 at 6:00 p.m.)

**AFFIDAVIT OF POSTING**

*I, Annabelle Aguilar, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours prior to the meeting in accordance to the Brown Act.*

*Posted this 7<sup>th</sup> day of May, 2015*

*/s/Annabelle H. Aguilar, CMC, City Clerk /LRA 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 72-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**

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Schedule</b>                        | 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 Tuesdays 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.                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>City Council / LRA Agenda &amp; Reports</b> | The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, if available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. <b>The agenda packet (agenda plus supporting documents) are posted for public review at the City Clerk's Office, 6707 Third Street, Riverbank, CA and at <a href="http://www.riverbank.org">www.riverbank.org</a> upon distribution to a majority of the City Council/LRA Board.</b> A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office. |
| <b>Public Hearings</b>                         | 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.                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Televised / Video of Meetings</b>           | City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Questions</b>                               | Contact the City Clerk at (209) 863-7122 or <a href="mailto:aaguilar@riverbank.org">aaguilar@riverbank.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**UPCOMING EVENTS:**

|                                                    |                                                                                                                                                                                                                                                              |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Until Filled                                  | <ul style="list-style-type: none"><li>▪ <b><u>Budget Advisory Committee:</u></b> Applications are currently being accepted. Visit <a href="http://www.riverbank.org">www.riverbank.org</a> or Contact Marisela Garcia at 863-7110.</li></ul>                 |
| Friday Closures                                    | <ul style="list-style-type: none"><li>▪ <b><u>City Offices are Closed Alternating Fridays:</u></b><ul style="list-style-type: none"><li>o Friday, May 8, and May 22: CLOSED</li><li>o Friday, May 15 and May 29: Hours 8:00 am – 5:00 pm</li></ul></li></ul> |
| Cancelled 2015<br>Regular City Council<br>Meetings | <ul style="list-style-type: none"><li>▪ <b>Tuesday, May 26, 2015; Tuesday, July 14, 2015; Tuesday, September 8, 2015; and Tuesday, December 22, 2015.</b></li></ul>                                                                                          |

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

### **SECTION 3: CONSENT CALENDAR**

|                      |                                                   |
|----------------------|---------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                      |
| <b>Subject:</b>      | Waiver of Readings                                |
| <b>From:</b>         | Jill Anderson, City Manager                       |
| <b>Submitted by:</b> | 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**

|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                           |
| <b>Subject:</b>      | Approval of the March 24, 2015, City Council and Local Redevelopment Authority Minutes |
| <b>From:</b>         | Jill Anderson, City Manager                                                            |
| <b>Submitted by:</b> | Annabelle Aguilar, CMC, City Clerk / LRA Recorder                                      |

**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 March 24, 2015, regular City Council and the Local Redevelopment Authority Board meetings have been prepared for review and approval.

**FINANCIAL IMPACT**

There is no financial impact to this item.

**ATTACHMENT**

March 24, 2015, regular City Council and LRA Minutes



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

MINUTES  
TUESDAY, MARCH 24, 2015

The following minutes reflect action minutes, which may contain 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 and 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, Suite B, Riverbank, California, with Mayor/Chair Richard D. O'Brien presiding.

**FLAG SALUTE:** Mayor Richard D. O'Brien

**INVOCATION:** Pastor Jason from Living Grace

**ROLL CALL:**

**Present**  
Mayor/Chair Richard D. O'Brien  
Vice Mayor/Chair Darlene Barber-Martinez  
Council/Authority Members: Leanne Jones Cruz and Jeanine Tucker

**Absent:** Council/Authority Member Cal Campbell

**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** There were no presentations.

**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.

*Angie Tempone announced the Love Riverbank event and the need for volunteers.*

### **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 February 24, 2015, City Council and Local Redevelopment Authority Minutes.

**Item 3.B-1:** Approval of the March 10, 2015, City Council and Local Redevelopment Authority Minutes.

**Item 3.C:** Consideration of continuing the Declared Emergency for the 7<sup>th</sup> Street Storm Drain Outfall Line Destabilized Embankment.

**Item 3.D:** A **Resolution (No. 2015-015)** of the City Council of the City of Riverbank, California, Adopting the Transportation Development Act Local Transportation Fund (LTF) Non-Transit Claim for Fiscal Year 2014/2015 Other Purposes and Amending the Fiscal Year 2014/2015 Budget for the City of Riverbank to Conform to Said Claim.

**LRA Item 3.E:** Supplemental Lease Amendment No. 8 to Army Lease DACA05-10-525 to Extend the Lease Through March 2016.

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

*Item 3.B: Vice Mayor/Chair Barber-Martinez requested a correction to the February 24<sup>th</sup> minutes by changing Ms. Garnette Martin's title to Chamber of Commerce Director and Farmer's Market Manager.*

**ACTION:** *By motion moved/seconded (Tucker / Barber-Martinez / passed 4-0) to approve Consent Calendar Items 3.A through 3.E, with the requested correction, as presented.*

*Motion carried by unanimous City Council and LRA Board roll call vote.*

**AYES:** *Jones Cruz, Tucker, Barber-Martinez, and Mayor/Chair O'Brien*

**NAYS:** *None*

**ABSENT:** *Campbell*

**ABSTAINED:** *None*



#### **4. UNFINISHED BUSINESS**

**Item 4.1:** Review and Discussion of the Feedback Received at the March 14, 2015, Community Meeting regarding the Potential Options for Creating City Council Districts in the City of Riverbank Pursuant to the California Voting Rights Act – It is recommended that the City Council consider the feedback received at the community workshop held on March 14, 2015, regarding the draft maps that identify options for the potential implementation of district elections in Riverbank and provide direction on the scheduling of additional workshops.

*City Manager Jill Anderson presented the staff report. Mayor O'Brien commented on the April 30<sup>th</sup> public forum.*

*City Attorney Tom Hallinan announced, for the record, that written comments were received from Mr. Edward Tabacco who indicated he was in favor of Map G.*

*Public Comment: Mr. Scott McRitchie spoke in regards to conserving funds, disenfranchisement of electing official by districts, and disagreed with conducting additional public forums. Mayor O'Brien responded to Mr. McRitchie's comments.*

#### **5. PUBLIC HEARINGS**

*The Public Hearing Notices for the following public hearing items were published in the local newspaper of general circulation as follows: Items 5.1 – 5.3 on 03/11/2015; Item 5.4 display ad on 03/14/15; and Item 5.5 on 03/04/15 and on 03/11/15.*

**Item 5.1:** First Reading and Introduction of An Ordinance (No. 2015-006) of the City Council of the City of Riverbank, California, Approving Rezoning of Twenty-Two (22) Properties in Riverbank, California – It is recommended that the City Council conduct the first reading and introduction by title only of the proposed ordinance and consider its approval as presented for a second reading by title only to consider its adoption at the April 14, 2015 regular City Council meeting.

*John B. Anderson, Contract Community Development Services Director, presented the staff report.*

*Mayor O'Brien opened the public hearing at 6:25 p.m.; no one spoke, the public hearing was closed.*

**ACTION:** *By motion moved/seconded (Barber-Martinez / Jones Cruz / passed 4-0) to approve the first reading and introduction by title only of Ordinance No. 2015-006 of the City Council of the City of Riverbank, California, Approving Rezoning of Twenty-Two (22) Properties in Riverbank, California as presented.*

*Motion carried by unanimous City Council roll call vote.*

*AYES: Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

*NAYS: None*

*ABSENT: Campbell*

*ABSTAINED: None*

**Item 5.2:**    **1) First Reading and Introduction of An Ordinance (No. 2015-007) of the City Council of the City of Riverbank, California, Approving the Rezoning of 17.90-Acres to Planned Development, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East –** It is recommended that the City Council conduct the first reading and introduction by title only of the proposed ordinance and consider its approval as presented for a second reading by title only to consider its adoption at the April 14, 2015, regular City Council meeting.

*Mr. Anderson presented the staff report. For the record, written comments were received from Mr. Brandon Fenley, which were addressed by Mr. Anderson.*

*City Council and Staff discussed the item.*

*Mayor O'Brien opened the public hearing at 6:51 p.m.*

- *Mr. Carey Pope, resident and developer, spoke in regards to working hard on getting the development project to this point, and was excited to move forward.*
- *Mr. Travis Rawe, property owner, spoke in regards to the concern of not implementing well #11, and the water pressure being too low.*
- *Mr. Scott McRitchie spoke in regards to the mandated requirement of high-density development, concerns with mandated reduction of water use, and consideration of the reasons why high density was indicated in the City's Master Plan.*
- *Mr. Dan Scott, River Cover property owner, spoke in regards to water concerns, the effects of increasing the housing supply during a depressed economy, and concerns with changing the project to low density.*

*Mayor O'Brien closed the public hearing at 7:00 p.m.*

*Mayor O'Brien commented on the concern of water use and its reuse, compliance with LAFCO, and the redefinition of the City's planning document in consideration of concerns of building towards McHenry [Avenue].*

*Councilmember Jones Cruz stated she received a phone call from a gentleman concerned about the water issues.*

**ACTION:**    *By motion moved/seconded (Jones Cruz / Tucker / passed 4-0) to approve the first reading and introduction by title only of Ordinance No. 2015-007 of the City Council of the City of Riverbank, California, Approving the Rezoning of 17.90-Acres to Planned Development, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien

**NAYS:** None

**ABSENT:** Campbell

**ABSTAINED:** None

**2) A Resolution (No. 2015-017) of the City Council of the City of Riverbank, California, Approving the General Plan Amendment Redesignating 17.90-Acres to LDR Low Density Residential, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East – It is recommended that the City Council consider and adopt the Resolution Approving the General Plan Amendment Redesignating 17.90-Acres to LDR Low Density Residential, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East.**

*Mr. Anderson presented Resolution No 2015-017.*

**3) A Resolution (No. 2015-018 of the City Council of the City of Riverbank, California, Approving the Request of Cary Pope for a Tentative Subdivision Map 02-2014 to Subdivide 17.90-Acres into 96 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Snedigar Road APN: 062-020-010 and 062-020-025 – It is recommended that the City Council consider and adopt the Resolution Approving the Request of Cary Pope for a Tentative Subdivision Map 02-2014 to Subdivide 17.90-Acres into 96 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Snedigar Road APN: 062-020-010 and 062-020-025.**

*Mr. Anderson presented Resolution No. 2015-018.*

**ACTION:** *By motion moved/seconded (Jones Cruz / Barber-Martinez / passed 40) to approve the General Plan Amendment Redesignating 17.90-Acres to LDR Low Density Residential, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East by the adoption of Resolution No. 2015-017, and to approve the Request of Cary Pope for a Tentative Subdivision Map 02-2014 to Subdivide 17.90-Acres into 96 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Snedigar Road APN: 062-020-010 and 062-020-025 by the adoption of Resolution No. 2015-018, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien

**NAYS:** None

**ABSENT:** Campbell

**ABSTAINED:** None

**Item 5.3:**     **1) An Ordinance (No. 2015-008) of the City Council of the City of Riverbank, California, Approving Rezoning of 11.34 Acres to Planned Development, Located at APN 062-020-005, 019 and 027 – A Project Known at Diamond Bar Estates – West** – It is recommended that the City Council conduct the first reading and introduction by title only of the proposed ordinance and consider its approval as presented for a second reading by title only to consider its adoption at the April 14, 2015, regular City Council meeting.

*City Manager Jill Anderson spoke in regards to the water concerns.*

*John Anderson presented the staff report; Mayor O'Brien inquired about the availability of the City's sewer system for those that were in the unincorporated area. Mr. Anderson explained the process.*

*Mayor O'Brien opened the public hearing at 7:17 p.m.*

- *Mr. Scott McRitchie spoke in regards to the projects not having parks, and inquired about the payment in lieu of providing a park.*

*Mayor O'Brien closed the public hearing at 7:18 p.m.*

**ACTION:**     *By motion moved/seconded (Barber-Martinez / Tucker / passed 4-0) to approve the first reading and introduction by title only of Ordinance No. 2015-008 of the City Council of the City of Riverbank, California, Approving the Rezoning of 11.34 Acres to Planned Development, Located at APN 062-020-005, 019, and 027 – A Project Known as Diamond Bar Estates – West, as presented.*

*Motion carried by unanimous City Council roll call vote.*

*Ayes:           Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

*Nays:           None*

*Absent:        Campbell*

*Abstained: None*

**2) A Resolution (No. 2015-019) of the City Council of the City of Riverbank, California, Approving the General Plan Amendment Redesignating 11.34 Acres to LDR Low Density Residential, Located at APN 062-020-005, 019 and 027 – A Project Known as Diamond Bar Estates – West** – It is recommended that the City Council consider and adopt the Resolution Approving the General Plan Amendment Redesignating 11.34 Acres to LDR Low Density Residential, Located at APN 062-020-005, 019 and 027 – A Project Known as Diamond Bar Estates – West.

*Mr. Anderson presented Resolution No. 2015-019.*

3) A Resolution (No. 2015-020) of the City Council of the City of Riverbank, California, Approving the Request of Cary Pope for a Tentative Subdivision Map 01-2014 to Subdivide 11.34 Acres into 58 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Claus Avenue APN: 062-020-005, 019 and 027 – It is recommended that the City Council consider and adopt the Resolution Approving the Request of Cary Pope for a Tentative Subdivision Map 01-2014 to Subdivide 11.34 Acres into 58 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Claus Avenue APN: 062-020-005, 019 and 027.

*Mr. Anderson presented Resolution No. 2015-020.*

**ACTION:** *By motion moved/seconded (Jones Cruz / Tucker / passed 4-0) to approve the General Plan Amendment Redesignating 11.34 Acres to LDR Low Density Residential, Located at APN 062-020-005, 019 and 027 – A Project Known as Diamond Bar Estates – West by the adoption of Resolution No. 2015-019, and to approve the Request of Cary Pope for a Tentative Subdivision Map 01-2014 to Subdivide 11.34 Acres into 58 Planned Development Single Family Residential Lots, Located South of Santa Fe Drive Between Central Avenue and Claus Avenue APN: 062-020-005, 019 and 027 by the adoption of Resolution No. 2015-020, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *Campbell*

**ABSTAINED:** *None*

**Item 5.4:** **First Reading and Introduction of An Ordinance (No. 2015-009) of the City Council of the City of Riverbank, California, Amending Title XV: Zoning, Section 153.003: Definitions to Include E-Cigarette, Hookah Lounge and Vapor Bar, Amending 1) Section 153.077: Uses Permitted With a Use Permit in the Neighborhood Commercial District C-1 Zone, 2) Section 153.093: Uses Permitted With a Use Permit in the General Commercial District C-2 Zone and, 3) Section 153.107 Uses Permitted With a Use Permit in the Commercial-Industrial C-M Zone of the City's Municipal Code – It is recommended that the City Council conduct the first reading and introduction by title only of the proposed ordinance and consider its approval as presented for a second reading by title only to consider its adoption at the April 14, 2015 regular City Council meeting.**

*John Anderson presented the staff report; no written comments or phone calls were received.*

*Mayor O'Brien opened the public hearing at 7:25 p.m.; no one spoke, the public hearing was closed.*

**ACTION:** *By motion moved/seconded (Barber-Martinez / Tucker / passed 4-0) to approve the first reading and introduction by title only of Ordinance No. 2015-009 (with the Planning Commission changes) of the City Council of the City of Riverbank, California, Amending Title XV: Zoning, Section 153.003: Definitions to Include E-Cigarette, Hookah Lounge and Vapor Bar, Amending 1) Section 153.077: Uses Permitted With a Use Permit in the Neighborhood Commercial District C-1 Zone, 2) Section 153.093: Uses Permitted With a Use Permit in the General Commercial District C-2 Zone and, 3) Section 153.107 Uses Permitted With a Use Permit in the Commercial-Industrial C-M Zone of the City's Municipal Code, as presented.*

*Motion carried by unanimous City Council roll call vote.*

*Ayes: Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

*Nays: None*

*Absent: Campbell*

*Abstained: None*

**Item 5.5:** **A Resolution (No. 2015-021) of the City Council of the City of Riverbank, California, Adopting City of Riverbank Growth-Related Public Facilities Needs Assessment Entitled Nexus Fee Study of January 29, 2015, for the General Plan Time Frame of 2005-2025, Establishing Revised System Development Fees Effective March 24, 2015 – It is recommended that the City Council consider and adopt the Resolution Adopting City of Riverbank Growth-Related Public Facilities Needs Assessment Entitled Nexus Fee Study of January 29, 2015, for the General Plan Time Frame of 2005-2025, Establishing Revised System Development Fees Effective March 24, 2015.**

*Mr. Anderson presented the staff report and reported that he had responded to written comments received from Toschi Civil Engineering, Inc. and a letter from Galaxy Theatre.*

*Mayor O'Brien opened the public hearing at 7:45 p.m.*

- Mr. Al Toschi, Toschi Engineering, spoke in regards to the study not being ready and spoke on several areas of concern as stated in his letter to the City.*
- Mr. Dan Scott spoke in regards to concerns with the drought, water needs, and his opposition to the new development.*

*Mayor O'Brien closed the public hearing at 7:57 p.m.*

*Mayor O'Brien commented on his satisfaction with Mr. Anderson's responses to the letters of concerns received, the need to review the fees separate from the Nexus Fee Study, and the need to move forward with the Study.*

*City Manager Jill Anderson stated that the City is reviewing the fees in regards to possible reimbursements owed.*

**ACTION:** *By motion moved/seconded (Barber-Martinez / Tucker / passed 4-0) to Adopt the City of Riverbank Growth-Related Public Facilities Needs Assessment Entitled Nexus Fee Study of January 29, 2015, for the General Plan Time Frame of 2005-2025, Establishing Revised System Development Fees Effective March 24, 2015 by adoption of Resolution No. 2015-021, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *Campbell*

**ABSTAINED:** *None*

## **6. NEW BUSINESS**

**Item 6.1:** **River Cove Parking and River Access Options** – It is recommended that the City Council review the options presented and provide direction.

*Sue Fitzpatrick, Director of Parks and Recreation, presented the staff report; City Council and Staff discussed the item.*

### **Public Comment:**

- *Mr. Edward Jones spoke in regards to not understanding why people were accessing the river through the River Cove neighborhood.*
- *Mr. Dan Scott spoke in support of the “no trespassing” option.*
- *Mr. Edward Quigley, River Cover resident, spoke in regards to the public nuisance issues and being in favor of doubling security.*
- *Ms. Colleen Weaver, River Cover resident, spoke in support of option #2 [Parking by Permit Only Signage] or Option 1A [Increase security or police presence], and also spoke on the public nuisance issues.*
- *Ms. Angie Tempone, River Cove resident and coordinator of the neighborhood meetings on the issues, spoke in regards to public nuisance issues, in support of the seasonal Parking by Permit option, and also read a letter by a fellow neighbor on the issues.*

*City Council and Staff discussed the options presented. Councilmember Jones Cruz spoke in opposition of option #4 [Post No Trespassing Signs along City Owned Property and establish an Ordinance (No Fence)].*

*Mayor O'Brien asked Ms. Tempone to present the options discussed to her River Cover neighborhood group; she agreed to do so. There was no further discussion.*

**Item 6.2:** **A Resolution (No. 2015-022) of the City Council of the City of Riverbank, California, to Add New Specifications and Drawings of Complete Street Standards to Section 3 – Streets of the City of Riverbank Standard Specifications** – It is recommended that the City

Council adopt a Resolution to add new specifications and drawings of complete street standards to Section 3 – Streets of the City of Riverbank Standard Specifications, which have been added to represent the current industry and design parameters.

*Bill Kull, Contract City Engineer, presented the staff report; there was no public comment. John Anderson responded to questions.*

**ACTION:**     *By motion moved/seconded (Barber-Martinez / Tucker / passed 4-0) to Add New Specifications and Drawings of Complete Street Standards to Section 3 – Streets of the City of Riverbank Standard Specifications by adoption of Resolution No. 2015-022, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:**             *Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:**             *None*

**ABSENT:**          *Campbell*

**ABSTAINED:**    *None*

## **7.       COMMENTS (Information only – No action)**

### **Item 7.1:**       Staff Comments

*City Manager Anderson announced the Strategic Planning Session scheduled on Tuesday, March 31<sup>st</sup> at 8:30 a.m. at the Riverbank Industrial Complex.*

*Ms. Fitzpatrick announced the Color Run event and the Easter Egg Hunt at Jacob Myers Park.*

*John Anderson invited the public to a tour of Patterson Road, from Roselle and Claus Road, on Saturday, March 28<sup>th</sup> for the consideration of the development of a plan line.*

### **Item 7.2:**       Council/ Member Comments

*Council/Authority Member Tucker: 1) Thanked staff and Mr. John Anderson for all their work, and 2) encouraged the public to attend the strategic planning session.*

*Vice Mayor/Chair Barber-Martinez thanked all the volunteers that helped to read in the classrooms last week.*

### **Item 7.3:**       Mayor/Chair Comments

*Mayor/Chair O'Brien: 1) commented on action needed to clean up the burnt business properties [Atchison and Third Street] and the completion the apartment building [Third and Topeka], and 3) thanked staff for the presentation of the Nexus Fee Study.*



**8. CLOSED SESSION**

There were no items to consider.

**ADJOURNMENT**

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 9:23 p.m.

**ATTEST:**

---

Annabelle H. Aguilar, CMC  
City Clerk / LRA Recorder

**APPROVED:**

---

Richard D. O'Brien  
Mayor / Chair

DRAFT

**RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY  
AGENDA ITEM NO. 3.B-1**

**SECTION 3: CONSENT CALENDAR**

|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                           |
| <b>Subject:</b>      | Approval of the April 14, 2015, City Council and Local Redevelopment Authority Minutes |
| <b>From:</b>         | Jill Anderson, City Manager                                                            |
| <b>Submitted by:</b> | Annabelle Aguilar, CMC, City Clerk / LRA Recorder                                      |

**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 April 14, 2015, regular City Council and the Local Redevelopment Authority Board meetings have been prepared for review and approval.

**FINANCIAL IMPACT**

There is no financial impact to this item.

**ATTACHMENT**

April 14, 2015, regular City Council and LRA Minutes



City of Riverbank  
REGULAR CITY COUNCIL AND  
LOCAL REDEVELOPMENT AUTHORITY MEETINGS  
(The City Council also serves as the LRA Board)

MINUTES  
TUESDAY, APRIL 14, 2015



The following minutes reflect action minutes, which may contain 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 and 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, Suite B, Riverbank, California, with Mayor/Chair Richard D. O'Brien presiding.

**FLAG SALUTE:** Mayor Richard D. O'Brien

**INVOCATION:** Reverend Charles Neal

*City Clerk Annabelle Aguilar announced that Charter's Government Channel 2 was temporarily off the air, which meant the meeting would not be televised on that channel.*

**ROLL CALL:**

Present Mayor/Chair Richard D. O'Brien  
Vice Mayor/Chair Darlene Barber-Martinez  
Council/Authority Members: Cal Campbell and Leanne Jones Cruz, and Jeanine Tucker

**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.

*Councilmember Barber-Martinez declared a conflict with Item 5.1 due to her business location.*

**1. PRESENTATIONS**

**Item 1.1:** Presentation and Proclamation for National Library Week.

*Mayor O'Brien presented the proclamation to Library Branch Manager, Vicky Holt. Ms. Holt thanked everyone for the recognition, and announced the library's activities.*

**Item 1.2:** Presentation and Update of the City's New Website and Design.

*Alvaro Zamora, Human Resources Analyst, and Marisela Garcia, Finance Director, made the presentation.*

**Item 1.3:** Presentation Declaring April as "Safe Digging Month".

*Michael Riddell, Public Works Superintendent, made the presentation.*

**Item 1.4:** Presentation on the Proposed Framework for the Mandatory Conservation Measures by Order of Governor Brown.

*Michael Riddell, Public Works Superintendent, made the presentation.*

## **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.

*Mayor O'Brien made a brief statement in regards to the City of Riverbank embracing agriculture land preservation, LAFCO's Agricultural Policy on mitigation that constrains some aspects of the free market, and disappointment with the action taken by the Cities' LAFCO representative that went against the requests of the majority of the County's Mayors.*

*Ramon Bermudez commented on the recent newspaper articles in reference to the Agriculture Policy and Mayor O'Brien's response to Mayor Beekman's vote.*

*Haskell Moore commented on the Patterson Road project and concerns with the elimination of parking spaces.*

## **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 February 24, 2015, City Council and Local Redevelopment Authority Minutes.

**Item 3.C:** Consideration of Continuing the Declared Emergency for the 7<sup>th</sup> Street Storm Drain Outfall Line Destabilized Embankment.

**Item 3.D:** A **Resolution (No. 2015-023)** of the City Council of the City of Riverbank, California, Adopting Updated Financial Policies & Procedures for Returned Checks.

**Item 3.E:** A **Resolution(No. 2015-024)** of the City Council of the City of Riverbank, California, Adopting Pay Schedules (Compensation Plans) for July 1, 2010; July 1, 2011; October 1, 2013; July 1, 2014; and January 5, 2015.

**Item 3.F:** A **Resolution (No. 2015-025)** of the City Council of the City of Riverbank, California, Declaring April 2015 as Safe Digging Month.

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

*Item 3.B: For clarification of the record, it was determined after review of the February 24<sup>th</sup> City Council/LRA meeting recordings, that these minutes, as presented on March 24<sup>th</sup> to the City Council, correctly reflected the proceedings in regards to the title stated in the introduction of Ms. Garnette Martin; therefore, no change to the title was made.*

*City Clerk Annabelle Aguilar announced that a revision to the minutes was made to accurately reflect that the Vice Mayor is Vice Mayor Barber-Martinez [under roll call].*

**ACTION:** By motion moved/seconded (Tucker/Barber-Martinez / passed 5-0) to approve Consent Calendar Items 3.A through 3.F, as presented.

*Motion carried by unanimous City Council and LRA Board roll call vote.*

**AYES:** Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor/Chair O'Brien

**NAYS:** None

**ABSENT:** None

**ABSTAINED:** None

#### **4. UNFINISHED BUSINESS**

**Item 4.1:** **River Cove Parking and River Access Options** – It is recommended that the City Council consider the options presented and give staff direction.

*Sue Fitzpatrick, Director of Parks and Recreation, presented the staff report.*

#### **Public Comments**

- *Mr. Richard Boos, River Cove resident, spoke in regards to attempting to get neighborhood residents involved with the issues and stated he was not sure how to resolve the issues.*
- *Mr. Edward Jones spoke in regards to allowing only River Cover residents to park in that neighborhood area by display of a parking tag.*

*City Council and Staff discussed the options presented.*

*Councilmember Jones Cruz spoke in regards to changing her decision from the last discussion on this item in which she was in support of the River Cover residents desire to implement permitted parking and keeping the beach area open. However, due to their lack of attendance to express their desired option, she could no longer substantiate the support in spending the largest amount of funds required to implement that option.*

*Additional discussion on the requirements of placing signage along both sides of the levee and consideration of the current time frame in moving forward on an option for this season ensued.*

**ACTION:** *By motion moved/seconded (Tucker / Campbell/ passed 5-0) to move forward with the proposed course of action as presented, which is:  
Staff recommends option #1: Provide security and garbage pickup at the same level as last season:*

- Private Security patrols on weekends and twice per week*
- Garbage pickup (3) times a week and weekends*
- Change signage from citing park ordinance to Government Code and establish the ordinance*
- Private Security can issue citations and communicate with the City's Police Dept.*
- Cost: \$4,500*
- If the City Council desires to increase the services, and funding is available, this can be done at the cost of \$8,500*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *None*

**ABSTAINED:** *None*

**Item 4.2:** **Second Reading by Title Only and Adoption of Ordinance No. 2015-006, An Ordinance of the City Council of the City of Riverbank, California, Approving Rezoning of Twenty-Two (22) Properties in Riverbank, California** – It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-006 and consider its adoption as presented.

*City Manager Jill Anderson presented the item and John Anderson, Contract Community Development Services Director, was present to answer questions; there were no public comments.*

**ACTION:** *By motion moved/seconded (Barber-Martinez / Tucker / passed 5-0) to Adopt Ordinance No. 2015-006, of the City Council of the City of Riverbank, California, Approving Rezoning of Twenty-Two (22) Properties in Riverbank, California, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *None*

**ABSTAINED:** *None*

**Item 4.3:** **Second Reading and Introduction of Ordinance No. 2015-007, An Ordinance of the City Council of the City of Riverbank, California, Approving the Rezoning of 17.90-Acres to Planned Development, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East–** It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-007 and consider its adoption as presented.

*City Manager Jill Anderson presented the item; there were no public comments.*

**ACTION:** *By motion moved/seconded (Tucker / Campbell / passed 5-0) to adopt Ordinance No. 2015-007 of the City Council of the City of Riverbank, California, Approving the Rezoning of 17.90-Acres to Planned Development, Located at APN 062-020-010 and APN 062-020-025 – A Project Known as Diamond Bar Estates – East, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *None*

**ABSTAINED:** *None*

**Item 4.4:** **Second Reading and Introduction of Ordinance No. 2015-008, An Ordinance of the City Council of the City of Riverbank, California, Approving Rezoning of 11.34 Acres to Planned Development, Located at APN 062-020-005, 019 and 027 – A Project Known as Diamond Bar Estates – West –** It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-008 and consider its adoption as presented.

*City Manager Jill Anderson presented the item.*

**Public Comment:** *Mr. Ramon Bermudez inquired about the project maps. He was informed that the entire agenda packet, including the project maps, were available at the back of the room. There were no other comments.*

**ACTION:** *By motion moved/seconded (Campbell / Tucker / passed 5-0) to adopt Ordinance No. 2015-008 of the City Council of the City of Riverbank, California, Approving Rezoning of 11.34 Acres to Planned Development,*

*Located at APN 062-020-005, 019 and 027 – A Project Known at Diamond Bar Estates – West, as presented.*

*Motion carried by unanimous City Council roll call vote.*

*AYES: Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

*NAYS: None*

*ABSENT: None*

*ABSTAINED: None*

**Item 4.5:** Second Reading and Introduction of Ordinance No. 2015-009, An Ordinance of the City Council of the City of Riverbank, California, Amending Title XV: Zoning, Section 153.003: Definitions to Include E-Cigarette, Hookah Lounge and Vapor Bar, Amending 1) Section 153.077: Uses Permitted With a Use Permit in the Neighborhood Commercial District C-1 Zone, 2) Section 153.093: Uses Permitted With a Use Permit in the General Commercial District C-2 Zone and, 3) Section 153.107 Uses Permitted With a Use Permit in the Commercial-Industrial C-M Zone of the City's Municipal Code It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-009 and consider its adoption as presented.

*City Manager Jill Anderson presented the item; there were no public comments.*

**ACTION:** *By motion moved/seconded (Barber-Martinez / Tucker / passed 5-0) to adopt Ordinance No. 2015-009 of the City Council of the City of Riverbank, California, Amending Title XV: Zoning, Section 153.003: Definitions to Include E-Cigarette, Hookah Lounge and Vapor Bar, Amending 1) Section 153.077: Uses Permitted With a Use Permit in the Neighborhood Commercial District C-1 Zone, 2) Section 153.093: Uses Permitted With a Use Permit in the General Commercial District C-2 Zone and, 3) Section 153.107 Uses Permitted With a Use Permit in the Commercial-Industrial C-M Zone of the City's Municipal Code, as presented.*

*Motion carried by unanimous City Council roll call vote.*

*AYES: Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

*NAYS: None*

*ABSENT: None*

*ABSTAINED: None*

## **5. PUBLIC HEARINGS**

*The Public Hearing Notice for the following public hearing item was published in the local newspaper of general circulation as follows: Items 5.1 – 04/01/2015.*

**Item 5.1:** 1) A Resolution of the City Council of the City of Riverbank, California, Approving the General Plan Amendment Redesignating 83 Parcels Comprised of 18.49 Acres to Low Density Residential (ldr), Mixed Use (cx-1), Medium Density Residential (mdr), High Density



Residential (hdr) and Civic (c), as Shown on the Attached Land Use Map and Modification to the General Plan Circulation Diagram, as Shown on the Attached Circulation Diagram - a Project Known as the Riverbank Downtown Specific Plan.2) First Reading and Introduction by Title Only of An Ordinance (No. 2015-010) of the City Council of the City of Riverbank, California, Approving Rezoning Of The Downtown Specific Plan Area To Sp-3 (Specific Plan No. 3), Located In The Downtown Area Of Riverbank Easterly Of Callander Avenue, South Of Atchison Street, Westerly Of Fourth Street And North Of Patterson Road – A Project Known As Riverbank Downtown Specific Plan\*\*– It is recommended that the City Council consider and adopt the Resolution and give the first reading and introduction by title only of the Ordinance and consider its approval as presented for a second reading by title only to consider its adoption at the April 28, 2015, regular City Council meeting.

*Vice Mayor Barber-Martinez recused herself from the item and left the room at 7:16 p.m.*

*John Anderson, Contract Community Development Director, announced that new documents were provided to the City Council [at the beginning of the meeting] to be considered as part of Council's deliberation of the subject matter. The documents provided were: 1) Planning Commission Minutes of March 17, 2015, with an attached letter from the legal counsel of Sun Garden Gangi; 2) a revised Eratta Sheet, which is a summary of any of the changes that have been made to the January, 2015, version of the Downtown Specific Plan, depicting red line changes that needed to be resolved; 3) a modified proposed Resolution (Attachment 8) to state that the City Council is taking action to adopt the Downtown Specific Plan and the Eratta Sheet presented this evening; and 4) written comments, that were provided to the City Council, which were: (a) a letter from Mr. Haskell Moore expressing his concerns, (b) an email sent to the City Clerk from Margarita, a downtown resident, with specific questions about the project. Mr. Anderson clarified that the project is described as a regulatory document that will survive decades providing a basic framework upon which various land use/signage/building, etc., would be allowed within the defined downtown specific plan area, and (c) a 3 page letter from Evelyn Halbert detailing her concerns with the planning effort, especially on the cooperative effort by a previous City Council with Sun Garden Gangi. Mr. Anderson stated that he was not prepared to address the issues.*

*Mr. Anderson proceeded with the presentation of the staff report.*

*Councilmember Campbell expressed concern with receiving information this evening and not having the opportunity to process it for consideration.*

*Mayor O'Brien opened the public hearing at 7:49 p.m.*

- Mr. Ramon Bermudez inquired about the cost of constructing an overpass, and spoke in regards to the lack of improvement of the burnt buildings on Atchison that still exist after one year later.*

- *Ms. Evelyn Halbert expressed several concerns with the Downtown Specific Plan and the process of its development (written comments on file).*
- *Mr. Rick DiNapoli, owner of the Sun Garden property, requested that City Council approve the Downtown Specific Plan, and stated his concern with the potential inflexibility of a 9 foot planting strip requirement.*
- *Mr. Haskell Moore spoke in regards to the zoning designation of his downtown property changing from light industrial to low-density/residential which lowered the value of his property, and also his inability to vote on the change.*

*Mayor O'Brien closed the public hearing at 8:10 p.m.*

*City Attorney Tom Hallinan stated that there are disagreements with some of the issues that have been discussed with Mrs. Halbert over the last couple of years, and deferred to Mr. Anderson to address the live/work concern. He also suggested to the City Council that the first reading and introduction of the ordinance, along with the two resolutions proposed, could be considered during the second reading of the ordinance.*

*Mr. Anderson responded to the comments made.*

*City Council and Staff discussed consideration of the new information provided, and scheduling of the resolutions and second reading of the ordinance.*

*Public Comment: Mrs. Halbert inquired about the reasoning why the live/work designation was placed back into [her residential area] in the new plan. Mr. Anderson explained the designation.*

*City Manager Jill Anderson made a clarification in regards to the comments made on the planting strips.*

*ACTION: By motion moved/seconded (Tucker / Jones Cruz / passed 4-0) to approve the first reading and introduction of Ordinance No. 2015-010, including Attachment 8, and the public comments received, as presented.*

*Motion carried by unanimous City Council roll call vote.*

*AYES: Campbell, Jones Cruz, Tucker, and Mayor O'Brien*

*NAYS: None*

*ABSENT: None*

*ABSTAINED: None*

*Vice Mayor Barber-Martinez returned to the dais at 8:22 p.m.*

## **6. NEW BUSINESS**

**Item 6.1:** **A Resolution of the City Council of the City of Riverbank Adopting a Revised General Fund Reserve Policy** –It is recommended that the City Council consider approving a Resolution adopting the revised General

Fund Reserve Policy, and Direct staff to develop a long-term plan to achieve the proposed General Fund Reserve Target of 15%.

*Marisela Garcia, Director of Finance, presented the staff report; City Council and Staff discussed the proposed policy; there were no public comments.*

*Additional City Council and Staff discussion ensued. The proposed resolution was not adopted.*

**ACTION:** *By motion moved/seconded (O'Brien / Campbell / passed 5-0) to direct Staff to develop the long-term plan to achieve the proposed 15% reserve target, without the minimum 10% reserve, and return the item for City Council's consideration at a later date, but not after June 30<sup>th</sup>.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *None*

**ABSTAINED:** *None*

**Item 6.2:** **A Resolution (No. 2015-026) of the City Council of the City of Riverbank Approving the Sanitary Sewer System Management Plan (SSMP)** – It is recommended that the City Council approve by Resolution, the updated Sanitary Sewer Management Plan (SSMP), and authorize staff recertification of the SSMP with the SWRCB. It is further recommended that the City Council designate the Public Works Superintendent as the Legally Responsible Officials (LRO) for purposes of managing and certifying the City's sanitary sewer system operations to the State Board.

*Michael Riddell, Public Works Superintendent, introduced item of discussion and introduced Mr. Neal Caldwell of KSN Engineering, who presented the item.*

*City Council, Staff, and Mr. Caldwell discussed the plan; there were no public comments.*

**ACTION:** *By motion moved/seconded (Campbell / Jones Cruz / passed 5-0) to approve the updated Sanitary Sewer Management Plan (SSMP), and authorize staff recertification of the SSMP with the SWRCB, and approve designation of the Public Works Superintendent as the Legally Responsible Official (LRO) for purposes of managing and certifying the City's sanitary sewer system operations to the State Board, as presented.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, Barber-Martinez, and Mayor O'Brien*

**NAYS:** *None*

**ABSENT:** *None*

**ABSTAINED:** *None*

## **7. COMMENTS (Information only – No action)**

### **Item 7.1:** Staff Comments

*City Manager Anderson announced that the results of a Strategic Planning session would be presented April 28<sup>th</sup>.*

*Finance Director Garcia invited everyone to the Budget Advisory Committee meeting on Wednesday, April 15 at 6:00 p.m. in the Council Chambers, and also announced that applications were available to fill one vacant seat.*

*Parks and Recreation Director Fitzpatrick spoke in regards to the successful Color Run event and the Easter Egg Hunt that followed.*

### **Item 7.2:** Council/Authority Member Comments

*Council/Authority Member Jones Cruz: 1) commended staff for a great job on a new professional looking city website, 2) announced the availability of a 3M application to download e-books from the library, 3) looked forward to the Riverfest and Love Riverbank events, and 4) stated she was proud of the City paying and reducing its debts.*

*Council/Authority Member Cal Campbell: 1) stated he enjoyed serving as a judge, along with Vice Mayor Barber-Martinez, on the Stanislaus Civil War Association's, eighth grade essay contest, at the Cardozo School, and 2) stated he enjoyed the Color Run event.*

*Council/Authority Member Tucker: 1) stated she appreciated all the reports and presentations made this evening, and 2) announced the Riverbank Relay for Life event at the Riverbank High School on May 2<sup>nd</sup>.*

*Vice Mayor/Chair Barber-Martinez: 1) announced National Library Week and Love Your Library contest, and 2) reported on her attendance, along with Councilmember Campbell, to the League of California Cities Policy Committee meeting.*

### **Item 7.3:** Mayor/Chair Comments

*Mayor O'Brien commented on: 1) his visit to the Wastewater Treatment Plant with representatives from the cities of Escalon and Ripon, to view progress of the project, 2) the issue of dealing with storm water and its possibility of having a utility tax, and 3) the seriousness of conserving water.*

## **8. INFORMATIONAL ITEMS (Information Only – No Action)**

**Item 8.1:** Warrant Registers for 02/26/2015, 03/05/2015, 03/12/2015, and 03/19/2015.

**ADJOURNMENT**

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 9:17 p.m.

**ATTEST:**

---

**Annabelle H. Aguilar, CMC  
City Clerk / LRA Recorder**

**APPROVED:**

---

**Richard D. O'Brien  
Mayor / Chair**

DRAFT

**RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY  
AGENDA ITEM NO. 3.B-2**

**SECTION 3: CONSENT CALENDAR**

|                      |                                                                                        |
|----------------------|----------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                           |
| <b>Subject:</b>      | Approval of the April 28, 2015, City Council and Local Redevelopment Authority Minutes |
| <b>From:</b>         | Jill Anderson, City Manager                                                            |
| <b>Submitted by:</b> | Annabelle Aguilar, CMC, City Clerk / LRA Recorder                                      |

**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 April 28, 2015, regular City Council and the Local Redevelopment Authority Board meetings have been prepared for review and approval.

**FINANCIAL IMPACT**

There is no financial impact to this item.

**ATTACHMENT**

April 28, 2015, regular City Council and LRA Minutes



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

MINUTES  
TUESDAY, APRIL 28, 2015

The following minutes reflect action minutes, which may contain 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 and 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, Suite B, Riverbank, California, with Vice Mayor/Chair Darlene Barber-Martinez presiding.

*Vice Mayor Barber-Martinez announced she would be presiding over the meeting because of Mayor O'Brien's absence.*

**FLAG SALUTE:** Vice Mayor Darlene Barber-Martinez

**INVOCATION:** Reverend Charles Neal

**ROLL CALL:**

**Present** Vice Mayor/Chair Darlene Barber-Martinez  
Council/Authority Members: Cal Campbell, Leanne Jones Cruz,  
and Jeanine Tucker

**Absent:** Mayor/Chair Richard D. O'Brien

**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.

*Vice Mayor Barber-Martinez declared a conflict with Item 5.1 due to the location of her business.*

**1. PRESENTATIONS**

**Item 1.1:** Proclamation declaring May as Bike Month in Riverbank.

*Vice Mayor Barber-Martinez presented the proclamation to Ms. Kari McNickle, representative for Commute Connection, who thanked City Council for the recognition and spoke in regards to the efforts in promoting walking and biking.*

## **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.'

*Ramon Bermudez commented on the recent publicized events of LAFCO, the city of Modesto's current LED project, and PG&E's quick response to citizen calls in comparison to City staff calls for assistance.*

*Scott McRitchie commended staff on the successful Riverfest event, he inquired about the results of a grant received by the city a few years back to provide free Wi-Fi to the downtown area, and announced that the Riverbank Housing Authority recently provided free Wi-Fi to its residents.*

## **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 March 14, 2015, Special City Council Minutes.

**Item 3. C:** Consideration of Continuing the Declared Emergency for the 7<sup>th</sup> Street Storm Drain Outfall Line Destabilized Embankment.

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

**ACTION:** *By motion moved/seconded (Tucker / Jones Cruz / passed 40) to approve Consent Calendar Items 3.A through 3.C, as presented.*

*Motion carried by unanimous City Council and LRA Board roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, and Vice Mayor/Chair Barber-Martinez*

**NAYS:** *None*

**ABSENT:** *Mayor O'Brien*

**ABSTAINED:** *Campbell (on Item 3.B only, due to his absence)*

## **4. UNFINISHED BUSINESS**

There were no items to consider.



## **5. PUBLIC HEARINGS**

*The Public Hearing Notice for the following public hearing item was published in the local newspaper of general circulation as follows: Items 5.1 – 04/01/2015.*

**Item 5.1:** **Continue** the Public Hearing to consider the Resolution approving the General Plan Amendment to 1) modify the Land Use Designation of eighty-three (83) properties to match the Goals and Objectives of the DTSP, 2) to modify the General Plan Circulation Diagram to be consistent with the recommendation of the Planning Commission for a PED Overpass as the connection between the Downtown Area and the Cannery Site, 3) approval of the Downtown Specific Plan and 4) second reading of the Ordinance rezoning the Downtown Specific Plan Area to SP-3 to the City Council meeting of **Tuesday, May 12, 2015** – Planning staff consideration recommends the City Council continue the public hearing for the of the Downtown Specific Plan and the Resolution therein to the City Council meeting of **Tuesday, May 12, 2015**.

*Vice Mayor Barber-Martinez recused herself from this item and left the room at 6:17 p.m.*

*Councilmember Campbell presided over the meeting.*

### **Public Comment**

- *Mr. Scott McRitchie spoke in regards to his concerns with the entire planning process, the discarded efforts of the previous Planning Commission and experts who developed the Master Plan, the change from an underpass to a pedestrian overcrossing and the change from high-density development to low-density development.*
- *Mr. Ramon Bermudez commented on losing the skate park and requested that the projects be considered, along with safety issues.*
- *Mrs. Evelyn Halbert requested clarification on the step at which this process or consideration of this item was at to-date. City Attorney Tom Hallinan clarified that the public hearing on the item had been conducted, the City Council would not be voting on the item tonight, and the item would be considered on May 12<sup>th</sup>. She also requested a response to her inquiry of whether any Council Member had a conflict with infill projects.*

*City Manager Jill Anderson responded to the comments.*

**ACTION:** *By motion moved/seconded (Jones Cruz / Tucker / passed 3-0) to approve the continuance of the second reading of the ordinance and the resolution to the May 12<sup>th</sup> meeting for consideration.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, and Tucker*

**NAYS:** *None*

**ABSENT:** *Mayor O'Brien*

**ABSTAINED:** *None*

*Vice Mayor Barber-Martinez returned to the dais 6:30 p.m. and continued to preside over the meeting.*

## **6. NEW BUSINESS**

**LRA Item 6.1:**      **Accept the Report on Status of the LRA Budget for Third Quarter of FY 2014/15** – It is recommended that the Local Redevelopment Authority Board accept the Report of the Local Redevelopment Budget for the Third Quarter of FY 2014/15.

*Melissa Holdaway, LRA Administrative Analyst, presented the budget report.*

*The Authority Board and Staff discussed the item.*

**ACTION:**      *By motion moved/seconded (Tucker / Campbell / passed 40) to accept the third quarter budget report, as presented.*

*Motion carried by unanimous LRA Board roll call vote.*

**AYES:**              *Campbell, Jones Cruz, Tucker, and Vice Chair Barber-Martinez*

**NAYS:**              *None*

**ABSENT:**          *Chair O'Brien*

**ABSTAINED:**    *None*

**Item 6.2:**      **A Resolution (No. 2015-027) of the City Council of the City of Riverbank, California, Adopting the 2014 Annual General Plan Progress Report as well as the 2014 Annual Progress Report of the General Plan Housing Element** – It is recommended that the City Council consider approving a Resolution Adopting the 2014 Annual General Plan Progress Report and authorize submittal of the report to the California Office of Planning and Research and California Department of Housing and Community Development.

*David Niskanen, staff member of J.B. Anderson Planning and Associates, presented the staff report.*

### **Public Comment**

- *Mr. Scott McRitchie explained that the planning decision for the designation of high-was to provide more affordable housing. In addition, inquired whether the Riverbank Housing Authority's 30 rehabilitated housing units could be used in the reporting of rehabilitation units, increasing the number of units reported from two units to thirty-two units.*
- *Mr. Ramon Bermudez inquired about any housing development plans in the area of Sierra, Santa Fe, and Claus streets.*

*City Manager Anderson responded to the comments.*

**ACTION:** *By motion moved/seconded (Jones Cruz / Tucker / passed 40) to approve the 2014 Annual General Plan Progress Report as well as the 2014 Annual Progress Report of the General Plan Housing, by the adoption of Resolution No. 2015-027, with modified language to include the Riverbank Housing Authority's rehabilitated 30 units to the report, if eligible to do so.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, and Vice Mayor Barber-Martinez*

**NAYS:** *None*

**ABSENT:** *Mayor O'Brien*

**ABSTAINED:** *None*

**Item 6.3:** **Resolution (No. 2015-028) Approving Regional Solid Waste Disposal Plan Memorandum of Understanding Between the City of Riverbank and Stanislaus County** – It is recommended that the City Council: 1) Approve the Regional Solid Waste Disposal Plan Memorandum of Understanding with Stanislaus County; and 2) Authorize the Mayor to execute the Memorandum of Understanding.

*Kathleen Cleek, Development Services Administration Manager, presented the staff report.*

*City Council and Staff discussed the item.*

**Public Comment**

- *Mr. Bermudez inquired about services for the disposal of large items such as abandoned mattresses.*
- *Mr. Charles Neal spoke in regards to the City giving up 40% of its waste to the County landfill, which had never been done in the history of the City; he requested that the City not agree to the percentage.*
- *Mr. Edward Jones inquired about how this agreement would affect Gilton Waste Management.*

*City Manager Jill Anderson responded to the comments. Churchwell White Attorney Robin Baral responded to the comments on the Solid Waste Disposal MOU.*

**ACTION:** *By motion moved/seconded (Campbell / Tucker / passed 40) to approve the Regional Solid Waste Disposal Plan Memorandum of Understanding between the City of Riverbank and Stanislaus County and authorize the Mayor to execute the MOU, as presented, by the adoption of Resolution No. 2015-028.*

*Motion carried by unanimous City Council roll call vote.*

**AYES:** *Campbell, Jones Cruz, Tucker, and Vice Mayor Barber-Martinez*

**NAYS:** *None*

**ABSENT:** *Mayor O'Brien*

**ABSTAINED:** *None*

**Item 6.4:**     **Resolution (No. 2015-029) Approving the Water Conservation Officer Job Classification and Authorizing the Salary Range for Said Position to be Included in the City of Riverbank's Compensation Plan**  
– It is recommended that the City Council consider adopting a Resolution approving the Water Conservation Officer job classification and authorizing the salary range for said position to be included in the City of Riverbank's Compensation Plan.

*City Manager Jill Anderson presented the staff report; City Council and Staff discussed the item.*

*Councilmember Campbell expressed concern with number of responsibilities indicated in the job description, relative to the part-time hours to be assigned.*

**Public Comment**

- *Mr. McRitchie shared incidents in which he notified people of sprinkler problems and spoke in favor of the position.*
- *Mr. Ramon Bermudez spoke in regards to the newsletter provided with the utilities bill no longer containing the watering schedule, consideration of billing once a month to see the difference of water usage month to month, and the difficulty the Water Conservation Officer may encounter in dealing with people washing their vehicles or those wasting water.*
- *Mr. McRitchie spoke in regards to providing data to the public on their usage of water.*
- *Mrs. Evelyn Halbert commented that she was in favor of water conversation, however was concerned with the use of the water funds, the cost placed on only the ratepayers, the lack of justification to use Proposition 218 water funds, and consideration of spending \$25,000 water funds due to a recent appellate court decision on tiered water rates.*
- *Mr. Edward Jones was in favor of changing the title.*

*City Tom Hallinan informed City Council that he did not see a problem with proceeding with the item, however, it would need to be revisited in the future due to several court decisions occurring.*

*Councilmember Campbell: 1) agreed with changing the title of the position, 2) requested consideration of what exactly would be the cost for the position, 3) requested that the City narrowly define the objectives due to it appearing to overload a part-time position, and 4) have a determination of how much of the \$25,000 would be spent.*

**ACTION:**     *Councilmember Campbell motioned to have the position's title revised, and to further review the hours, position objectives, and salary for more specificity and clarification, to be presented again for consideration; motion died due to a lack of a second motion.*

*Further discussion ensued.*

**ACTION:** *By motion moved/seconded (Tucker / Jones Cruz / passed 3-1) to approve the Water Conservation Officer Job Classification, with a change to the title, and Authorizing the Salary Range for Said Position to be Included in the City of Riverbank's Compensation Plan, as presented, by the adoption of Resolution No. 2015-029.*

*Motion carried by City Council roll call vote.*

**AYES:** *Jones Cruz, Tucker, and Vice Mayor Barber-Martinez*

**NAYS:** *Campbell*

**ABSENT:** *Mayor O'Brien*

**ABSTAINED:** *None*

*City Manager Anderson stated that staff would address some of the issues raised.*

**Item 6.5:** **Consideration of a Fireworks Application from Enochs High School Music and Guard Boosters** – It is recommended that the City Council consider an application from the Enochs High School Music and Guard Boosters to operate a fireworks stand in the City of Riverbank that was submitted after the March 31, 2015, deadline set forth in the City's Municipal Code.

*City Manager Jill Anderson stated that this item no longer needed to be considered and therefore no action was necessary.*

## **7. COMMENTS (Information only – No action)**

**Item 7.1:** Staff Comments

*City Manager Anderson announced the scheduled District Elections Community Forum on April 30<sup>th</sup>, and announced a new retail space development at the area of Claribel and Oakdale.*

**Item 7.2:** Council/Authority Member Comments

*Council/Authority Member Jones Cruz thanked staff for a successful Riverfest event and for the announcement of the new development.*

*Council/Authority Member Tucker thanked staff for a great Riverfest event and wished everyone a happy Mother's Day.*

*Council/Authority Member Campbell: 1) thanked staff for their work, 2) expressed appreciation the public comments and engagement during the meeting, 3) stated he enjoyed the Riverfest event, and 4) reminded everyone to support the local charities with their fundraising efforts.*

*Vice Mayor/Chair Barber-Martinez: 1) thanked staff for a great Riverfest event, 2) thanked staff for the fine quality of the reports provided, and 3) encouraged everyone to get out and enjoy the parks, but to remember to do their part in conserving water.*

**Item 7.3:** Mayor/Chair Comments *No comments.*

**8. INFORMATIONAL ITEMS** (Information Only – No Action)

**Item 8.1:** Warrant Registers for 03/26/2015 and 04/02/2015.

**ADJOURNMENT**

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 7:56 p.m.

**ATTEST:**

**APPROVED:**

---

Annabelle H. Aguilar, CMC  
City Clerk / LRA Recorder

---

Richard D. O'Brien  
Mayor / Chair

## RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.C

### SECTION 3: CONSENT CALENDAR

|                      |                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                                                                                 |
| <b>Subject:</b>      | Consideration of Approval to Continue the Declared Emergency for the 7 <sup>th</sup> Street Storm Drain Outfall Line Destabilized Embankment |
| <b>From:</b>         | Jill Anderson, City Manager                                                                                                                  |
| <b>Submitted by:</b> | Michael Riddell, Public Works Superintendent                                                                                                 |

#### **RECOMMENDATION**

It is recommended that the City Council consider continuing the emergency pertaining to the 7<sup>th</sup> Street Storm Drain Outfall Line. Per **City Council Resolution No. 2015-002** that hereby declares and approves the continuance of action for emergency repair work on the 7<sup>th</sup> Street Storm Drain outfall until such time as, the emergency action no longer exists: therefore terminated. Public Contract Code 220050 (c) (1) states we will review the emergency action at every scheduled City Council meeting until the emergency no longer exist.

#### **SUMMARY**

Council approved funding for the proposal from Crawford & Associates to provide Geotechnical Engineering Services. The field work was completed on March 18, 2015.

The field exploration at the slide site is complete as is the laboratory testing, and the bulk of the report. Crawford & Associates is working with Giuliani & Kull currently. G&K is cutting some cross section for Crawford & Associates based on Giuliani & Kull survey data. Once they finalize their slope stability model, based on the cross sections, Crawford & Associates will start to prepare alternatives in the model. Within the next two (2) weeks the draft report should be out at which point we can discuss a repair with both Crawford & Associates and Giuliani & Kull.

#### **BACKGROUND**

During a site visit of the storm drain outfall lines to the river with one of the city's consultants, the Street Supervisor noticed that the embankment above the 7<sup>th</sup> Street storm drain outfall line had collapsed. Upon closer investigation it was noted that a good portion of the embankment above the river was destabilized.

In December, staff requested \$35,000 for emergency temporary repairs. This repair was necessary due to the failure of the embankment above the 7<sup>th</sup> Street storm drain line outfall to the river, along with the impending storm due to hit the central valley later that week.

The funding request was presented to City Council at the December 9<sup>th</sup>, 2014 Council meeting. City Council approved the funding and appropriated \$35,000 from the General Fund to complete the emergency temporary repairs to the embankment.

On December 10<sup>th</sup>, 2014 staff contracted with Cunningham & Sons, Inc. and authorized the temporary repairs. Work began that day and temporary repairs were completed by December 13<sup>th</sup>, 2014. Total cost for the repair work, completed by the contractor on an emergency basis, was \$14,810.54. I would like to add that Cunningham & Sons, Inc. was very responsive to the City's needs and accomplished an excellent and timely job for the City.

At the March 10, 2015 Council Meeting staff requested an additional \$6000.00 from the General Fund Reserves to hire Crawford & Associates to complete the Geotechnical Engineering report which will enable the city to design a permeant repair to the storm drain outfall line.

Continuing the emergency declaration will allow the City to be more responsive in addressing this issue. This step will allow the City to take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts, pursuant to Public Contract Code §22050 (a)(1).

### **FINANCIAL IMPACT**

\$41,000 has been appropriated from the General Fund Reserves for emergency repairs.

### **STRATEGIC PLAN**

This report has been prepared to achieve the City of Riverbank's Three-Year Goal to Improve and Maintain Infrastructure and Facilities.

### **ATTACHMENT**

There are no attachments to this report.



## RIVERBANK CITY COUNCIL AGENDA ITEM NO. 3.D

### SECTION 3: CONSENT CALENDAR

|                      |                                                                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                                                                                                                                                 |
| <b>Subject:</b>      | A <b>Resolution</b> of the City Council of the City of Riverbank Authorizing the Submittal of a Grant Application to the San Joaquin Valley Air Pollution Control District for New Alternative Fuel Purchase |
| <b>From:</b>         | Jill Anderson, City Manager                                                                                                                                                                                  |
| <b>Submitted by:</b> | Marisela H. Garcia, Director of Finance                                                                                                                                                                      |

#### **RECOMMENDATION**

It is recommended that the City Council consider adopting a Resolution authorizing the submittal of a grant application to the San Joaquin Valley Air Pollution Control District for a new alternative fuel vehicle purchase for the Parks & Recreation Department.

#### **SUMMARY**

The Parks & Recreation Department is in need of a utility vehicle to assist in the patrol and maintenance of Jacob Myer Park. The City would like to submit a grant application for funding towards the purchase of an electric utility vehicle.

#### **BACKGROUND**

The San Joaquin Valley Air Pollution Control District is accepting applications from local jurisdictions for up to \$20,000 per vehicle (limit of \$100,000 per jurisdiction) for the purchase of alternative fuel transportation vehicles. The goal of the grant is to promote energy efficient modes of transportation and reduce the air pollution caused by cold starts for short distance travels in gas powered vehicles.

In the past, Riverbank has received these grant funds that have been used towards the purchase of CNG vehicles for Public Works and electric scooters and utility trucks for the LRA and Parks & Recreation. The Parks & Recreation is currently in need of a small utility vehicle for Jacob Myer Park. Park Aides and the Park Host used this vehicle in order to patrol and maintain the park. The current vehicle no longer runs properly and continual repair costs would continue to add up.

The Parks & Recreation Department has selected a Club Car Carryall 500 Electric Utility Vehicle at an approximate cost of \$11,000. If awarded this grant, the cost would be fully reimbursed with no matching funds necessary.

## **STRATEGIC PLAN**

- On March 3, 2014, the City Council established a Goal to Improve and Maintain Infrastructure. This report addresses this matter.

## **FINANCIAL IMPACT**

There is no financial impact associated with the submittal of a grant application. The City of Riverbank will be fully reimbursed for the purchase price of the vehicle should the grant be awarded.

## **ATTACHMENTS**

1. Resolution
2. Public Benefit Grants Program New Alternative Fuel Vehicle Purchase Application

**CITY OF RIVERBANK**

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK  
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE SAN  
JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT FOR NEW ALTERNATIVE  
FUEL PURCHASE**

---

**WHEREAS**, The City of Riverbank wishes to apply for and receive a Public Benefit Grant through the San Joaquin Valley Air Pollution Control District; and,

**WHEREAS**, funds derived from the grant would assist in reducing our carbon footprint; and,

**WHEREAS**, funds will also provide revenue to the City by lowering costs of fuel for cold start trips; and,

**WHEREAS**, the Director of Finance is authorized to implement the new vehicle project; and,

**WHEREAS**, the Director of Finance is hereby authorized to act on the City's behalf in all matters pertaining to this application.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Riverbank hereby authorizes the Director of Finance to enter into and sign the grant agreement and any subsequent amendments with the San Joaquin Valley Air Pollution Control District for the purposes of this grant.

**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a regular meeting held on the 12<sup>th</sup> day of May, 2015; motioned by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and upon roll call was carried by the following vote of \_\_\_\_:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAINED:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Annabelle H. Aguilar, CMC**  
**City Clerk**

\_\_\_\_\_  
**Richard D. O'Brien**  
**Mayor**

Attachments: Public Benefit Grants Program New Alternative Fuel Vehicle Purchase Application

Please return all completed applications to:  
 SJVAPCD Strategies and Incentives Department  
 1990 East Gettysburg Avenue; Fresno, CA 93726-0244



**San Joaquin Valley**  
 AIR POLLUTION CONTROL DISTRICT

PUBLIC BENEFIT GRANTS PROGRAM  
**New Alternative Fuel Vehicle Purchase  
 Application**

**Applicant Information**

|                                                                                                                                                                                          |                 |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|
| 1. Public Agency Name (as it appears on Form W-9):<br>City of Riverbank                                                                                                                  |                 |                       |
| 2. Tax ID:<br>Taxpayer ID Number (TIN) 94-6000407                                                                                                                                        |                 |                       |
| 3. Address:<br>6707 Third Street                                                                                                                                                         |                 |                       |
| 4. City:<br>Riverbank                                                                                                                                                                    | 5. State:<br>CA | 6. ZIP Code:<br>95367 |
| 7. Mailing Address (if different from above):                                                                                                                                            |                 |                       |
| 8. City:                                                                                                                                                                                 | 9. State:       | 10. ZIP Code:         |
| 11. Have you applied to any other grant programs for any vehicle in this application?<br><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Name of Grant Program(s): |                 |                       |

**Primary Contact Information**

|                                    |                              |                                      |  |
|------------------------------------|------------------------------|--------------------------------------|--|
| 1. First Name:<br>Marisela         |                              | 2. Last Name:<br>Garcia              |  |
| 3. Title:<br>Director of Finance   |                              | 4. E-Mail:<br>mhgarcia@riverbank.org |  |
| 5. Phone Number:<br>(209) 863-7110 | 6. Alternate Contact Number: | 7. Fax Number:<br>(209) 869-7126     |  |

**Contract Signing Authority**

|                                  |  |                         |  |
|----------------------------------|--|-------------------------|--|
| 1. First Name:<br>Marisela       |  | 2. Last Name:<br>Garcia |  |
| 3. Title:<br>Director of Finance |  |                         |  |

|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Number of Vehicles:<br>1                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
| 2. Vehicle Type ( <i>please select one</i> ):                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
| <b>Electric</b><br><input type="checkbox"/> Light-light Duty Vehicle<br>(GVWR ≤ 8,500 lbs.)<br><input checked="" type="checkbox"/> Transport/Utility Cart<br><input type="checkbox"/> Scooter<br><input type="checkbox"/> Bicycle<br><input type="checkbox"/> Other (specify):<br>_____ | <b>Plug-In Hybrid</b><br><input type="checkbox"/> Light-Light Duty Vehicle<br>(GVWR ≤ 8,500 lbs.)<br><input type="checkbox"/> Light-Medium Duty Vehicle<br>(GVWR 8,501 – 14,000 lbs.)<br><input type="checkbox"/> Other (specify):<br>_____ | <b>CNG, LNG, or LPG</b><br><input type="checkbox"/> Light-light Duty Vehicle<br>(GVWR ≤ 8,500 lbs.)<br><input type="checkbox"/> Light-Medium Duty Vehicle<br>(GVWR 8,501 – 14,000 lbs.)<br><input type="checkbox"/> Transport/Utility Cart<br><input type="checkbox"/> Other (specify):<br>_____ |
| 3. Vehicle Make:<br>Club Car                                                                                                                                                                                                                                                            | 4. Vehicle Model:<br>Caryall 500                                                                                                                                                                                                            | 5. Vehicle Model Year:<br>2015                                                                                                                                                                                                                                                                   |
| 6. Vehicle GVWR:<br>1,500 lbs.                                                                                                                                                                                                                                                          | 7. Engine Horsepower/Kilowatts:<br>20 hp/74.9 kw                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                  |
| 8. Fuel Type:<br><input checked="" type="checkbox"/> Electric <input type="checkbox"/> Plug-In Hybrid <input type="checkbox"/> CNG <input type="checkbox"/> LNG <input type="checkbox"/> LPG <input type="checkbox"/> Other (specify):                                                  |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
| 9. Manufacturer's estimated range for fully charged vehicle (electric vehicles only):<br>10 miles                                                                                                                                                                                       |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
| 10. Total Cost of each New Vehicle:<br>\$10,821.67                                                                                                                                                                                                                                      | 11. Total Funding Requested from SJVAPCD (per vehicle):<br>\$10,821.67                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |
| 12. Is there existing charging/fueling infrastructure in place for the proposed vehicle(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>If no, please describe a plan for building infrastructure or gaining access to existing infrastructure:              |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |
| 13. How do you intend to pay for the remaining balance of the project after the grant has been applied?<br><input type="checkbox"/> Co-funding (please name source): _____<br><input checked="" type="checkbox"/> Other (please specify): No additional funds necessary                 |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                  |

|                                                                   |                                               |
|-------------------------------------------------------------------|-----------------------------------------------|
| 1. Vehicle Dealer Name:<br><b>Gold Country Golf &amp; Utility</b> |                                               |
| 2. Contact / Salesperson Name:<br><b>Tony Cann</b>                | 3. E-mail:<br><b>tony@goldcountrygolf.com</b> |
| 4. Phone Number:<br><b>(209) 984-5733</b>                         | 5. Fax Number:<br><b>(209) 984-3088</b>       |

GMS Unit(s):

**New Vehicle Activity Information- Complete a separate page for each vehicle make/model**

**\*If applying for multiple vehicles that will be performing different activities, please complete a separate section for each different vehicle activity**

|                                                                                                                                                                                                                                                                                                                                                                                                             |                                           |                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|
| 1. Number of vehicles with same vehicle activity:<br><b>1</b>                                                                                                                                                                                                                                                                                                                                               |                                           |                                                                    |
| 2. Use within SJVAPCD boundaries:<br><br>100 %                                                                                                                                                                                                                                                                                                                                                              | 3. Use within CA boundaries:<br><br>100 % | 4. Estimated Annual Vehicle Usage<br>(per vehicle):<br>1,500 hours |
| 5. Vehicle Vocation/Use (examples: law enforcement, emergency services, commuting, patrol, pool vehicle, etc.):<br><b>Park Patrol and Maintenance</b>                                                                                                                                                                                                                                                       |                                           |                                                                    |
| 6. Please mark the reason for purchasing the new vehicle(s):<br><input type="checkbox"/> Fleet Expansion - Please list the vehicle(s) you would have purchased had you not applied for this grant:<br><br><br><input checked="" type="checkbox"/> Vehicle Replacement - Please list the year, make, and model of the vehicle(s) to be replaced:<br><br><br><input type="checkbox"/> Other - Please specify: |                                           |                                                                    |

**Internal use only**

GMS Unit(s): \_\_\_\_\_

**New Vehicle Activity Information**

|                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------|
| 1. Number of vehicles with same vehicle activity:                                                                                                                                                                                                                                                                                                                                                |                                       |                                                              |
| 2. Use within SJVAPCD boundaries:<br><br>%                                                                                                                                                                                                                                                                                                                                                       | 3. Use within CA boundaries:<br><br>% | 4. Estimated Annual Vehicle Usage<br>(per vehicle):<br>_____ |
| 5. Vehicle Vocation/Use (examples: law enforcement, emergency services, commuting, patrol, pool vehicle, etc.):                                                                                                                                                                                                                                                                                  |                                       |                                                              |
| 6. Please mark the reason for purchasing the new vehicle(s):<br><input type="checkbox"/> Fleet Expansion - Please list the vehicle(s) you would have purchased had you not applied for this grant:<br><br><br><input type="checkbox"/> Vehicle Replacement - Please list the year, make, and model of the vehicle(s) to be replaced:<br><br><br><input type="checkbox"/> Other - Please specify: |                                       |                                                              |

**Internal use only**

GMS Unit(s): \_\_\_\_\_

## Signature Form

Signing Authority to *initial* and *sign in blue ink*

### Certifications

By initialing each of the following sections, I certify that I have read the Eligibility Criteria and Application Guidelines and agree to **ALL** of the following terms and conditions:

- Initial** \_\_\_\_\_ The new vehicle(s) will be based within the geographic area of the SJVAPCD and seventy-five percent (75%) or more of the vehicle miles traveled or fuel consumption will be within the boundaries of the SJVAPCD for at least three (3) years from the date the vehicle is placed into service.
- Initial** \_\_\_\_\_ The new vehicle(s) will be used by a public agency located within the geographic area of the SJVAPCD.
- Initial** \_\_\_\_\_ The vehicle(s) purchased is/are a new OEM electric, plug-in hybrid, or alternative fuel vehicle(s) eligible for this program in accordance with the program guidelines.
- Initial** \_\_\_\_\_ Appropriate fueling or charging infrastructure for the new vehicle(s) is or will be readily available or accessible.
- Initial** \_\_\_\_\_ Any funding received, including funding from other sources, combined with this grant will not exceed the full cost of the new vehicle(s).
- Initial** \_\_\_\_\_ Additional funding sources, or other financial incentive(s) and funding amounts to be used towards this project are disclosed on the application.
- Initial** \_\_\_\_\_ Project match funding is reasonably available to complete the project in a timely manner.
- Initial** \_\_\_\_\_ Applicant will not purchase or take delivery of the new vehicle(s) until receiving an executed contract with the SJVAPCD.
- Initial** \_\_\_\_\_ SJVAPCD maintains the right to inspect the new vehicle(s) at any time during the contract period.

I hereby certify that all information provided in this application and any attachments are true and correct to the best of my knowledge.

\_\_\_\_\_  
Signing Authority Signature

\_\_\_\_\_  
Date

## RIVERBANK CITY COUNCIL AGENDA ITEM NO. 4.1

### SECTION 4: UNFINISHED BUSINESS

**Meeting Date:** May 12, 2015

**Subject:** **1) A Resolution** of the City Council of the City of Riverbank, California, Approving (1) the General Plan Amendment to modify the Land Use Designation of eighty-three (83) properties to match the Goals and Objectives of the DTSP, (2) to modify the General Plan Circulation Diagram to be consistent with the recommendation of the Planning Commission for a PED Overpass as the connection between the Downtown Area and the Cannery Site and (3) approval the Downtown Specific Plan.

**2) Second Reading by Title Only and Adoption of Ordinance No. 2015-010** of the City Council of the City of Riverbank, California Approving Rezoning of the Downtown Specific Plan Area to Sp-3 (Specific Plan No. 3), Located in the Downtown Area of Riverbank Easterly of Callander Avenue, South of Atchison Street, Westerly of Fourth Street and North of Patterson Road – A Project known as Riverbank Downtown Specific Plan.

**From:** Jill Anderson, City Manager

**Submitted by:** John B. Anderson, Contract Community Development Director

### RECOMMENDATION

It is recommended that the City Council approve the proposed project based on the previously certified EIR and the Findings of Fact, the years of public involvement, workshops, public testimony and the analysis presented below.

It is recommended that the City Council conduct the second reading by title only of Ordinance No. 2015-010 and consider its adoption as presented.

### INTRODUCTION

A Public Hearing was conducted at the regular City Council meeting on April 14, 2015, to receive public opinions or evidence for or against the proposed Ordinance (No. 2015-010) after its first reading and introduction by title only. The Public Hearing was closed and the item was scheduled for a second reading for the meeting of April 28, 2015. At the April 28, 2015 City Council meeting the Council continued the item to the meeting of May 12, 2015. Although the Public Hearing was closed at the meeting of April 14, 2015,



public comment will continue to be heard for this item. The City Council approved the first reading and introduction of the proposed ordinance as presented, with the rezoning of the Downtown Specific Plan Area, which moved said Ordinance (now titled Ordinance No. 2015-010) to the April 28, 2015, regular City Council meeting for its second reading by title only and consideration for adoption. The second reading of Ordinance No. 2015-010 was continued to the regular City Council meeting of May 12, 2015, where consideration of the proposed Resolution 1) approving the General Plan Amendment to modify the Land Use Designation of eighty-three (83) properties, 2) to modify the General Plan Circulation Diagram and 3) approval of the Downtown Specific Plan will also occur.

## **HISTORICAL SUMMARY OF PROJECT**

The project boundaries are between Callander Avenue, Fourth Street, Atchison Street and Patterson, including properties which have frontage on Atchison Street west of Seventh Street including the former Contadina Tomato Plant, City of Riverbank.

The City Council took action to begin the Downtown Specific Plan (DTSP) effort back in 2006. The EIR for the DSP was certified by the City Council on March 11, 2013 and as you aware several folks in the community expressed concerns about the method by which the plan boundary was determined and the lack of public involvement in key policy decisions. Because of these concerns the adoption of the DTSP was postponed to allow greater community input. Obviously the DTSP started at a time when the economy was robust and the tools available to council to correct blighted conditions were plentiful through the efforts of the Riverbank Redevelopment Agency (RDA). The DTSP put heavy emphasis on the RDA to provide public assistance and financial support of new business recruitment and retention. Unfortunately the RDA was eliminated by action of the State of California in 2011.

We are left with a plan which relies on new-urbanism of the downtown area to support a thriving downtown economy. The plan was to build on the creation of new housing opportunities which would support new businesses downtown. Much of the language in the DTSP relied on additional investment of the RDA downtown.

Over the past several months Staff has been busy taking a document which was created in an electronic publishing format. The City of Riverbank did not have access to the publishing software used on the DTSP. Fortunately, AECOM was able to convert the format of the document to MS Word which allows Staff to make technical changes to the document.

Staff's has spent quite a bit of time listening to past PC meeting tapes, reviewing public comments and comparing existing land uses against project land uses. We are pleased to present a plan which we believe addresses most of the concerns raised

The DTSP does involve several key policy directions described below.

**POLICY ISSUES WHICH NEEDED TO BE ADDRESSED WITH THE DOWNTOWN SPECIFIC PLAN**

- A. The plan illustrates the construction of an underpass beneath the B.N.S.F. rail line essentially extending Sante Fe Street as a connection between the Downtown Core area and the Cannery property. The Sante Fe Street underpass is an integral part of the DTSP as a vehicle and pedestrian connection between the Cannery site and downtown Riverbank. This capital improvement is being included in the Nexus update to the System Development Fees and will be a City-wide obligation. Current estimate for this capital project is \$8 Million.
- B. The plan area boundaries extend easterly to Seventh Street, when in fact with the exception of the properties fronting Atchison (SR108); the eastern plan boundary could stop at Fifth or Fourth Street. The lands easterly of Forth Street, for the most part, are comprised of residentially developed properties. **The Planning Commission gave direction to staff on August 19, 2014 to proceed with the smaller planning boundary.**
- C. The DTSP describes renovation plans for the Del Rio Theater and a possible multi-story parking structure easterly of the Del Rio along SR 108. Obviously the DTSP will establish design criteria for the property in question, but can make no representations related to financial commitments of the former RDA.
- D. Patterson Road serves as the southern boundary of the DTSP. The illustrative in the DTSP illustrates a 70 foot right of way section which is inconsistent with the adopted 2025 General Plan EIR which suggests up to four lanes of travel between Callendar and Eight Street and the existing right of way of 80 feet currently enjoyed by the City in certain areas along Patterson Road. City

Staff is currently working with B.N.S.F and Sierra Railroad a concept plan to possibly use extra railroad right of way through a cooperative planning effort. The ultimate design of the Patterson Roadway needs to accommodate vehicles and bicycles as well as pedestrian traffic, not to mention storm water drainage. **Staff continues to work with the community and the residents along Patterson Road to develop an acceptable plan line for Patterson Road using atleast 80 feet of right of way as the planned cross-section to accommodate a complete street design.**

- E. The DTSP suggests a pedestrian connection with Zerillo and Jacob Meyers Parks. I have not seen, nor have I been presented with, concept plans for such a connection. Given the DTSP location and proximity to the B.N.S.F rail line I am not certain the railroad would support a trail under the viaduct or that the River Cove Neighborhood would appreciate a bridge connection to Jacob Meyers Park. Neither the Nexus analysis nor the DTSP address how this capital improvement would be funded. **This connection, and any reference to it, has been eliminated from the DTSP.**
- F. Light Industrial Development in the Cannery site and the area south of Sante Fe Street between Second and First Streets. Both the 2025 General Plan and the DTSP suggest that the existing light industrial uses in the plan area would be

discontinued in the short term. Staff has had numerous conversations with representatives of Sun Garden Gangi and the operators of the former Rizo Lopez Cheese Plant. The desire is to continue to use these properties for light industrial uses in an effort to generate jobs and revenue to support future redevelopment investment. Staff is of the opinion that as long as commercial traffic, hours of operation and employee parking is regulated, that the light industrial uses can co-exist with the future vision of the DTSP. We are also encouraging the operators to open retail outlets for any merchandise which is manufactured on the premises.

- G. Modifications to the 2025 General Plan Land Use designations on 83 properties in the DTSP to remove the High Density Residential designation. Areas easterly of Callendar north and south of Topeka comprised of the Catholic Church property; properties north and south side of Topeka between First Street and Third Street – most of these properties are currently zoned R-2; properties east and west of Third Street just north of Patterson Road. Most of these areas make sense as Mixed Use and or Medium Density sites. Staff proposes to use the DTSP process as a means to establish the future land use vision upon which we will introduce modifications to the General Plan Land Use Maps to match the land uses selected in the DTSP. The proposed General Plan Land Uses changes must accompany the DTSP and be a part of the adoption process.
- H. By State law, the City of Riverbank has the ability to recover all costs associated with the DTSP including the EIR though the imposition of a Specific Plan Area fee. This fee would only be assessed on new development and would be based as a fee per acre of land developed.

### **PUBLIC OUTREACH AND WORKSHOPS**

Over the past two years the DTSP has been discussed at three noticed Workshops in front of the Planning Commission including July 15, 2014, August 19, 2014 and September 16, 2014. This matter was also openly discussed with the City Council on May 13, 2014 and September 23, 2014. Each Planning Commission Workshop was noticed to some 800 property owners in Spanish and English in addition to the newspaper publishing in the Riverbank News on numerous occasions. Workshop notices were also posted at City Hall North, South and Community Center as well as the City of Riverbank web-site.

### **PURPOSE OF THE DTSP WORKSHOP**

It is extremely difficult to receive constructive input on any planning related document unless time is spent with the Community through the Planning Commission to review all aspects of the proposal. The entire DTSP effort has been going on since November of 2007. During the past two years we have heard from several business owners that they thought the process had concluded, yet we have heard from others that details related to the plan boundary and specific treated related to mixed use developments had not been properly vetted in the community. The time and effort spent during the last two years with the community has proven to be valuable in crafting a regulatory document which addresses the property development concerns we are aware of in 2014.

## **PLANNING COMMISSION ACTION**

On March 17, 2015, the Planning Commission held a duly noticed public hearing to consider the proposed project, including a General Plan Amendment and Rezone. Four (4) Planning Commissioners were present at this meeting: Chairperson Hughes, Vice Chair Degele, Commissioner Villapudua, Commissioner Stewart and Commissioner McKinney.

During their deliberation, the Planning Commission discussed the connection between the Downtown Area and the Cannery District. The options include a vehicular underpass and the Commission recommended PED overpass aligned with Santa Fe Street, over the BNSF Railroad.

- Commissioner Stewart raised the question as to the price of each option.

*At this point, there are no exact numbers as to how much each option will cost. Based on what Merced spent on their underpass a couple of years ago, we may expect about 8 million dollars for the vehicular underpass. The PED Overpass that was built in Modesto for Enochs High School was about 2 million dollars, so Staff would estimate the Riverbank PED overpass at about 3 million dollars.*

- Vice Chair Degele made the comment that this connection has been an issue since the beginning of this Plan and as he understands it, was determined by market studies commissioned by the City. He is of the opinion that the underpass would take advantage of free-flow traffic between the DTSP and the Cannery Site. He further raised concern as to safety and how the overpass would potentially reduce the response time for emergency vehicles when a train is being operated in this area.

*Staff acknowledges Commissioner Degele's comments. Staff has discussed the potential overpass with Police and Fire Services and their need for a vehicular connection east-west in this area. Their comment is that, with the viaduct, connectivity is not an issue. What they really need is an east-west connection south of the Downtown Specific Plan Area. As a result, from a safety connection, there is a greater need for an east-west connection south of Patterson Road than there is on Santa Fe Street, as the Plan suggests.*

- Commissioner Stewart raised the concern as to the design of the PED Overpass.

*There is no issue in having an obligation in the Plan that states that the design of the PED Overpass must be approved by the Planning Commission, much like Design Review.*

- Chairperson Hughes raised the question as to handicap accessibility on the PED Overpass.

*The PED Overpass must be ADA Accessible, by State Law. The Enochs example is elaborate because the ADA requirements.*

- Commissioner McKinney is of the opinion that the Overpass is less intensive as far as infrastructure and raised the concern that the underpass would have some issues related to safety and storm drainage.

During the public comment period, one (1) person spoke in opposition of the project as well as one (1) letter supplied by Lucy Lofrumento, representing the Sun Garden Gangi Canning Company. A number of issues were raised:

- Public Notice. Concern was raised as to the availability of the agenda for this Planning Commission meeting. This person felt that the agenda was not available within the required 72 hour time-frame. Additionally, the agenda was posted online but the file was too large to download.

*The Downtown Specific Plan has been vetted in the public for a long time and available for comment; most recently since the Final DTSP was completed in January. Documents were available at the counter and the website during this time, as well as the full agenda 72 hours prior to the Planning Commission meeting, in compliance with the Brown Act.*

- General Plan and General Plan EIR. Concern was raised as to the Goals and Policies in the City's General Plan and that they prevent disruption of existing communities but the Downtown Specific Plan will rezone properties and will disrupt properties by modifying the permitted uses.

*The General Plan Land Use Designations that Staff is suggesting as part of the Downtown Specific Plan roll back the densities so that they are consistent with the Plan as well as existing land uses, i.e. neighborhoods along Topeka Street. Staff is suggesting the Downtown Neighborhood land use classification along Topeka Street and is consistent with the Medium Density Residential Land Use Designation staff is suggesting in the GPA, the R-2 Zoning District the sites are currently zoned as and future land uses.*

- Parking. Parking will be impacted in the Downtown Specific Plan. Plan provides parking in the area with parallel parking and is not sufficient.

*There are a couple of policies in the General Plan that are carried over to the Downtown Specific Plan, such as completing a Parking Inventory. As some point in the future, there has to be an assignment of parking for current residents and surrounding land uses.*

- Historical Structures. Historical structures in the Downtown Specific Plan should include residences as well, not just what is discussed in the Plan.

*As with Parking, a Historical Site Survey is part of the tasks that will be completed in the future. Staff discusses Historical Sites that are **known** in the Downtown Specific Plan, without doing additional research. Sites in the Downtown Specific Plan have been*

*referenced by the Riverbank Historical Society and those are documented and referenced in the Plan.*

- Environmental Impact Report. Concern was raised as to the DTSP EIR analyzing the re-use of the Cannery District, as opposed to the existing Downtown Area.

*The Environmental Impact Report was completed and certified in 2013. The decision that is the approval of the Downtown Specific Plan is a land use decision and the initiation of the EIR and the Project as a whole was completed under a different Staff.*

A letter was received by Lucy Lofromento, a representative of the Sun Garden Gangi Canning Company, LLC., dated March 17, 2015. This letter was read into the public record and a response by the City was provided to her and her representatives.

The letter contained these concerns/issues:

Commissioner Stewart made the motion to adopt Resolution No. 2015-010, recommending the City Council adopt the proposed General Plan Amendment on eighty-three (83) properties to be consistent with the Goals and Policies of the Downtown Specific Plan. Vice Chair Degele seconded the motion and Resolution No. 2015-010 was passed with a 4-0 vote.

Vice Chair Degele made the motion to adopt Resolution No. 2015-011, recommending the City Council adopt the proposed Ordinance, rezoning properties within the Downtown Specific Plan to SP-3 and incorporate the errata sheet included in the Staff Report as well as the recommendation to City Council a PED Overpass as the connection between the Downtown Specific Plan Area and the Cannery Site, along Santa Fe Street, replacing the vehicular underpass, as described in the DTSP and the City's General Plan Circulation Element. Commissioner Stewart seconded the motion and Resolution No. 2015-011 passed with a 4-0 vote.

**In addition to the recommendation for a PED Overpass, the Planning Commission recommends that the design of the PED Overpass be brought back to the Planning Commission for approval in a noticed public hearing prior to construction.**

## **ENVIRONMENTAL DETERMINATION**

### **I. CERTIFICATION OF THE FINAL EIR**

The City of Riverbank ("City"), as lead agency pursuant to the California Environmental Quality Act (CEQA), has completed the final environmental impact report (EIR) for the Implementation of the 2005-2025 General Plan for Downtown Riverbank ("the project") (State Clearinghouse No. 2010102004).

The findings in this document address EIR certification and City approval of the project. The project intends to guide long-term revitalization of Riverbank's historic Downtown

through infill, redevelopment, and adaptive re-use. The project includes a vision, revitalization strategies, development regulations, and implementation actions that are intended to attract and guide new investment, ensure that proposed development and/or redevelopment projects support the community's goals for Downtown, and provide public investments to support development that is consistent with the goals of the General Plan.

On October 6, 2010, the City of Riverbank circulated an environmental initial study (IS) and issued a notice of preparation (NOP) of a draft EIR. The NOP was filed with the State Clearinghouse on October 6, 2010. The 30-day public comment period on the NOP ended on November 15, 2010. A scoping meeting was held in Riverbank on October 27, 2010. A draft EIR was released for public and agency review on February 2, 2011.

The draft EIR assesses the potential environmental effects of implementing the General Plan for Downtown Riverbank, identifies the means to eliminate or reduce potentially significant adverse impacts, and evaluates a reasonable range of alternatives. The draft EIR is hereby incorporated into this document in its entirety by reference.

The final EIR is comprised of the draft EIR, the verbal comments from the March 14, 2011 public hearing regarding the draft EIR, written responses to these verbal comments, the 10 comment letters on the draft EIR received by the City, written responses to these comments, and a section detailing the changes and revisions to the draft EIR text. The final EIR is hereby incorporated into this document in its entirety by reference.

The City of Riverbank City Council certifies that it has been presented with the final EIR and that it has reviewed and considered the information contained therein before making the following certifications and the findings in Section II and the approvals in Section III.

Pursuant to State CEQA Guidelines Section 15090 (Title 14 of the California Code of Regulations, Section 15090), the City Council certifies that the final EIR has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council certifies the final EIR for the actions described in these findings and in the final EIR (i.e., implementation of the General Plan for Downtown Riverbank, as described).

The City Council further certifies that the final EIR reflects its independent judgment and analysis and that the information disclosed therein is accurate, adequate, and objective.

## **II. FINDINGS OF FACT**

Having received, reviewed, and considered the final EIR and the whole administrative record of proceedings, the City Council hereby adopts the following Findings of Fact in compliance with CEQA and the State CEQA Guidelines:

Part A: Findings regarding the environmental review process and the contents of the final EIR.

- Part B: Findings regarding the environmental impacts of the project and the mitigation measures for those impacts identified in the final EIR and adopted as conditions of approval.
- Part C: Findings regarding alternatives and the reasons that such alternatives are rejected or accepted.
- Part D: Statement of Overriding Considerations determining that the benefits of implementing the project outweigh the significant and unavoidable environmental impacts that will potentially result and therefore justify approval of the project despite such impacts.

The City Council certifies that these findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental issues identified and discussed in the final EIR. The City Council adopts the Findings of Fact and the Statement of Overriding Considerations in Parts A through D for the approvals that are set forth in Section III, below.

#### **A. Environmental Review Process**

##### **1. Development of the Project**

The City of Riverbank initiated the proposed project to achieve the following objectives:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and plans to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Downtown Riverbank should be a vibrant and active center of the community.



The land use objectives for the Cannery District, which is a portion of the project site, include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

## 2. Project Characteristics

The project includes strategies for revitalization, development regulations, and implementation actions to ensure that development and redevelopment in the Downtown area is consistent with the community's vision. The project seeks to reclaim Downtown as the social and cultural heart of the community, fulfilling goals of the 2005-2025 Riverbank General Plan.

The first section of the project lays out the community's vision for Downtown Riverbank by discussing a series of "strategies" for revitalizing Downtown. These strategies emphasize the need to accommodate a variety of activities and residences Downtown to add vibrancy to this area. The City's overall approach to development, land use, public investment, parking, transportation, arts and culture, marketing and business recruitment, and public assistance for the project site is outlined in these strategies. Essentially this first part was the result of the workshops associated with the then design guidelines.

The second section of the project is the Regulating Code. This code provides development standards and design guidelines for projects proposed within the project site (and for projects proposing substantial change to existing structures). A form-based approach is used for regulating development. This approach focuses less on land use and more on building placement, building form, and the public realm. The Regulating Code provides guidance on the site and architectural review process, exceptions to the code, how to address nonconforming uses, and the relationship between the project and the City's Municipal Code. "District Zones" are established by the Regulating Code and include:<sup>1</sup>

- ▶ **Downtown Core.** The Downtown Core is the most urban and most vibrant downtown district. Commercial block buildings built to the back of the sidewalk have ground floor activity-generating uses in shop fronts and a mix of uses on upper floors. Parking is provided on-street and in shared parking lots located behind buildings.
- ▶ **Downtown General.** Extending from the Downtown Core south to Patterson Road and west to the railroad, the Downtown General contains buildings having a mix of retail, workplace, and residential uses. Building types, land uses, and site design create a highly pedestrian-friendly environment forming a gateway to the Downtown Core.

---

<sup>1</sup> See the project, starting on page 2:4.

- ▶ **Mixed-Use Neighborhood.** Comprised primarily of residential and workplace uses, the Mixed-Use Neighborhood encourages new investment to create an urban neighborhood in the Downtown District. Redevelopment of the District's many opportunity sites will add new investment that complements existing residences and businesses. Buildings are setback slightly from neighborhood streets, and new landscapes and open spaces support pedestrian activity.
- ▶ **Downtown Boulevard.** A mix of uses in boulevard-scale buildings creates an attractive and welcoming edge to the Downtown District. Streetscape designs are supportive of new investment and create a pedestrian- and bicycle-friendly environment. Commercial, workplace, and residential uses are 'on-display' along the city's primary automobile thoroughfares.
- ▶ **Downtown Neighborhood.** The Downtown Neighborhood District is home too much of Downtown's residential fabric. Regulations for site development are intended to preserve and enhance residential character, while encouraging new residential development in support of the community's overall vision.
- ▶ **Cannery District.** The Cannery District comprises approximately 31 acres west of the BNSF Railroad that were formerly occupied by the Sun Garden-Gangi Canning Company. The code allows for a flexible approach to redevelopment of the site in support of overall Downtown revitalization.

Finally, Section 3 of the project has information on certain aspects of implementation of the Project. Some needed capital improvements are described, along with information on financing, infrastructure, and environmental review. Streetscape design guidelines are presented for Atchison Street and Patterson Road and for neighborhood streets throughout the project site. The project describes a railroad underpass to be constructed in the alignment of Santa Fe Street. Signage is discussed for key entry points into the project site in Section 3.2.3 of the project.

### 3. Preparation of the EIR

On October 6, 2010, the City of Riverbank issued an NOP announcing the intended preparation of the draft EIR and describing its proposed scope. The City received five comment letters that were used to assist in developing the scope of inquiry for the draft EIR. The City held a public scoping meeting on October 27, 2010 in Riverbank to provide an opportunity for interested parties to learn about the proposed project and provide input on the scope of the EIR. Comment cards and copies of project documents were made available to the public, and a map of the project area was displayed. The public scoping meeting was concluded following discussion of the project among Environmental Review Committee members, as well as comments and questions from members of the public.

On February 2, 2011, the City made the draft EIR available to public agencies and interested parties for review and comment. A notice of availability was published and the period for receipt of comments on the draft Preliminary EIR remained open for 45 days, until close of business on March 18, 2011. Notices of a public hearing on the draft EIR were published in the Riverbank News (local general circulation newspaper). A public hearing was held on Monday, March 14, 2011, in Riverbank to receive written or oral comments on the draft EIR. Members of the public came forth to speak during the public hearing and the City has provided written responses to these comments, as well as written comments, as a part of the final EIR.

The City Council finds and determines that there were no comments raising significant environmental issues received on the draft EIR.

The final EIR was completed and made available for review by public agencies and members of the public in December of 2011. The City Council finds and determines that there were no comments raising significant environmental issues received on the final EIR.

#### **4. Absence of Significant New Information**

State CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after the public receives notice of the availability of the draft EIR but before certification of the final EIR. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project proponent declines to implement. Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. Pursuant to State CEQA Guideline Section 15088.5, recirculation is required if the final EIR results in any of the following conclusions:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The City Council recognizes that the final EIR incorporates new sections documenting comments and responses related to the draft EIR and revisions to the draft EIR. The City Council finds that these changes are minor, are not substantive, and do not trigger any requirement for recirculation of the draft EIR.

Specifically, the City Council finds that the additional information included in the final EIR, including the changes described above, does not meet the thresholds identified in Section 15088.5 of the State CEQA Guidelines for recirculating an EIR.

## **B. Impacts and Mitigation Measures**

These findings provide the written analysis and conclusions of the City Council regarding the environmental impacts of the project and the mitigation measures proposed by the final EIR and adopted by the City Council as conditions of approval for the project.

The significance thresholds used in the EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the project. The City Council finds that the determination of significance thresholds is a judgment decision within the discretion of the City Council. The City Council finds that significance thresholds used in the EIR are supported by substantial evidence in the record, including the expert opinion of the EIR preparers and City staff.

Table 1-1 of the draft and final EIR (Exhibit A), which is attached to these findings and incorporated herein by reference, provides a summary of the environmental determinations of the final EIR regarding the significance of the project's environmental impacts before and after mitigation.

Exhibit A does not attempt to describe the full analysis of each environmental impact contained in the final EIR. Instead, Exhibit A provides a summary of each impact and a description of the applicable mitigation measures identified in the final EIR and adopted by the City Council and states the City Council's findings on the significance of each impact after the adopted mitigation measures are imposed. A full explanation of these environmental findings and conclusions can be found in the final EIR. These findings hereby incorporate by reference the discussion and analysis in the final EIR supporting the final EIR's determinations regarding the project's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts, and incorporates the analysis and explanation in the final EIR. The City Council also ratifies, adopts, and incorporates in these findings the determinations and conclusions of the final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

### **1. The City Council's Adoption of Mitigation Measures**

The City Council adopts and incorporates as conditions of approval of the project the mitigation measures set forth in the mitigation monitoring and reporting program attached to these findings (Exhibit B) to reduce or avoid the potentially significant and significant impacts of the project. In adopting these mitigation measures, the City Council intends to adopt each of the mitigation measures recommended for approval by the final EIR. Accordingly, in the event a mitigation measure recommended in the final EIR has inadvertently been omitted from Exhibit B, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in Exhibit B fails to accurately reflect the mitigation measures in the final EIR due to a clerical error, the language of the mitigation measure as set forth in the final EIR shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

## **2. The City Council's Findings Relating to Significant Impacts**

State CEQA Guidelines Section 15091(a) requires that the lead agency to make a finding for each significant or potentially significant impact. Exhibit A summarizes the environmental determinations of the final EIR and identifies the significance of the project's environmental impacts before and after mitigation.

### **a. Potentially Significant Impacts for which Mitigation Has Been Incorporated to Lessen the Significance to Less-Than-Significant Levels**

The following impacts were identified in the EIR as potentially significant prior to mitigation and less than significant after mitigation:

|                                                                                                                         |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.2-2: Cause Damage to or Destruction of a Significant Prehistoric or Early Historic-era Archaeological Resource.       | 4.5-5: Unacceptable Operations at the Intersection of Patterson Road and 1st Street.                                                               |
| 4.2-3: Subsurface Disturbances Could Potentially Uncover Unmarked Historic-Era and Prehistoric Native American Burials. | 4.5-6: Unacceptable Operations at the Intersection of Patterson Road and 3rd Street.                                                               |
| 4.4-2: Increases in Ambient Noise Levels.                                                                               | 4.5-7: Unacceptable Operations at the Intersection of Patterson Road and 8th Street During the A.M. Peak Hour.                                     |
| 4.4-4: Increases in Vibration Levels.                                                                                   | 4.5-8: Worsening of Unacceptable Operations at the Intersection of Atchison Street (SR 108) and Claus Road.                                        |
| 4.5-1: Unacceptable Operations at the Intersection of State Route (SR) 108 (Callander Avenue) and Santa Fe Street.      | 4.5-9: Need for Left-Turn Channelization at Claus Road and Santa Fe Street, Patterson Road and Roselle Avenue, and Santa Fe Street and 1st Street. |
| 4.5-2: Unacceptable Operations at the Intersection of SR 108 (Callander Avenue) and Patterson Road.                     | 4.5-11: Increased Traffic Volumes on Patterson Road between Roselle Road and 1st Street.                                                           |
| 4.5-3: Unacceptable Operations at the Intersection of Patterson Road and Roselle Avenue.                                | 4.5-12: Increased Traffic Volumes on 1st Street north of Atchison Street (SR 108).                                                                 |
| 4.5-4: Unacceptable Operations at the Intersection of Santa Fe Street and 1st Street.                                   | 4.5-13: Increased Traffic Volumes on Patterson Road east of 1st Street to Terminal Avenue.                                                         |
| 4.5-14: Increased Traffic Volumes and Safety at the BNSF Railroad Crossings.                                            | 4.5-20: Increased Traffic Volume at the Intersection of SR 108 (Callander Avenue) and Patterson Road under Cumulative Conditions.                  |
| 4.5-15: Conflicts between Automobiles and                                                                               | 5-21: Worsen Unacceptable Conditions at the Intersection of Patterson                                                                              |

Pedestrians.

4.5-17: Increase in Traffic Volumes under Cumulative Conditions on SR 108 would exceed the City's level of service (LOS) D Policy.

4.5-18: Increase in Traffic Volumes under Cumulative Conditions on 1st Street would exceed the City's LOS D Policy.

4.5-19: Increased Traffic Volume at Intersection of SR 108 and Santa Fe Street under Cumulative Conditions.

Road and 3rd Street under Cumulative Conditions.

4.5-22: Increased Traffic Volume at the Intersection of Patterson Road and 8th Street under Cumulative Conditions.

4.5-23: Increased Traffic Volume at the Intersection of Claus Road and Santa Fe Street under Cumulative Conditions.

4.5-24: Traffic Volumes and Safety at the BNSF Railroad Crossings under Cumulative Conditions.

For each of the above impacts, mitigation has been identified that that would lessen the significance to a less-than-significant level. Regarding these impacts, the City Council finds that changes have been required in, or incorporated into, the project, as described in the final EIR and summarized in Exhibit A that avoid or substantially lessen the significant environmental effects to less-than-significant levels.

#### **b. Significant and Unavoidable Impacts**

As discussed in Exhibit A, the City Council has found that the following impacts of the project remain significant following adoption and implementation of the mitigation measures described in the final EIR:

- ▶ Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors;
- ▶ Cause a Substantial Adverse Change in the Significance of an Historic Resource;
- ▶ Generation of Construction-Related greenhouse gas (GHG) Emissions;
- ▶ Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise;
- ▶ Traffic Noise;
- ▶ Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels; and,
- ▶ Increased Traffic Volumes for SR 108 Roadway Segments.

Findings for each of these impacts are discussed below.

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IMPACT<br>4.1-3 | Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors. <i>Long-term operation-related activities would result in emissions of ROG and NO<sub>x</sub> that exceed SJVAPCD's significance threshold of 10 TPY. Thus, operation-related emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations, especially considering the nonattainment status of Stanislaus County. This impact is considered significant.</i> |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### **Mitigation**

Mitigation Measure 4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects

The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the project. As mentioned above, the project includes a number of policies that are consistent with the on-site mitigation measures recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law, would result in a minimum 33% reduction in NO<sub>x</sub> emissions and a 50% reduction in PM<sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.

### **Finding**

Implementation of the above mitigation measure, in addition to compliance with Rule 9510 and the 2025 General Plan policies and actions, would reduce operational emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. Despite the incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. This impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development consistent with the project's Project Objectives and consistent with the General Plan goals and policies related to Downtown revitalization without generating emissions of criteria air pollutants and precursors. The project's objectives include orderly development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating emissions of criteria air pollutants and precursors, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

IMPACT  
4.2-1 Cause a Substantial Adverse Change in the Significance of an Historic Resource.  
*Implementation of the project would involve demolition of buildings on the former cannery site (called the Cannery District in the project), which contains buildings that could represent resources. Given the age and number of resources in the Cannery District it is possible that some are historically significant. The rest of the project also contains structures that are 45 years old or older. The effect on architectural resources is considered potentially significant.*

### **Mitigation**

#### Mitigation Measure 4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources

- ▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and California Register of Historical Resources (CRHR) evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.

- ▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.
- ▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.
- ▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives. Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the California Historical Resources Information System (CHRIS).

### ***Finding***

Implementation of Mitigation Measure 4.2-1 would reduce the likelihood of a significant impact by requiring an evaluation of buildings for their historic significance and incorporating any significant resources into project design. However, it is not possible at this time to determine whether the incorporation of significant historic resources into the mixed-use project on the former cannery site would be feasible. Despite the incorporation of the all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without the potential to cause an adverse change to historic resources. The project's objectives include orderly development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without creating the potential to cause adverse changes to historic resources, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

IMPACT 4.3-1      Generation of Construction-Related GHG Emissions. *Construction associated with development that could occur under the project would result in increased generation of GHG emissions. As a result, this impact is considered cumulatively considerable and potentially significant.*

### ***Mitigation***

Mitigation Measure 4.3-1: Construction-Generated GHG Emissions.

Applicants for development projects permitted under the project shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following:

- ▶ Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent;



- ▶ Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and
- ▶ Recycle or reuse at least 50 percent of construction waste or demolition materials.

### ***Finding***

In addition to the above-recommended measures, construction activity will be required to comply with all applicable rules and regulations enforced by SJVAPCD and California Air Resources Board (ARB) at the time development projects under the project are proposed. Implementation of Mitigation Measure 4.3-1 would reduce construction-related GHG emissions. However, the City cannot demonstrate at this time that the incorporation of this mitigation would reduce impacts to a less-than-significant level. This cumulative impact is considered **significant unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating construction-related GHG emissions. The project's objectives include orderly development and redevelopment of Riverbank's downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating construction-related GHG emissions, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.4-1** Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise. *Short-term construction source noise levels could exceed the applicable City standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. This impact is considered potentially significant.*

### ***Mitigation (in the form of project policy language)***

#### **Construction Noise**

- ▶ Construction activities shall be prohibited between the hours of 6:30 p.m. and 6:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on weekends and legal holidays.
- ▶ Project applicants and contractors shall ensure that all construction equipment is equipped with noise-reduction devices, such as mufflers to minimize construction noise, and that all internal combustion engines are equipped with exhaust and intake silencers, in accordance with manufacturers' specifications.
- ▶ Electric construction equipment shall be used for construction activities occurring adjacent noise-sensitive uses to the greatest extent feasible.
- ▶ Temporary noise barriers around construction sites and temporary barriers around noisy stationary construction equipment (generators, compressors, etc.) shall be used in construction of projects located adjacent to noise-sensitive land uses to the greatest extent feasible.

## ***Finding***

The project requires that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications. The above policy also requires that construction activities avoid more noise-sensitive times of day and that all feasible noise mitigation is incorporated into construction projects implemented under the project. City policy and existing ordinances would reduce construction noise impacts. Despite the incorporation of all feasible mitigation in the form of policy, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating construction-related noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating construction-related noise, complete mitigation is facially infeasible.

IMPACT 4.4-3 *Traffic Noise. Future development of new noise-sensitive land uses would occur under the project in areas that are either currently affected by noise from transportation noise sources or will be in the future. Increases in traffic attributable to project development would also affect existing noise-sensitive land uses. The impact is considered significant.*

## ***Mitigation (in the form of project policy language)***

### **Traffic Noise**

- ▶ Project applicant(s) of projects that propose noise-sensitive land uses in areas affected by traffic noise in excess of City standards shall incorporate feasible measures to reduce interior and exterior noise to meet the City's noise standards.
- ▶ Exterior noise levels for noise-sensitive land uses shall use all feasible mitigation to achieve a noise level of 60 dB day-night average noise level ( $L_{dn}$ ) as measured at outdoor activity areas (such as yards, common play areas, and other areas intended for gathering and recreation etc.) through the use of shielding with proposed buildings, site design, or other means. Where it is not possible to reduce noise in outdoor activity areas of proposed noise-sensitive uses to 60 dB  $L_{dn}$  or less using practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB  $L_{dn}$  may be allowed.
- ▶ Interior noise levels for noise-sensitive uses shall be mitigated according to City standards through acoustical glazing (thicker glass or increased air space between panes) in frames with low air infiltration rates, using fixed (nonmovable) acoustical glazing, increasing wall mass (using stucco or brick in lieu of wood siding), isolating wall members by the use of double or staggered stud walls, mounting interior walls on resilient channels, reducing door area, using solid-core doors, acoustically sealing door perimeters with suitable gaskets, roof treatments, and/or other feasible and effective means.
- ▶ If future projects could result in potentially significant impacts, the City may require the preparation of an acoustical analysis to study noise mitigation strategies.

## **Finding**

Implementation of the above policy would assure that feasible measures are implemented to reduce the level of impact on future sensitive receptors. The incorporation of these policies would reduce both exterior and interior noise levels according to City standards. While all available and feasible mitigation in the form of City policy has been identified to reduce this impact, there are existing noise sources affecting portions of the project site that could still affect outdoor gathering areas associated with noise sensitive uses.

Traffic noise increases would also affect existing noise-sensitive land uses along roadways affected by project traffic. This is an unavoidable result of development both in the region and within the project site. Despite incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating traffic noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating traffic noise, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

|                 |                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IMPACT<br>4.4-5 | Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.<br><i>Implementation of the proposed project would result in locating new noise-sensitive land uses within 60 A-weighted decibels (dBA) <math>L_{dn}</math> railroad noise contours. Therefore, this impact is considered potentially significant.</i> |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **Mitigation (in the form of project policy language)**

### **Train Noise**

- ▶ The City will coordinate with Burlington Northern Santa Fe Railroad to have installed directional warning devices at Riverbank railroad crossings that, compared to whistles mounted on trains, would reduce noise in noise sensitive areas of the community.
- ▶ The City will coordinate with the Burlington Northern Santa Fe Railroad to reduce or eliminate the use of horns in noise sensitive areas of the community with the installation of alternative sounding devices. These improvements will be reflected in Capital Improvements Programming.

## **Findings**

Implementation of the above policy requirement and policy requirements identified under the heading "Traffic Noise" would ensure that all feasible measures are implemented to reduce the level of noise impact from railroad operations on future noise-sensitive land uses that could be accommodated by the project in areas near the existing railroad line. While all available and feasible mitigation in the form of City policy

has been identified to reduce this impact, there are existing noise sources affecting portions of the project site that could still affect outdoor gathering areas associated with proposed noise sensitive uses. Despite the incorporation of the feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. Therefore, the impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development in the project site without some potential for conflict with existing railroad noise. The project's objectives include orderly development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without some potential for conflict with existing railroad noise, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IMPACT<br>4.5-10 | Increased Traffic Volumes for SR 108 Roadway Segments. <i>Implementation of the project would add traffic to SR 108 and would exacerbate the LOS F conditions already identified for the two-lane portion of SR 108 (Patterson Road) west of the Callander Avenue intersection, for the two-lane portion of SR 108 (Callander Avenue) north of Patterson Road to Atchison Street, for the two-lane portion of SR 108 (Atchison Street) from 1st Street to 8th Street and for SR 108 east of Claus Road. This impact is considered potentially significant.</i> |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Mitigation**

Mitigation Measure 4.5-10: Contribute Fair Share toward the Cost of Widening Callander Avenue

- ▶ Projects shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.
- ▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.

### **Findings**

With this mitigation, project impacts would be avoided for the Callander Avenue portion of SR 108. However, LOS would be unacceptable east of 1st Street, and widening of the highway in this location is not considered feasible, since it would conflict with the General Plan and the objectives of the project. Despite the incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development in the project site without some potential for increased traffic. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible

to develop the project site without some potential for increased traffic, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

### **C. Findings Related to Cumulative Impacts**

In addition to the direct and indirect significant impacts caused by the project, the City Council finds that implementation of the project will result in the following significant and unavoidable cumulative impacts

#### ***Air Quality***

Regional area- and mobile-source emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> attributable to project land uses would combine with past, present, and future developments to adversely affect air quality in the region. Based on the modeling conducted, operational activities would result in emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> that exceed SJVAPCD's applicable thresholds of 10 and 15 TPY in the interim year of 2020. The City cannot show that mitigation would reduce impacts to a less-than-significant level, despite the incorporation of all feasible mitigation. The impact is cumulatively considerable and significant and unavoidable.

Implementation of the above mitigation measure, in addition to compliance with Rule 9510 and the 2025 General Plan policies and actions, would reduce operational emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. There is no feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development consistent with the project's Project Objectives and consistent with the General Plan goals and policies related to Downtown revitalization without generating emissions of criteria air pollutants and precursors. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating emissions of criteria air pollutants and precursors, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

#### ***Greenhouse Gas Emissions***

Please see previously described Impact 4.3-1. The treatment of greenhouse gas emissions is cumulative.

#### ***Noise and Vibration***

Implementation of the project would allow new development and redevelopment within the project site. Such development would generate additional traffic, which would increase ambient noise levels at existing land uses along roadways. Noise levels for

roadway segments affected by project traffic, when combined with past, present, and future development may exceed the transportation noise level limits established by the City of Riverbank. This is a significant cumulative impact. Since the project would be part of an overall exceedance of transportation noise level limits, the City considers this to be cumulatively considerable contribution to the cumulatively significant impact related to traffic noise. The City has incorporated all feasible mitigation in the form of City policy and this impact is considered significant and unavoidable.

Implementation of mitigation in the form of City policy identified in the EIR would assure that feasible measures are implemented to reduce the level of impact on future sensitive receptors. This would reduce both exterior and interior noise levels according to City standards. While all available and feasible mitigation in the form of City policy has been identified to reduce this impact, existing noise sources could still affect outdoor gathering areas associated with noise sensitive uses.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating traffic noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating traffic noise, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

### ***Transportation and Traffic***

Please see previous description of Impacts 4.5-17, 4.5-18, 4.5-19, 4.5-20, 4.5-22, 4.5-23, and 4.5-24, which address cumulative impacts.

#### **D. Basis for City Council's Decision to Approve the Proposed Project Rather Than An Alternative to the Proposed Project**

##### **1. Summary of Discussion of Alternatives in the Final EIR**

The final EIR evaluates a reasonable range of potential alternatives to the project. The EIR examines the environmental impacts of each alternative in comparison with the project and the relative ability of each alternative to satisfy the major project objectives. The EIR also compares the environmental impacts of the project to those of each of the alternatives.

The EIR also summarizes the criteria used to identify a reasonable range of alternatives for review in the EIR and describes alternatives that the City concluded did not warrant additional, more-detailed review.

##### **2. The City Council's Findings Relating to Alternatives**

In making these findings, the City Council certifies that it has independently reviewed and considered the information on alternatives provided in the final EIR. The final EIR's discussion and analysis of these alternatives is not repeated in these findings, but the

discussion and analysis of the alternatives in the final EIR is incorporated in these findings by reference.

The final EIR describes and evaluates four alternatives to the proposed project:

- Alternative 1—No Project/Existing General Plan;
- Alternative 2—Transportation Noise;
- Alternative 3—Lower Density; and
- Alternative 4—High-Speed Train Station.

Each alternative offers one or more environmental advantages in comparison with the project by reducing or eliminating a potentially significant environmental impact. The alternatives differ in degree to which they meet the major objectives of the project and in some cases have different or additional environmental impacts compared to the project.

As set forth in Section B above, the City Council has adopted mitigation measures that mitigate the significant environmental effects of the project. As explained in Section D of these findings, while these mitigation measures will not mitigate all project impacts to a less-than-significant level, they will mitigate those impacts to a level that the City Council finds acceptable relative to competing environmental, economic, and social objectives.

The City Council finds that Alternative 1—No Project/Existing General Plan is the environmentally superior alternative. The City Council also finds that none of the alternatives, including Alternative 1, can satisfy the major objectives of the project to the same degree as the project. Other than the no project alternative, Alternative 3 is considered an environmentally superior alternative. Because none of the alternatives that were evaluated would satisfy the project's objectives to the same degree as the project, the City Council further finds that none of the alternatives has environmental advantages over the project that are sufficiently greater to justify approval of an alternative instead of the proposed project. Accordingly, the City Council has determined to approve the project instead of approving one of the alternatives.

In making this determination, the City Council finds that when compared to the other alternatives described and evaluated in the final EIR, the project, as mitigated, provides a reasonable balance between fully satisfying the project objectives and reducing potential environmental impacts to an acceptable level. The City Council further finds and determines that the project should be approved, rather than one of the other alternatives, for the following reasons.

#### **a. Description of Project Objectives**

The City of Riverbank has initiated the proposed project to achieve the following objectives:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.

- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and programs to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Downtown Riverbank should be a vibrant and active center of the community.

The land use objectives for the Cannery District include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

## **b. Discussion and Findings Relating to the Alternatives Evaluated in the Draft EIR**

**Alternative 1—No Project/Existing General Plan.** CEQA Guidelines Section 15126.6(e)(2) states that a discussion of the “No Project” alternative must consider “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans.” This alternative considers potential impacts if the project was not approved, and development proceeded based on the adopted City of Riverbank General Plan.

This alternative would accommodate the development of an additional 490 dwelling units within the project site and 226,850 square feet of non-residential building area. Compared to the project, this alternative would result in 395 fewer residential units and a reduction in nonresidential square footage of 308,146 square feet (Table 5-1). The No Project alternative would accommodate reduced levels of employment and residents, compared to the project. Implementation of Alternative 1 would reduce the amount of recreational facilities available in the Downtown area, in addition to a substantial reduction in availability of retail and commercial services (as compared to the project). The General Plan envisioned somewhat more office building space within the project site, when compared to the project.



Finding: This alternative would result in lesser impacts across all environmental topics examined in the EIR as compared to the proposed project. It would reduce but not eliminate impacts because development in the project site would still occur, just not as much development as would be implemented under the project. This alternative would meet the project objectives, but not to the same extent as the project would.

**Alternative 2—Traffic Noise.** This alternative assumes the same residential and non-residential development potential as the project. Alternative 2, the Transportation Noise Alternative, would not allow new residences within the project site to be exposed to outdoor noise above 60 dB  $L_{dn}$ , which is the City's maximum allowable noise exposure from transportation noise sources at noise-sensitive land uses (i.e., residential uses). Refer to Exhibit 4.4-2 in Section 4.4, "Noise," of the DEIR for areas within the project site projected to be over the 60 dB  $L_{dn}$  noise contour. Based on the projected noise contours, the Transportation Noise Alternative would preclude new residential development within approximately 525 feet of State Route 108 and within approximately 340 feet from the Burlington Northern Santa Fe (BNSF) railroad line within the project site.

Finding: The Traffic Noise Alternative would result in lesser environmental impacts in the topic areas of air quality and noise (DEIR, page 5-17). All other topic area impacts would be similar to the project (DEIR, page 5-17). This alternative would meet the project objectives, but not to the same extent as the project would.

**Alternative 3—Lower Density.** In order to reduce traffic volumes to an acceptable level of service (LOS D or less), existing conditions plus proposed development within the project site would need to be reduced to 15,700 daily trips. Using the trip generation rates for proposed land uses within the project site (see Table 4.5-8 in Section 4.5, "Transportation and Traffic" of the DEIR), a reduction of about 24% percent of trips would need to be achieved. Using the daily rates per land use, proposed residential units and non-residential square footage were proportionally reduced. It is anticipated that this reduction in development capacity would also improve operating conditions at other roadway segments and intersections in the vicinity of the project site, as well. Alternative 3 would have approximately 280 fewer residential units and would also reduce the development of nonresidential square footage by approximately 161,996 square feet (approximately 30% reduction), compared to the project.

Finding: The Lower Density Alternative would result in lesser environmental impacts in five topic areas, but would result in greater impacts regarding global climate change (DEIR, page 5-17). This alternative would meet the project objectives, but not to the same extent as the project would.

**Alternative 4—High-Speed Train Station.** The California High Speed Rail Authority (Authority) and the Federal Railroad Administration (FRA) are in the process of preparing an Environmental Impact Statement (EIS) and EIR (EIS/EIR) for the California High-Speed Train (HST) Project from Merced to Sacramento. The EIS/EIR will evaluate a potential alignment along the Union Pacific Railroad (UPRR) track, which is about 7 miles southwest and 10 miles west of the project site, and another potential alignment along the BNSF track, which runs through the project site. The EIS/EIR will consider

alternative station sites within the Merced to Sacramento segment, including the location for Stanislaus County in downtown Modesto.

Alternative 4 assumes the addition of a High-Speed Train Station at the 31-acre cannery site instead of the mix of urban uses, recreational uses, and the central plaza envisioned under the project. Under the High-Speed Train Station Alternative, the proposed land uses would remain the same except for the cannery site. Alternative 4 would have 507 fewer residential units (approximately 57% reduction) and would reduce nonresidential (retail and commercial services and office) square footage by approximately 100,400 square feet (approximately 19% reduction), compared to the project. However, construction on the train station site would add thousands of square feet of nonresidential land use. The building square footage of a train station is not knowable at this time. It is possible that a future train station, in addition to building square footage and acreage devoted to operations, could also include a small amount of building square footage devoted to commercial services and retail for the convenience of the passengers. The total difference in employment between Alternative 4 and the project would depend on the mix of uses developed in tandem with the future train station.

If this alternative is pursued by the Authority, FRA, and the City, it is possible that additional land may need to be acquired along the existing BNSF rail corridor and converted to transportation uses to accommodate rights-of-way for the station platform, facilities, and track under this alternative.

Under the High-Speed Train Alternative, the land uses identified the project would change significantly for the cannery site. The Regulating Code of the project would need to be modified to specify transit uses as an allowed use.

**Finding:** The High-Speed Train Station Alternative would lessen environmental impacts related to water supply, but would result in greater impacts to cultural resources and transportation and traffic (Draft EIR, page 5-17). This alternative would also meet most of the overall project objectives identified for the overall project, except protecting and enhancing existing residences. As discussed above, there is a potential for land acquisition including existing residential properties. Additionally, none of the three project objectives developed specifically for the cannery site would be achieved.

**Summary of Findings Regarding Alternatives.** For all of the foregoing reasons, the City Council has determined to approve the project instead of one of the alternatives to the project.

**Findings Regarding Adequacy of Range of Alternatives.** The City Council finds that the range of alternatives evaluated in the EIR reflects a reasonable consideration of various types of alternatives that would potentially be capable of reducing the project's environmental effects, while accomplishing most but not all of the project objectives. Upon full evaluation, some of the alternatives initially identified were found to be capable of reducing some of the environmental impacts of the project but would not achieve most of the project objectives or achieve them to the same extent as the project would. Only the project was found to be capable of fully achieving the project objectives. The City Council finds that the alternatives analysis is sufficient to inform the

City Council and the public regarding the tradeoffs between the degree to which alternatives to the project could reduce environmental impacts and the corresponding degree to which the alternatives would achieve the project objectives.

## **E. Statements of Overriding Considerations**

### **1. Impacts That Remain Significant**

As discussed in Section B, the City Council has found that the following impacts of the project remain significant following adoption and implementation of the mitigation measures described in the final EIR.

- ▶ Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors;
- ▶ Cause a Substantial Adverse Change in the Significance of an Historic Resource;
- ▶ Generation of Construction-Related GHG Emissions;
- ▶ Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise;
- ▶ Traffic Noise;
- ▶ Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels; and,
- ▶ Increased Traffic Volumes for SR 108 Roadway Segments.

### **2. Overriding Considerations Justifying Project Approval**

In accordance with State CEQA Guidelines Section 15093, the City Council has, in determining whether or not to approve the project, balanced the economic, social, technological, and other project benefits against its unavoidable environmental consequences and finds that the benefits of the project set forth below outweigh the potentially significant and significant adverse environmental effects that are not mitigated to less-than-significant levels. This Statement of Overriding Considerations is based on the City Council's review of the final EIR and all other information in the administrative record.

Any one of the reasons for approval cited below is sufficient to justify approval of the project. Even if not every reason is supported, the City Council will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings and in the documents found in the Record of Proceedings, as defined in Section II.F.

The benefits of the proposed project are as follows:

#### **a. General Plan Goals and Policies**

The project would promote numerous goals and policies of the *City of Riverbank General Plan 2005–2025*. By providing a mix of single-family and multi-family residential dwelling units, the project promotes General Plan Goals LAND-2, LAND-3, and ED-10. By proposing an additional non-residential uses (commercial/retail, office, and sports complex) beyond what is designated in the project site under the General Plan, the project promotes General Plan Goals LAND-2, LAND-4, DESIGN-7, DESIGN-10, ED-2, and ED-8. The combination of residential and non-residential uses produce a mixed use are within the Downtown area, which will have several benefits related to revitalization

of the Downtown area (Goal DESIGN-7), encouraging alternatives to vehicle use (Goals LAND-3, DESIGN-10, CIRC-1, and CIRC-2).

**b. Job Creation**

Implementation of the project would create approximately 1,025 new jobs within the project site. The creation of new job opportunities is essential to the economic development of Riverbank. Creating jobs also promotes Riverbank's overarching economic development goal of, among other things, creating jobs.

**c. Downtown Revitalization**

The City's General Plan identifies the project site and areas along Patterson Road as an "Infill Opportunity Area" where the City will "focus reinvestment, redevelopment, and revitalization efforts" (see the City's Land Use Element, starting on page 14 for more information). Implementation of the project would help meet the City's vision for the Downtown area.

**GENERAL PLAN 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.

The proposed Specific Plan is consistent with the Riverbank General Plan.

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. The project area is served by the railroad which provides excellent transportation options for its businesses. Locating jobs in the City will improve air quality and traffic congestion caused by the need for City residents to commute.

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, the DTSP requires attractive streetscapes and designates Callander, Patterson and Atchison as Gateway opportunities. The Specific Plan will require attractive streetscape, lighting building design forms which promote a high level of urban design. Furthermore, the General Plan requires that "when new development, redevelopment . . . 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 Conservation Element promotes adaptive reuse of buildings. For obvious reasons the Downtown Core area and the former Cannery District are in need of capital investment. The DTSP will serve as a tool to guide future development in the plan area and encourage private investment into an area which has received substantial public investment. Many folks would argue that they have waited a long time for the City to bring this plan forward so the real urban renewal could begin.

The Economic Development Element of the General Plan has several Goals/Policies that apply to this project. The over-reaching 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.”

## **GENERAL PLAN AMENDMENTS**

1. While most of the Downtown Specific Plan is consistent with the General Plan as outlined above, there are 83 parcels comprised of 18.49 acres which would be inconsistent. The land use designations on the affected parcels are different than those uses contemplated by the DTSP and therefore staff is recommending new corresponding General Plan Designations on these properties as shown on Attachment 6. In addition, if the City chooses to eliminate the Sante Fe Avenue underpass of the BNSF in favor of a pedestrian over-pass the Circulation Element will need to be modified to eliminate this circulation linkage.
2. The Planning Commission recommends to the City Council to consider the connection between the Downtown Area and the Cannery Site be modified to accommodate a PED Overpass, as opposed to the current vehicular underpass. To be consistent with the General Plan and the DTSP, a General Plan Amendment would modify the City’s General Plan Circulation Diagram (Figure CIRC-1), amending this connection.

## **PUBLIC NOTICE**

On March 30, 2015, notices for the City Council hearing were mailed to interested persons and property owners within the DTSP area. The City Council hearing notice was also published in the Riverbank News on April 1, 2015 for the April 14, 2015 City Council Hearing and then again on April 29, 2015 for the May 12, 2015 City Council Hearing. The City Council Agendas wherein this project was/is to be considered by the City Council was/is posted at City Hall North and South as well as the library and the Post Office.

## **FINANCIAL IMPACT**

The DTSP will have no additional financial impact on the City beyond the services contracted for with AECOM. Implementation strategies, including financial, are included

in the Plan, but feature more private driven investment due to the demise of the California Redevelopment Agency.

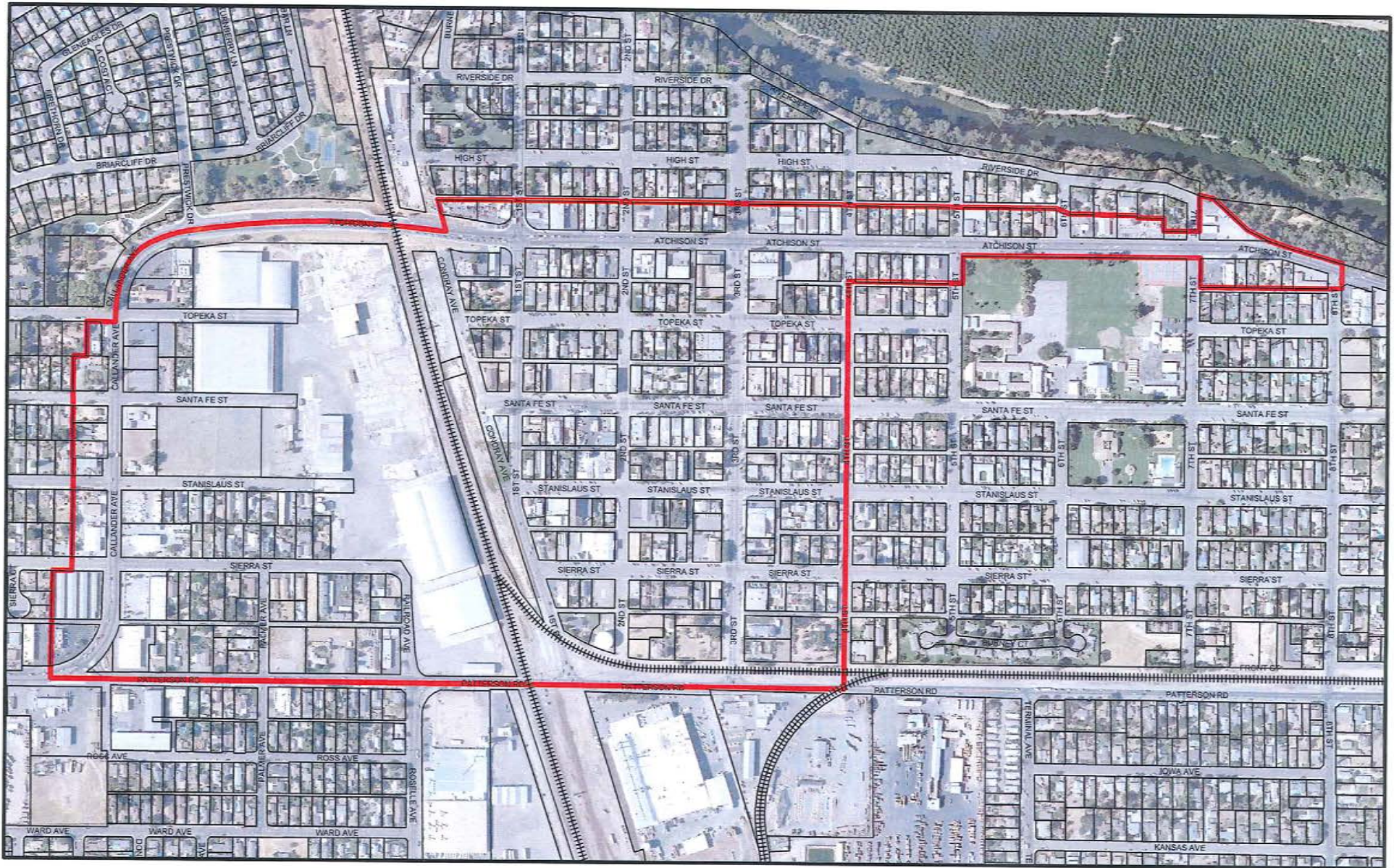
## **STRATEGIC GOALS**

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The proposed Downtown Specific Plan is part of the three year goal of *Retain and Attract Businesses* and will complete item number 8: recommend to the City Council for action of the Downtown Specific Plan.

## **ATTACHMENTS**

1. Map of the proposed 2014 DTSP Boundary
2. CEQA Findings for the CC Hearing of March 11, 2013
3. City Council Resolution No. 2013-015 certifying the DTSP Specific Plan Project EIR
4. Final DTSP dated January 2015 – City Council members received this document under a separate cover prior to the City Council Meeting of April 14, 2015
5. Errata Sheet of suggested changes to the DTSP, dated April 13, 2015.
6. Proposed General Plan Changes Map and Property Survey Spread-sheet.
7. Signed PC Resolutions:
  - PC Resolution No. 2015-010 – General Plan Amendment
  - PC Resolution No. 2015-011 – Zoning Ordinance Amendment
8. City Council Resolution No. 2015-XXX – General Plan Amendment modifying the Land Use Designations of 83 properties and the General Plan Circulation Diagram (Figure CIRC-1) to be consistent with the Planning Commission recommendation for a PED Overpass and approval of the Downtown Specific Plan
9. Proposed City Council Ordinance No. 2015-010 rezoning the subject property to SP-3
10. Planning Commission Minutes of March 17, 2015.
11. Contract Community Development Directors response to Mrs. Halbert's letter of concern presented to the City Council on April 14, 2015.





**LEGEND**

 Specific Plan Area

0 200 400  
FEET



Riverbank Downtown Specific Plan  
**PROPOSED BOUNDARY**  
July 15, 2014



**CEQA Findings of Fact and  
Statement of Overriding Considerations  
of the City of Riverbank for the  
Implementation of the 2005-2025 General Plan for  
Downtown Riverbank  
Environmental Impact Report**





# TABLE OF CONTENTS

| Section                                                                                                                              | Page      |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>I. CERTIFICATION OF THE FINAL EIR .....</b>                                                                                       | <b>1</b>  |
| <b>II. FINDINGS OF FACT.....</b>                                                                                                     | <b>2</b>  |
| A. ENVIRONMENTAL REVIEW PROCESS.....                                                                                                 | 2         |
| 1. Development of the Project.....                                                                                                   | 2         |
| 2. Project Characteristics.....                                                                                                      | 3         |
| 3. Preparation of the EIR.....                                                                                                       | 4         |
| 4. Absence of Significant New Information.....                                                                                       | 4         |
| B. IMPACTS AND MITIGATION MEASURES.....                                                                                              | 5         |
| 1. The City Council’s Adoption of Mitigation Measures.....                                                                           | 5         |
| 2. The City Council’s Findings Relating to Significant Impacts.....                                                                  | 6         |
| C. FINDINGS RELATED TO CUMULATIVE IMPACTS .....                                                                                      | 13        |
| D. BASIS FOR THE CITY COUNCIL’S DECISION TO APPROVE THE PROPOSED PROJECT<br>RATHER THAN AN ALTERNATIVE TO THE PROPOSED PROJECT ..... | 14        |
| 1. Summary of Discussion of Alternatives in the Final EIR .....                                                                      | 14        |
| 2. The City Council’s Findings Relating to Alternatives .....                                                                        | 14        |
| E. STATEMENTS OF OVERRIDING CONSIDERATIONS.....                                                                                      | 18        |
| 1. Impacts That Remain Significant.....                                                                                              | 18        |
| 2. Overriding Considerations Justifying Project Approval .....                                                                       | 18        |
| F. RECORD OF PROCEEDINGS .....                                                                                                       | 19        |
| G. MITIGATION MONITORING AND REPORTING PROGRAM.....                                                                                  | 19        |
| H. SUMMARY .....                                                                                                                     | 19        |
| <b>III. RESOLUTION OF APPROVAL .....</b>                                                                                             | <b>19</b> |

## Exhibits

- A Summary of Impacts and Mitigation Measures
- B Mitigation Monitoring and Reporting Program

## ABBREVIATIONS AND ACRONYMS

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| ARB       | California Air Resources Board                                  |
| BNSF      | Burlington Northern Santa Fe                                    |
| BPS       | best performance standard                                       |
| Authority | California High Speed Rail Authority                            |
| CEQA      | California Environmental Quality Act                            |
| CHRIS     | California Historical Resources Information System              |
| City      | City of Riverbank                                               |
| CRHR      | California Register of Historical Resources                     |
| dBA       | A-weighted decibels                                             |
| EIR       | Environmental Impact Report                                     |
| EIS       | Environmental Impact Statement                                  |
| FRA       | Federal Railroad Administration                                 |
| GHG       | greenhouse gas                                                  |
| HABS      | Historic American Building Survey                               |
| HAER      | Historic American Engineering Record                            |
| HST       | California High-Speed Train                                     |
| IS        | Initial Study                                                   |
| $L_{dn}$  | day-night average noise level                                   |
| LOS       | level of service                                                |
| MMRP      | Mitigation Monitoring and Reporting Program                     |
| NOP       | Notice of Preparation                                           |
| $NO_x$    | oxides of nitrogen                                              |
| $PM_{10}$ | particulate matter less than or equal to 10 microns in diameter |
| ROG       | reactive organic gasses                                         |
| SJVAPCD   | San Joaquin Valley Unified Air Pollution Control District       |
| SR        | State Route                                                     |
| TPY       | tons per year                                                   |
| UPRR      | Union Pacific Railroad                                          |

**CERTIFICATION OF THE IMPLEMENTATION OF THE 2005-2025 GENERAL PLAN FOR  
DOWNTOWN RIVERBANK FINAL EIR;**

**ADOPTION OF CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT,  
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING, AND STATEMENT OF  
OVERRIDING CONSIDERATIONS; AND**

**APPROVAL OF THE IMPLEMENTATION OF THE 2005-2025 GENERAL PLAN FOR DOWNTOWN  
RIVERBANK**

**I. CERTIFICATION OF THE FINAL EIR**

The City of Riverbank (“City”), as lead agency pursuant to the California Environmental Quality Act (CEQA), has completed the final environmental impact report (EIR) for the Implementation of the 2005-2025 General Plan for Downtown Riverbank (“the project”) (State Clearinghouse No. 2010102004).

The findings in this document address EIR certification and City approval of the project. The project intends to guide long-term revitalization of Riverbank’s historic Downtown through infill, redevelopment, and adaptive re-use. The project includes a vision, revitalization strategies, development regulations, and implementation actions that are intended to attract and guide new investment, ensure that proposed development and/or redevelopment projects support the community’s goals for Downtown, and provide public investments to support development that is consistent with the goals of the General Plan.

On October 6, 2010, the City of Riverbank circulated an environmental initial study (IS) and issued a notice of preparation (NOP) of a draft EIR. The NOP was filed with the State Clearinghouse on October 6, 2010. The 30-day public comment period on the NOP ended on November 15, 2010. A scoping meeting was held in Riverbank on October 27, 2010. A draft EIR was released for public and agency review on February 2, 2011.

The draft EIR assesses the potential environmental effects of implementing the General Plan for Downtown Riverbank, identifies the means to eliminate or reduce potentially significant adverse impacts, and evaluates a reasonable range of alternatives. The draft EIR is hereby incorporated into this document in its entirety by reference.

The final EIR is comprised of the draft EIR, the verbal comments from the March 14, 2011 public hearing regarding the draft EIR, written responses to these verbal comments, the 10 comment letters on the draft EIR received by the City, written responses to these comments, and a section detailing the changes and revisions to the draft EIR text. The final EIR is hereby incorporated into this document in its entirety by reference.

The City of Riverbank City Council certifies that it has been presented with the final EIR and that it has reviewed and considered the information contained therein before making the following certifications and the findings in Section II and the approvals in Section III.

Pursuant to State CEQA Guidelines Section 15090 (Title 14 of the California Code of Regulations, Section 15090), the City Council certifies that the final EIR has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council certifies the final EIR for the actions described in these findings and in the final EIR (i.e., implementation of the General Plan for Downtown Riverbank, as described).

The City Council further certifies that the final EIR reflects its independent judgment and analysis and that the information disclosed therein is accurate, adequate, and objective.

## **II. FINDINGS OF FACT**

Having received, reviewed, and considered the final EIR and the whole administrative record of proceedings, the City Council hereby adopts the following Findings of Fact in compliance with CEQA and the State CEQA Guidelines:

- Part A: Findings regarding the environmental review process and the contents of the final EIR.
- Part B: Findings regarding the environmental impacts of the project and the mitigation measures for those impacts identified in the final EIR and adopted as conditions of approval.
- Part C: Findings regarding alternatives and the reasons that such alternatives are rejected or accepted.
- Part D: Statement of Overriding Considerations determining that the benefits of implementing the project outweigh the significant and unavoidable environmental impacts that will potentially result and therefore justify approval of the project despite such impacts.

The City Council certifies that these findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental issues identified and discussed in the final EIR. The City Council adopts the Findings of Fact and the Statement of Overriding Considerations in Parts A through D for the approvals that are set forth in Section III, below.

### **A. Environmental Review Process**

#### **1. Development of the Project**

The City of Riverbank initiated the proposed project to achieve the following objectives:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and plans to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.

- ▶ Downtown Riverbank should be a vibrant and active center of the community.

The land use objectives for the Cannery District, which is a portion of the project site, include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

## 2. Project Characteristics

The project includes strategies for revitalization, development regulations, and implementation actions to ensure that development and redevelopment in the Downtown area is consistent with the community's vision. The project seeks to reclaim Downtown as the social and cultural heart of the community, fulfilling goals of the 2005-2025 Riverbank General Plan.

The first section of the project lays out the community's vision for Downtown Riverbank by discussing a series of "strategies" for revitalizing Downtown. These strategies emphasize the need to accommodate a variety of activities and residences Downtown to add vibrancy to this area. The City's overall approach to development, land use, public investment, parking, transportation, arts and culture, marketing and business recruitment, and public assistance for the project site is outlined in these strategies. Essentially this first part was the result of the workshops associated with the then design guidelines.

The second section of the project is the Regulating Code. This code provides development standards and design guidelines for projects proposed within the project site (and for projects proposing substantial change to existing structures). A form-based approach is used for regulating development. This approach focuses less on land use and more on building placement, building form, and the public realm. The Regulating Code provides guidance on the site and architectural review process, exceptions to the code, how to address nonconforming uses, and the relationship between the project and the City's Municipal Code. "District Zones" are established by the Regulating Code and include:<sup>1</sup>

- ▶ **Downtown Core.** The Downtown Core is the most urban and most vibrant downtown district. Commercial block buildings built to the back of the sidewalk have ground floor activity-generating uses in shopfronts and a mix of uses on upper floors. Parking is provided on-street and in shared parking lots located behind buildings.
- ▶ **Downtown General.** Extending from the Downtown Core south to Patterson Road and west to the railroad, the Downtown General contains buildings having a mix of retail, workplace, and residential uses. Building types, land uses, and site design create a highly pedestrian-friendly environment forming a gateway to the Downtown Core.
- ▶ **Mixed-Use Neighborhood.** Comprised primarily of residential and workplace uses, the Mixed-Use Neighborhood encourages new investment to create an urban neighborhood in the Downtown District. Redevelopment of the District's many opportunity sites will add new investment that complements existing residences and businesses. Buildings are setback slightly from neighborhood streets, and new landscapes and open spaces support pedestrian activity.
- ▶ **Downtown Boulevard.** A mix of uses in boulevard-scale buildings creates an attractive and welcoming edge to the Downtown District. Streetscape designs are supportive of new investment and create a pedestrian- and

<sup>1</sup> See the project, starting on page 2:4.

bicycle-friendly environment. Commercial, workplace, and residential uses are ‘on-display’ along the city’s primary automobile thoroughfares.

- ▶ **Downtown Neighborhood.** The Downtown Neighborhood District is home to much of Downtown’s residential fabric. Regulations for site development are intended to preserve and enhance residential character, while encouraging new residential development in support of the community’s overall vision.
- ▶ **Cannery District.** The Cannery District comprises approximately 31 acres west of the BNSF Railroad that were formerly occupied by the Sun Garden-Gangi Canning Company. The code allows for a flexible approach to redevelopment of the site in support of overall Downtown revitalization.

Finally, Section 3 of the project has information on certain aspects of implementation of the Project. Some needed capital improvements are described, along with information on financing, infrastructure, and environmental review. Streetscape design guidelines are presented for Atchison Street and Patterson Road and for neighborhood streets throughout the project site. The project describes a railroad underpass to be constructed in the alignment of Santa Fe Street. Signage is discussed for key entry points into the project site in Section 3.2.3 of the project.

### **3. Preparation of the EIR**

On October 6, 2010, the City of Riverbank issued an NOP announcing the intended preparation of the draft EIR and describing its proposed scope. The City received five comment letters that were used to assist in developing the scope of inquiry for the draft EIR. The City held a public scoping meeting on October 27, 2010 in Riverbank to provide an opportunity for interested parties to learn about the proposed project and provide input on the scope of the EIR. Comment cards and copies of project documents were made available to the public, and a map of the project area was displayed. The public scoping meeting was concluded following discussion of the project among Environmental Review Committee members, as well as comments and questions from members of the public.

On February 2, 2011, the City made the draft EIR available to public agencies and interested parties for review and comment. A notice of availability was published and the period for receipt of comments on the draft Preliminary EIR remained open for 45 days, until close of business on March 18, 2011. Notices of a public hearing on the draft EIR were published in the Riverbank News (local general circulation newspaper). A public hearing was held on Monday, March 14, 2011, in Riverbank to receive written or oral comments on the draft EIR. Members of the public came forth to speak during the public hearing and the City has provided written responses to these comments, as well as written comments, as a part of the final EIR.

The City Council finds and determines that there were no comments raising significant environmental issues received on the draft EIR.

The final EIR was completed and made available for review by public agencies and members of the public in December of 2011. The City Council finds and determines that there were no comments raising significant environmental issues received on the final EIR.

### **4. Absence of Significant New Information**

State CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after the public receives notice of the availability of the draft EIR but before certification of the final EIR. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project proponent declines to implement. Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. Pursuant to State CEQA Guideline Section 15088.5, recirculation is required if the final EIR results in any of the following conclusions:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The City Council recognizes that the final EIR incorporates new sections documenting comments and responses related to the draft EIR and revisions to the draft EIR. The City Council finds that these changes are minor, are not substantive, and do not trigger any requirement for recirculation of the draft EIR.

Specifically, the City Council finds that the additional information included in the final EIR, including the changes described above, does not meet the thresholds identified in Section 15088.5 of the State CEQA Guidelines for recirculating an EIR.

## **B. Impacts and Mitigation Measures**

These findings provide the written analysis and conclusions of the City Council regarding the environmental impacts of the project and the mitigation measures proposed by the final EIR and adopted by the City Council as conditions of approval for the project.

The significance thresholds used in the EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the project. The City Council finds that the determination of significance thresholds is a judgment decision within the discretion of the City Council. The City Council finds that significance thresholds used in the EIR are supported by substantial evidence in the record, including the expert opinion of the EIR preparers and City staff.

Table 1-1 of the draft and final EIR (Exhibit A), which is attached to these findings and incorporated herein by reference, provides a summary of the environmental determinations of the final EIR regarding the significance of the project's environmental impacts before and after mitigation.

Exhibit A does not attempt to describe the full analysis of each environmental impact contained in the final EIR. Instead, Exhibit A provides a summary of each impact and a description of the applicable mitigation measures identified in the final EIR and adopted by the City Council and states the City Council's findings on the significance of each impact after the adopted mitigation measures are imposed. A full explanation of these environmental findings and conclusions can be found in the final EIR. These findings hereby incorporate by reference the discussion and analysis in the final EIR supporting the final EIR's determinations regarding the project's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts, and incorporates the analysis and explanation in the final EIR. The City Council also ratifies, adopts, and incorporates in these findings the determinations and conclusions of the final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

### **1. The City Council's Adoption of Mitigation Measures**

The City Council adopts and incorporates as conditions of approval of the project the mitigation measures set forth in the mitigation monitoring and reporting program attached to these findings (Exhibit B) to reduce or avoid



the potentially significant and significant impacts of the project. In adopting these mitigation measures, the City Council intends to adopt each of the mitigation measures recommended for approval by the final EIR. Accordingly, in the event a mitigation measure recommended in the final EIR has inadvertently been omitted from Exhibit B, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in Exhibit B fails to accurately reflect the mitigation measures in the final EIR due to a clerical error, the language of the mitigation measure as set forth in the final EIR shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

## 2. The City Council's Findings Relating to Significant Impacts

State CEQA Guidelines Section 15091(a) requires that the lead agency to make a finding for each significant or potentially significant impact. Exhibit A summarizes the environmental determinations of the final EIR and identifies the significance of the project's environmental impacts before and after mitigation.

### a. Potentially Significant Impacts for which Mitigation Has Been Incorporated to Lessen the Significance to Less-Than-Significant Levels

The following impacts were identified in the EIR as potentially significant prior to mitigation and less than significant after mitigation:

|                                                                                                                         |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.2-2: Cause Damage to or Destruction of a Significant Prehistoric or Early Historic-era Archaeological Resource.       | 4.5-5: Unacceptable Operations at the Intersection of Patterson Road and 1st Street.                                                               |
| 4.2-3: Subsurface Disturbances Could Potentially Uncover Unmarked Historic-Era and Prehistoric Native American Burials. | 4.5-6: Unacceptable Operations at the Intersection of Patterson Road and 3rd Street.                                                               |
| 4.4-2: Increases in Ambient Noise Levels.                                                                               | 4.5-7: Unacceptable Operations at the Intersection of Patterson Road and 8th Street During the A.M. Peak Hour.                                     |
| 4.4-4: Increases in Vibration Levels.                                                                                   | 4.5-8: Worsening of Unacceptable Operations at the Intersection of Atchison Street (SR 108) and Claus Road.                                        |
| 4.5-1: Unacceptable Operations at the Intersection of State Route (SR) 108 (Callander Avenue) and Santa Fe Street.      | 4.5-9: Need for Left-Turn Channelization at Claus Road and Santa Fe Street, Patterson Road and Roselle Avenue, and Santa Fe Street and 1st Street. |
| 4.5-2: Unacceptable Operations at the Intersection of SR 108 (Callander Avenue) and Patterson Road.                     | 4.5-11: Increased Traffic Volumes on Patterson Road between Roselle Road and 1st Street.                                                           |
| 4.5-3: Unacceptable Operations at the Intersection of Patterson Road and Roselle Avenue.                                | 4.5-12: Increased Traffic Volumes on 1st Street north of Atchison Street (SR 108).                                                                 |
| 4.5-4: Unacceptable Operations at the Intersection of Santa Fe Street and 1st Street.                                   | 4.5-13: Increased Traffic Volumes on Patterson Road east of 1st Street to Terminal Avenue.                                                         |
| 4.5-14: Increased Traffic Volumes and Safety at the BNSF Railroad Crossings.                                            | 4.5-20: Increased Traffic Volume at the Intersection of SR 108 (Callander Avenue) and Patterson Road under Cumulative Conditions.                  |
| 4.5-15: Conflicts between Automobiles and                                                                               | 5-21: Worsen Unacceptable Conditions at the Intersection of                                                                                        |

Pedestrians.

4.5-17: Increase in Traffic Volumes under Cumulative Conditions on SR 108 would exceed the City's level of service (LOS) D Policy.

4.5-18: Increase in Traffic Volumes under Cumulative Conditions on 1st Street would exceed the City's LOS D Policy.

4.5-19: Increased Traffic Volume at Intersection of SR 108 and Santa Fe Street under Cumulative Conditions.

Patterson Road and 3rd Street under Cumulative Conditions.

4.5-22: Increased Traffic Volume at the Intersection of Patterson Road and 8th Street under Cumulative Conditions.

4.5-23: Increased Traffic Volume at the Intersection of Claus Road and Santa Fe Street under Cumulative Conditions.

4.5-24: Traffic Volumes and Safety at the BNSF Railroad Crossings under Cumulative Conditions.

For each of the above impacts, mitigation has been identified that that would lessen the significance to a less-than-significant level. Regarding these impacts, the City Council finds that changes have been required in, or incorporated into, the project, as described in the final EIR and summarized in Exhibit A, that avoid or substantially lessen the significant environmental effects to less-than-significant levels.

## **b. Significant and Unavoidable Impacts**

As discussed in Exhibit A, the City Council has found that the following impacts of the project remain significant following adoption and implementation of the mitigation measures described in the final EIR:

- ▶ Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors;
- ▶ Cause a Substantial Adverse Change in the Significance of an Historic Resource;
- ▶ Generation of Construction-Related greenhouse gas (GHG) Emissions;
- ▶ Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise;
- ▶ Traffic Noise;
- ▶ Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels; and,
- ▶ Increased Traffic Volumes for SR 108 Roadway Segments.

Findings for each of these impacts are discussed below.

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>IMPACT<br/>4.1-3</b> | <b>Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors.</b> <i>Long-term operation-related activities would result in emissions of ROG and NO<sub>x</sub> that exceed SJVAPCD's significance threshold of 10 TPY. Thus, operation-related emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations, especially considering the nonattainment status of Stanislaus County. This impact is considered <b>significant</b>.</i> |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **Mitigation**

### **Mitigation Measure 4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects**

The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the project. As mentioned above, the project includes a number of policies that are consistent with the on-site mitigation measures recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law, would result in a minimum 33% reduction in NO<sub>x</sub> emissions and a 50% reduction in PM<sub>10</sub> emissions, according to estimates provided by

SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.

## Finding

Implementation of the above mitigation measure, in addition to compliance with Rule 9510 and the 2025 General Plan policies and actions, would reduce operational emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. Despite the incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. This impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development consistent with the project's Project Objectives and consistent with the General Plan goals and policies related to Downtown revitalization without generating emissions of criteria air pollutants and precursors. The project's objectives include orderly development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating emissions of criteria air pollutants and precursors, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.2-1** **Cause a Substantial Adverse Change in the Significance of an Historic Resource.** *Implementation of the project would involve demolition of buildings on the former cannery site (called the Cannery District in the project), which contains buildings that could represent resources. Given the age and number of resources in the Cannery District it is possible that some are historically significant. The rest of the project also contains structures that are 45 years old or older. The effect on architectural resources is considered **potentially significant**.*

## Mitigation

### Mitigation Measure 4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources

- ▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and California Register of Historical Resources (CRHR) evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.
- ▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.
- ▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.
- ▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives. Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the California Historical Resources Information System (CHRIS).

## Finding

Implementation of Mitigation Measure 4.2-1 would reduce the likelihood of a significant impact by requiring an evaluation of buildings for their historic significance and incorporating any significant resources into project design. However, it is not possible at this time to determine whether the incorporation of significant historic resources into the mixed-use project on the former cannery site would be feasible. Despite the incorporation of the all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without the potential to cause an adverse change to historic resources. The project's objectives include orderly development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without creating the potential to cause adverse changes to historic resources, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.3-1**     **Generation of Construction-Related GHG Emissions.** *Construction associated with development that could occur under the project would result in increased generation of GHG emissions. As a result, this impact is considered **cumulatively considerable and potentially significant**.*

## Mitigation

### Mitigation Measure 4.3-1: Construction-Generated GHG Emissions.

Applicants for development projects permitted under the project shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following:

- ▶ Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent;
- ▶ Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and
- ▶ Recycle or reuse at least 50 percent of construction waste or demolition materials.

## Finding

In addition to the above-recommended measures, construction activity will be required to comply with all applicable rules and regulations enforced by SJVAPCD and California Air Resources Board (ARB) at the time development projects under the project are proposed. Implementation of Mitigation Measure 4.3-1 would reduce construction-related GHG emissions. However, the City cannot demonstrate at this time that the incorporation of this mitigation would reduce impacts to a less-than-significant level. This cumulative impact is considered **significant unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating construction-related GHG emissions. The project's objectives include orderly development and redevelopment of Riverbank's downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating construction-related GHG emissions, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.4-1** **Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise.** *Short-term construction source noise levels could exceed the applicable City standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. This impact is considered **potentially significant**.*

#### **Mitigation (in the form of project policy language)**

##### **Construction Noise**

- ▶ Construction activities shall be prohibited between the hours of 6:30 p.m. and 6:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on weekends and legal holidays.
- ▶ Project applicants and contractors shall ensure that all construction equipment is equipped with noise-reduction devices, such as mufflers to minimize construction noise, and that all internal combustion engines are equipped with exhaust and intake silencers, in accordance with manufacturers' specifications.
- ▶ Electric construction equipment shall be used for construction activities occurring adjacent noise-sensitive uses to the greatest extent feasible.
- ▶ Temporary noise barriers around construction sites and temporary barriers around noisy stationary construction equipment (generators, compressors, etc.) shall be used in construction of projects located adjacent to noise-sensitive land uses to the greatest extent feasible.

#### **Finding**

The project requires that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications. The above policy also requires that construction activities avoid more noise-sensitive times of day and that all feasible noise mitigation is incorporated into construction projects implemented under the project. City policy and existing ordinances would reduce construction noise impacts. Despite the incorporation of all feasible mitigation in the form of policy, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating construction-related noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating construction-related noise, complete mitigation is facially infeasible.

**IMPACT 4.4-3** **Traffic Noise.** *Future development of new noise-sensitive land uses would occur under the project in areas that are either currently affected by noise from transportation noise sources or will be in the future. Increases in traffic attributable to project development would also affect existing noise-sensitive land uses. The impact is considered **significant**.*

#### **Mitigation (in the form of project policy language)**

##### **Traffic Noise**

- ▶ Project applicant(s) of projects that propose noise-sensitive land uses in areas affected by traffic noise in excess of City standards shall incorporate feasible measures to reduce interior and exterior noise to meet the City's noise standards.
- ▶ Exterior noise levels for noise-sensitive land uses shall use all feasible mitigation to achieve a noise level of 60 dB day-night average noise level ( $L_{dn}$ ) as measured at outdoor activity areas (such as yards, common play areas, and other areas intended for gathering and recreation etc.) through the use of shielding with proposed buildings, site design, or other means. Where it is not possible to reduce noise in outdoor activity areas of proposed noise-sensitive uses to 60 dB  $L_{dn}$  or less using practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB  $L_{dn}$  may be allowed.
- ▶ Interior noise levels for noise-sensitive uses shall be mitigated according to City standards through acoustical glazing (thicker glass or increased air space between panes) in frames with low air infiltration rates, using fixed (nonmovable) acoustical glazing, increasing wall mass (using stucco or brick in lieu of wood siding), isolating wall members by the use of double or staggered stud walls, mounting interior walls on resilient channels, reducing door area, using solid-core doors, acoustically sealing door perimeters with suitable gaskets, roof treatments, and/or other feasible and effective means.
- ▶ If future projects could result in potentially significant impacts, the City may require the preparation of an acoustical analysis to study noise mitigation strategies.

## Finding

Implementation of the above policy would assure that feasible measures are implemented to reduce the level of impact on future sensitive receptors. The incorporation of these policies would reduce both exterior and interior noise levels according to City standards. While all available and feasible mitigation in the form of City policy has been identified to reduce this impact, there are existing noise sources affecting portions of the project site that could still affect outdoor gathering areas associated with noise sensitive uses.

Traffic noise increases would also affect existing noise-sensitive land uses along roadways affected by project traffic. This is an unavoidable result of development both in the region and within the project site. Despite incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating traffic noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating traffic noise, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.4-5 Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.**  
*Implementation of the proposed project would result in locating new noise-sensitive land uses within 60 A-weighted decibels (dBA)  $L_{dn}$  railroad noise contours. Therefore, this impact is considered **potentially significant**.*

## Mitigation (in the form of project policy language)

### Train Noise

- ▶ The City will coordinate with Burlington Northern Santa Fe Railroad to have installed directional warning devices at Riverbank railroad crossings that, compared to whistles mounted on trains, would reduce noise in noise sensitive areas of the community.
- ▶ The City will coordinate with the Burlington Northern Santa Fe Railroad to reduce or eliminate the use of horns in noise sensitive areas of the community with the installation of alternative sounding devices. These improvements will be reflected in Capital Improvements Programming.

### Findings

Implementation of the above policy requirement and policy requirements identified under the heading “Traffic Noise” would ensure that all feasible measures are implemented to reduce the level of noise impact from railroad operations on future noise-sensitive land uses that could be accommodated by the project in areas near the existing railroad line. While all available and feasible mitigation in the form of City policy has been identified to reduce this impact, there are existing noise sources affecting portions of the project site that could still affect outdoor gathering areas associated with proposed noise sensitive uses. Despite the incorporation of the feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. Therefore, the impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development in the project site without some potential for conflict with existing railroad noise. The project’s objectives include orderly development and redevelopment of Riverbank’s Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without some potential for conflict with existing railroad noise, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

**IMPACT 4.5-10**     **Increased Traffic Volumes for SR 108 Roadway Segments.** *Implementation of the project would add traffic to SR 108 and would exacerbate the LOS F conditions already identified for the two-lane portion of SR 108 (Patterson Road) west of the Callander Avenue intersection, for the two-lane portion of SR 108 (Callander Avenue) north of Patterson Road to Atchison Street, for the two-lane portion of SR 108 (Atchison Street) from 1st Street to 8th Street and for SR 108 east of Claus Road. This impact is considered **potentially significant**.*

### Mitigation

#### Mitigation Measure 4.5-10: Contribute Fair Share toward the Cost of Widening Callander Avenue

- ▶ Projects shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.
- ▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.

### Findings

With this mitigation, project impacts would be avoided for the Callander Avenue portion of SR 108. However, LOS would be unacceptable east of 1st Street, and widening of the highway in this location is not considered

feasible, since it would conflict with the General Plan and the objectives of the project. Despite the incorporation of all feasible mitigation, the City cannot demonstrate that impacts would be reduced to a less-than-significant level. The impact is considered **significant and unavoidable**.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development in the project site without some potential for increased traffic. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without some potential for increased traffic, complete mitigation is facially infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

### **C. Findings Related to Cumulative Impacts**

In addition to the direct and indirect significant impacts caused by the project, the City Council finds that implementation of the project will result in the following significant and unavoidable cumulative impacts

#### **Air Quality**

Regional area- and mobile-source emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> attributable to project land uses would combine with past, present, and future developments to adversely affect air quality in the region. Based on the modeling conducted, operational activities would result in emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> that exceed SJVAPCD's applicable thresholds of 10 and 15 TPY in the interim year of 2020. The City cannot show that mitigation would reduce impacts to a less-than-significant level, despite the incorporation of all feasible mitigation. The impact is cumulatively considerable and significant and unavoidable.

Implementation of the above mitigation measure, in addition to compliance with Rule 9510 and the 2025 General Plan policies and actions, would reduce operational emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>. There is no feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development consistent with the project's Project Objectives and consistent with the General Plan goals and policies related to Downtown revitalization without generating emissions of criteria air pollutants and precursors. The project's objectives include development and redevelopment of Riverbank's Downtown area. Therefore, complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating emissions of criteria air pollutants and precursors, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

#### **Greenhouse Gas Emissions**

Please see previously described Impact 4.3-1. The treatment of greenhouse gas emissions is cumulative.

#### **Noise and Vibration**

Implementation of the project would allow new development and redevelopment within the project site. Such development would generate additional traffic, which would increase ambient noise levels at existing land uses along roadways. Noise levels for roadway segments affected by project traffic, when combined with past, present, and future development may exceed the transportation noise level limits established by the City of Riverbank. This is a significant cumulative impact. Since the project would be part of an overall exceedance of transportation noise level limits, the City considers this to be cumulatively considerable contribution to the cumulatively



significant impact related to traffic noise. The City has incorporated all feasible mitigation in the form of City policy and this impact is considered significant and unavoidable.

Implementation of mitigation in the form of City policy identified in the EIR would assure that feasible measures are implemented to reduce the level of impact on future sensitive receptors. This would reduce both exterior and interior noise levels according to City standards. While all available and feasible mitigation in the form of City policy has been identified to reduce this impact, existing noise sources could still affect outdoor gathering areas associated with noise sensitive uses.

No feasible mitigation beyond that included above is available to reduce this impact because it is technically infeasible to allow development without generating traffic noise. The project's objectives include development and redevelopment of Riverbank's Downtown area. Complete mitigation is not possible while still allowing implementation of the project. Thus, because it is impossible to develop the project site without generating traffic noise, complete mitigation is infeasible.

As is fully explained in the Statement of Overriding Considerations in Section E, the environmental, economic, social, and other benefits of the project outweigh and override the significant impacts.

## **Transportation and Traffic**

Please see previous description of Impacts 4.5-17, 4.5-18, 4.5-19, 4.5-20, 4.5-22, 4.5-23, and 4.5-24, which address cumulative impacts.

### **D. Basis for City Council's Decision to Approve the Proposed Project Rather Than An Alternative to the Proposed Project**

#### **1. Summary of Discussion of Alternatives in the Final EIR**

The final EIR evaluates a reasonable range of potential alternatives to the project. The EIR examines the environmental impacts of each alternative in comparison with the project and the relative ability of each alternative to satisfy the major project objectives. The EIR also compares the environmental impacts of the project to those of each of the alternatives.

The EIR also summarizes the criteria used to identify a reasonable range of alternatives for review in the EIR and describes alternatives that the City concluded did not warrant additional, more-detailed review.

#### **2. The City Council's Findings Relating to Alternatives**

In making these findings, the City Council certifies that it has independently reviewed and considered the information on alternatives provided in the final EIR. The final EIR's discussion and analysis of these alternatives is not repeated in these findings, but the discussion and analysis of the alternatives in the final EIR is incorporated in these findings by reference.

The final EIR describes and evaluates four alternatives to the proposed project:

- Alternative 1—No Project/Existing General Plan;
- Alternative 2—Transportation Noise;
- Alternative 3—Lower Density; and
- Alternative 4—High-Speed Train Station.

Each alternative offers one or more environmental advantages in comparison with the project by reducing or eliminating a potentially significant environmental impact. The alternatives differ in degree to which they meet

the major objectives of the project and in some cases have different or additional environmental impacts compared to the project.

As set forth in Section B above, the City Council has adopted mitigation measures that mitigate the significant environmental effects of the project. As explained in Section D of these findings, while these mitigation measures will not mitigate all project impacts to a less-than-significant level, they will mitigate those impacts to a level that the City Council finds acceptable relative to competing environmental, economic, and social objectives.

The City Council finds that Alternative 1—No Project/Existing General Plan is the environmentally superior alternative. The City Council also finds that none of the alternatives, including Alternative 1, can satisfy the major objectives of the project to the same degree as the project. Other than the no project alternative, Alternative 3 is considered an environmentally superior alternative. Because none of the alternatives that were evaluated would satisfy the project's objectives to the same degree as the project, the City Council further finds that none of the alternatives has environmental advantages over the project that are sufficiently greater to justify approval of an alternative instead of the proposed project. Accordingly, the City Council has determined to approve the project instead of approving one of the alternatives.

In making this determination, the City Council finds that when compared to the other alternatives described and evaluated in the final EIR, the project, as mitigated, provides a reasonable balance between fully satisfying the project objectives and reducing potential environmental impacts to an acceptable level. The City Council further finds and determines that the project should be approved, rather than one of the other alternatives, for the following reasons.

#### **a. Description of Project Objectives**

The City of Riverbank has initiated the proposed project to achieve the following objectives:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and programs to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Downtown Riverbank should be a vibrant and active center of the community.

The land use objectives for the Cannery District include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank’s growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District’s overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

## **b. Discussion and Findings Relating to the Alternatives Evaluated in the Draft EIR**

**Alternative 1—No Project/Existing General Plan.** CEQA Guidelines Section 15126.6(e)(2) states that a discussion of the “No Project” alternative must consider “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans.” This alternative considers potential impacts if the project was not approved, and development proceeded based on the adopted City of Riverbank General Plan.

This alternative would accommodate the development of an additional 490 dwelling units within the project site and 226,850 square feet of non-residential building area. Compared to the project, this alternative would result in 395 fewer residential units and a reduction in nonresidential square footage of 308,146 square feet (Table 5-1). The No Project alternative would accommodate reduced levels of employment and residents, compared to the project. Implementation of Alternative 1 would reduce the amount of recreational facilities available in the Downtown area, in addition to a substantial reduction in availability of retail and commercial services (as compared to the project). The General Plan envisioned somewhat more office building space within the project site, when compared to the project.

Finding: This alternative would result in lesser impacts across all environmental topics examined in the EIR as compared to the proposed project. It would reduce but not eliminate impacts because development in the project site would still occur, just not as much development as would be implemented under the project. This alternative would the project objectives, but not to the same extent as the project would.

**Alternative 2—Traffic Noise.** This alternative assumes the same residential and non-residential development potential as the project. Alternative 2, the Transportation Noise Alternative, would not allow new residences within the project site to be exposed to outdoor noise above 60 dB  $L_{dn}$ , which is the City’s maximum allowable noise exposure from transportation noise sources at noise-sensitive land uses (i.e., residential uses). Refer to Exhibit 4.4-2 in Section 4.4, “Noise,” of the DEIR for areas within the project site projected to be over the 60 dB  $L_{dn}$  noise contour. Based on the projected noise contours, the Transportation Noise Alternative would preclude new residential development within approximately 525 feet of State Route 108 and within approximately 340 feet from the Burlington Northern Santa Fe (BNSF) railroad line within the project site.

Finding: The Traffic Noise Alternative would result in lesser environmental impacts in the topic areas of air quality and noise (DEIR, page 5-17). All other topic area impacts would be similar to the project (DEIR, page 5-17). This alternative would meet the project objectives, but not to the same extent as the project would.

**Alternative 3—Lower Density.** In order to reduce traffic volumes to an acceptable level of service (LOS D or less), existing conditions plus proposed development within the project site would need to be reduced to 15,700 daily trips. Using the trip generation rates for proposed land uses within the project site (see Table 4.5-8 in Section 4.5, “Transportation and Traffic” of the DEIR), a reduction of about 24% percent of trips would need to be achieved. Using the daily rates per land use, proposed residential units and non-residential square footage were proportionally reduced. It is anticipated that this reduction in development capacity would also improve operating conditions at other roadway segments and intersections in the vicinity of the project site, as well. Alternative 3

would have approximately 280 fewer residential units and would also reduce the development of nonresidential square footage by approximately 161,996 square feet (approximately 30% reduction), compared to the project.

**Finding:** The Lower Density Alternative would result in lesser environmental impacts in five topic areas, but would result in greater impacts regarding global climate change (DEIR, page 5-17). This alternative would meet the project objectives, but not to the same extent as the project would.

**Alternative 4—High-Speed Train Station.** The California High Speed Rail Authority (Authority) and the Federal Railroad Administration (FRA) are in the process of preparing an Environmental Impact Statement (EIS) and EIR (EIS/EIR) for the California High-Speed Train (HST) Project from Merced to Sacramento. The EIS/EIR will evaluate a potential alignment along the Union Pacific Railroad (UPRR) track, which is about 7 miles southwest and 10 miles west of the project site, and another potential alignment along the BNSF track, which runs through the project site. The EIS/EIR will consider alternative station sites within the Merced to Sacramento segment, including the location for Stanislaus County in downtown Modesto.

Alternative 4 assumes the addition of a High-Speed Train Station at the 31-acre cannery site instead of the mix of urban uses, recreational uses, and the central plaza envisioned under the project. Under the High-Speed Train Station Alternative, the proposed land uses would remain the same except for the cannery site. Alternative 4 would have 507 fewer residential units (approximately 57% reduction) and would reduce nonresidential (retail and commercial services and office) square footage by approximately 100,400 square feet (approximately 19% reduction), compared to the project. However, construction on the train station site would add thousands of square feet of nonresidential land use. The building square footage of a train station is not knowable at this time. It is possible that a future train station, in addition to building square footage and acreage devoted to operations, could also include a small amount of building square footage devoted to commercial services and retail for the convenience of the passengers. The total difference in employment between Alternative 4 and the project would depend on the mix of uses developed in tandem with the future train station.

If this alternative is pursued by the Authority, FRA, and the City, it is possible that additional land may need to be acquired along the existing BNSF rail corridor and converted to transportation uses to accommodate rights-of-way for the station platform, facilities, and track under this alternative.

Under the High-Speed Train Alternative, the land uses identified the project would change significantly for the cannery site. The Regulating Code of the project would need to be modified to specify transit uses as an allowed use.

**Finding:** The High-Speed Train Station Alternative would lessen environmental impacts related to water supply, but would result in greater impacts to cultural resources and transportation and traffic (Draft EIR, page 5-17). This alternative would also meet most of the overall project objectives identified for the overall project, except protecting and enhancing existing residences. As discussed above, there is a potential for land acquisition including existing residential properties. Additionally, none of the three project objectives developed specifically for the cannery site would be achieved.

**Summary of Findings Regarding Alternatives.** For all of the foregoing reasons, the City Council has determined to approve the project instead of one of the alternatives to the project.

**Findings Regarding Adequacy of Range of Alternatives.** The City Council finds that the range of alternatives evaluated in the EIR reflects a reasonable consideration of various types of alternatives that would potentially be capable of reducing the project's environmental effects, while accomplishing most but not all of the project objectives. Upon full evaluation, some of the alternatives initially identified were found to be capable of reducing some of the environmental impacts of the project but would not achieve most of the project objectives or achieve them to the same extent as the project would. Only the project was found to be capable of fully achieving the project objectives. The City Council finds that the alternatives analysis is sufficient to inform the City Council and the public regarding the tradeoffs between the degree to which alternatives to the project could reduce

environmental impacts and the corresponding degree to which the alternatives would achieve the project objectives.

## **E. Statements of Overriding Considerations**

### **1. Impacts That Remain Significant**

As discussed in Section B, the City Council has found that the following impacts of the project remain significant following adoption and implementation of the mitigation measures described in the final EIR.

- ▶ Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors;
- ▶ Cause a Substantial Adverse Change in the Significance of an Historic Resource;
- ▶ Generation of Construction-Related GHG Emissions;
- ▶ Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise;
- ▶ Traffic Noise;
- ▶ Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels; and,
- ▶ Increased Traffic Volumes for SR 108 Roadway Segments.

### **2. Overriding Considerations Justifying Project Approval**

In accordance with State CEQA Guidelines Section 15093, the City Council has, in determining whether or not to approve the project, balanced the economic, social, technological, and other project benefits against its unavoidable environmental consequences and finds that the benefits of the project set forth below outweigh the potentially significant and significant adverse environmental effects that are not mitigated to less-than-significant levels. This Statement of Overriding Considerations is based on the City Council's review of the final EIR and all other information in the administrative record.

Any one of the reasons for approval cited below is sufficient to justify approval of the project. Even if not every reason is supported, the City Council will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings and in the documents found in the Record of Proceedings, as defined in Section II.F.

The benefits of the proposed project are as follows:

#### **a. General Plan Goals and Policies**

The project would promote numerous goals and policies of the *City of Riverbank General Plan 2005–2025*. By providing a mix of single-family and multi-family residential dwelling units, the project promotes General Plan Goals LAND-2, LAND-3, and ED-10. By proposing an additional non-residential uses (commercial/retail, office, and sports complex) beyond what is designated in the project site under the General Plan, the project promotes General Plan Goals LAND-2, LAND-4, DESIGN-7, DESIGN-10, ED-2, and ED-8. The combination of residential and non-residential uses produce a mixed use are within the Downtown area, which will have several benefits related to revitalization of the Downtown area (Goal DESIGN-7), encouraging alternatives to vehicle use (Goals LAND-3, DESIGN-10, CIRC-1, and CIRC-2).

#### **b. Job Creation**

Implementation of the project would create approximately 1,025 new jobs within the project site. The creation of new job opportunities is essential to the economic development of Riverbank. Creating jobs also promotes Riverbank's overarching economic development goal of, among other things, creating jobs.

#### **c. Downtown Revitalization**

The City's General Plan identifies the project site and areas along Patterson Road as an "Infill Opportunity Area" where the City will "focus reinvestment, redevelopment, and revitalization efforts" (see the City's Land Use Element, starting on page 14 for more information). Implementation of the project would help meet the City's vision for the Downtown area.

**F. Record of Proceedings**

Various documents and other materials constitute the record upon which the City Council bases these findings and the approvals contained herein. The location and custodian of these documents and materials is Mr. J. D. Hightower, City of Riverbank, Development Services Director, 6707 Third Street, Riverbank, CA 95367.

**G. Mitigation Monitoring and Reporting Program**

In accordance with CEQA and the State CEQA Guidelines, the City Council must adopt a mitigation monitoring and reporting program to ensure that the mitigation measures adopted herein are implemented. The City Council hereby adopts the mitigation monitoring and reporting program for the project attached to these findings as Exhibit B.

**H. Summary**

1. Based on the foregoing findings and the information contained in the administrative record, the City Council has made one or more of the following findings regarding each of the significant environmental effects of the project identified in the final EIR:
  - a. Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant and potentially significant environmental effects on the environment.
  - b. Those changes or alterations that are wholly or partially within the responsibility and jurisdiction of another public agency have been, or can and should be, adopted by that other public agency.
  - c. Specific economic, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the final EIR that would otherwise avoid or substantially lessen the identified significant environmental effects of the project.
2. Based on the foregoing findings and information contained in the record, it is hereby determined that:
  - a. All potentially significant and significant effects on the environment caused by approval of the project have been eliminated or substantially lessened where feasible.
  - b. Any remaining potentially significant and significant effects on the environment found unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations in Section II.D, above.

**III. RESOLUTION OF APPROVAL**

The City Council hereby takes the following actions and makes the following approvals in the order set forth below:

- A. The City Council hereby certifies the final EIR as discussed in Section I, above.
- B. The City Council hereby adopts as conditions of approval all mitigation measures within the responsibility and jurisdiction of the City of Riverbank set forth in Section II.B of the findings, above.

- C. The City Council hereby adopts the mitigation and monitoring program for the proposed project as discussed in Section II.G of the findings, above.
- D. The City Council hereby adopts these findings in their entirety as its findings for these actions and approvals.
- E. Having certified the final EIR, independently reviewed and analyzed the final EIR and the administrative record, incorporated mitigation measures, and adopted Findings of Fact and a Statement of Overriding Considerations, the City Council hereby approves the project.

## **EXHIBIT A**

---

### Summary of Impacts and Mitigation Measures





| <p><b>Table 1-1</b><br/><b>Summary of Impacts and Mitigation Measures</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significance<br>after<br>Mitigation |
| <b>4.1 Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <p><b>4.1-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.</b> Construction-related emissions associated with development of the proposed project would not exceed SJVAPCD's mass emission thresholds of significance for ROG, NO<sub>x</sub>, or PM<sub>10</sub> (10 tpy, 10 tpy, and 15 tpy, respectively). The impact is considered less than significant.</p>                                                                                                                                                                                                                             | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |
| <p><b>4.1-2: Consistency with Air Quality Planning Efforts.</b> Development anticipated under the project would be consistent with that allowed under the current General Plan and current air quality plans. This impact is considered less than significant.</p>                                                                                                                                                                                                                                                                                                                                                                                 | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |
| <p><b>4.1-3: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors.</b> Long-term operation-related activities would result in emissions of ROG and NO<sub>x</sub> that exceed SJVAPCD's significance threshold of 10 TPY. Thus, operation-related emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations, especially considering the nonattainment status of Stanislaus County. This impact is considered significant.</p> | S                                    | <p><b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br/>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the project. As mentioned above, the project includes a number of policies that are consistent with the BPS recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law, would result in a minimum 33% reduction in NO<sub>x</sub> emissions and a 50% reduction in PM<sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.</p> | SU                                  |
| <p><b>4.1-4: Generation of Long-Term, Operational, Local Mobile-Source Emissions of CO.</b> Local mobile-source emissions of CO would not be expected to result in or substantially contribute to</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |

| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Significance<br/>after<br/>Mitigation</b> |
| emissions concentrations that exceed the 1-hour ambient air quality standard of 20 ppm or the 8-hour standard of 9 ppm. The impact is considered less than significant.                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |
| <b>4.1-5: Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants.</b> Construction and operation of the proposed project could result in increased health risk levels associated with short- and long-term emissions of TACs. With the implementation of existing regulations and policy, the impact is considered less than significant.                                                                                                                                                                                                                              | LTS                                           | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LTS                                          |
| <b>4.2 Cultural Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |
| <b>4.2-1: Cause a Substantial Adverse Change in the Significance of an Historic Resource.</b> Implementation of the project would involve demolition of buildings on the former cannery site (called the Cannery District in the project), which contains buildings that could represent resources. Given the age and number of resources in the Cannery District it is possible that some are historically significant. The rest of the project also contains structures that are 45 years old or older. The effect on architectural resources is considered potentially significant. | PS                                            | <b>4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources</b> <ul style="list-style-type: none"> <li>▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and CRHR evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.</li> <li>▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.</li> <li>▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.</li> <li>▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives.</li> </ul> | SU                                           |

| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Significance<br/>after<br/>Mitigation</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the CHRIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>4.2-1b: Avoid Impacts to Significant Architectural Resources in project site</b> <ul style="list-style-type: none"> <li>▶ Project applicants outside the Cannery District that propose physical changes to structures of 45 years or older shall provide an inventory and CRHR evaluation of such structures. Based on this evaluation, the significance of architectural resources will be evaluated.</li> <li>▶ If the subject project could affect potentially significant historic resources, the project applicant shall consider redesign to avoid adverse impacts to significant architectural resources that appear to be eligible for the CRHR or NRHP.</li> <li>▶ If redesign of the project to avoid adverse impact to the significant architectural resource is not feasible, the City will ensure that HABS / HAER documentation is completed.</li> </ul> | LTS                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | <b>4.2-1c: Conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in the Event of Relocation</b> <ul style="list-style-type: none"> <li>▶ In the event of building rehabilitation or relocation, the City will require that any alterations to significant buildings or structures conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                         | LTS                                          |
| <b>4.2-2: Cause Damage to or Destruction of a Significant Prehistoric or Early Historic-era Archaeological Resource.</b><br>The CCIC notes that the City of Riverbank and the surrounding area, due in large part to the presence of numerous perennial water sources, is highly sensitive for containing presently undocumented prehistoric cultural resources. Because such resources, which could be “historical” resources per CRHR criteria, could be inadvertently disturbed during ground-disturbing activities this impact is considered potentially | PS                                            | <b>4.2-2 : If Unrecorded Cultural Resources are Encountered during Project-Related Ground-Disturbing Activities, a Qualified Cultural Resources Specialist Shall be Contacted to Assess the Potential Significance of the Find</b> <ul style="list-style-type: none"> <li>▶ If an inadvertent discovery of cultural materials (e.g. unusual amounts of shell, animal bone, bottle glass, ceramics, structure/building remains, etc.) is made during project-related construction activities, ground disturbances in the area of the find will be halted and a qualified professional</li> </ul>                                                                                                                                                                                                                                                                           | LTS                                          |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significance<br>after<br>Mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      | <p>archaeologist will be notified regarding the discovery.</p> <ul style="list-style-type: none"> <li>▶ The archaeologist shall determine whether the resource is potentially significant as per the CRHR and develop appropriate mitigation, as directed by Public Resources Code Section 21083.2.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <p><b>4.2-3: Subsurface Disturbances Could Potentially Uncover Unmarked Historic-Era and Prehistoric Native American Burials.</b> While no known evidence for prehistoric or early historic interments occurs within the project site in surface contexts, this does not preclude the existence of buried subsurface human remains. California law recognizes the need to protect historic era and Native American human burials, skeletal remains, and items associated with Native American interments from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code §7050.5 and §7052 and California Public Resources Code §5097. Because it is possible that implementation of the project could involve unearthing of human remains, particularly those that were determined to be Native American in origin, this impact is considered potentially significant.</p> | PS                                   | <p><b>4.2.3: If Human Remains are Uncovered during Ground-disturbing Activities, all Excavation/Construction Activity in the Vicinity of the Find shall cease and State of California law applied.</b></p> <ul style="list-style-type: none"> <li>▶ In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California PRC 5097.9.</li> <li>▶ Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has</li> </ul> | LTS                                 |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                     | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significance<br>after<br>Mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                                                                             |                                      | <p>taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being are granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendents, or other culturally appropriate treatment may be discussed. PRC 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:</p> <ol style="list-style-type: none"> <li>1. Record the site with the NAHC or the appropriate Information Center</li> <li>2. Utilize an open-space or conservation zoning designation or easement</li> <li>3. Record a document with the county in which the property is located</li> </ol> <p>► The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p> |                                     |
| <b>4.3 Global Climate Change</b>                                                                                                                                                                                                                                                                            |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| <p><b>4.3-1: Generation of Construction-Related GHG Emissions.</b><br/>Construction associated with development that could occur under the project would result in increased generation of GHG emissions. As a result, this impact is considered cumulatively considerable and potentially significant.</p> | PS                                   | <p><b>4.3-1: Construction-Generated GHG Emissions.</b><br/>Applicants for development projects permitted under the project shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following:</p> <p>► Use alternative fueled (e.g., biodiesel, electric) construction</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SU                                  |

| <b>Table 1-1</b><br><b>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Significance<br/>after<br/>Mitigation</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               | vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; <ul style="list-style-type: none"> <li>▶ Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and</li> <li>▶ Recycle or reuse at least 50 percent of construction waste or demolition materials.</li> </ul> |                                              |
| <b>4.3-2: Generation of Long-Term Operational GHG Emissions.</b> Operation development projects permitted under the project over time would result in increased generation of GHGs, which would contribute considerably to cumulative GHG emissions. However, land use change accommodated under the project would generate GHG emissions at a rate that is consistent with that needed statewide for land-use-related sectors to achieve the AB legislative mandate. The impact is considered less than cumulatively considerable and less than significant.                                                 | LTS                                           | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LTS                                          |
| <b>4.3-3: Consistency with Plans, Policies, and Regulations Related to Greenhouse Gases.</b> The project would not conflict with the AB 32 Scoping Plan or any plans, policies, or regulations related to GHG emissions. Therefore, the impact is considered less than significant.                                                                                                                                                                                                                                                                                                                           | LTS                                           | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LTS                                          |
| <b>4.4 Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              |
| <b>4.4-1: Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise.</b> Short-term construction source noise levels could exceed the applicable City standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. This impact is considered potentially significant. | PS                                            | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                 | SU                                           |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                            | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significance<br>after<br>Mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>4.4-2: Increases in Ambient Noise Levels.</b> Under the project, future development of new noise-generating land uses could occur within areas containing noise-sensitive land uses. The impact is considered potentially significant.                                                                                                                                                          | PS                                   | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LTS                                 |
| <b>4.4-3: Traffic Noise.</b> Future development of new noise-sensitive land uses would occur under the project in areas that are either currently affected by noise from transportation noise sources or will be in the future. Increases in traffic attributable to project development would also affect existing noise-sensitive land uses. The impact is considered significant.               | S                                    | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SU                                  |
| <b>4.4-4: Increases in Vibration Levels.</b> Construction of projects within the project site could cause temporary, disruptive vibration for nearby sensitive receptors. Under the project, future development of new vibration-sensitive land uses could occur within vibration-generating areas (e.g., railroads). This impact would be considered significant.                                 | S                                    | None available beyond policy language included in the project on pages Implementation 3:11 and 3:12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |
| <b>4.4-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.</b> Implementation of the proposed project would result in locating new noise-sensitive land uses within 60 dBA L <sub>dn</sub> railroad noise contours. Therefore, this impact is considered potentially significant.                                                                          | PS                                   | None available beyond policy language included in the project on page Implementation 3:12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SU                                  |
| <b>4.5 Transportation and Traffic</b>                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |
| <b>4.5-1: Unacceptable Operations at the Intersection of SR 108 (Callander Avenue) and Santa Fe Street.</b> Implementation of the proposed project would result in LOS F conditions at the intersection of SR 108 (Callander Avenue) and Santa Fe Street, and forecasted traffic volumes reach the level that satisfies traffic signal warrants. The impact is considered potentially significant. | PS                                   | <b>4.5-1: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> <li>▶ The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul> | LTS                                 |
| <b>4.5-2: Unacceptable Operations at the Intersection of SR 108</b>                                                                                                                                                                                                                                                                                                                                | PS                                   | <b>4.5-2: Contribute to Fair Share toward the Cost of Modifying</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |



| <b>Table 1-1</b><br><b>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                              |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                     | <b>Significance before Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Significance after Mitigation</b> |
| <b>(Callander Avenue) and Patterson Road.</b> Implementation of the project would result in LOS F conditions. The impact is considered potentially significant.                                                                                                    |                                       | <b>the SR 108 (Callander Avenue) / Patterson Road Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add either a second northbound through lane or a separate right turn lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                  |                                      |
| <b>4.5-3: Unacceptable Operations at the Intersection of Patterson Road and Roselle Avenue.</b> Implementation of the project would result in LOS F at the intersection of Patterson Road and Roselle Avenue. The impact is considered potentially significant.    | PS                                    | <b>4.5-3: Contribute Fair Share toward the Cost of improving the Patterson Road / Roselle Avenue Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of improving the Patterson Road / Roselle Avenue intersection by paying adopted infrastructure fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                          | LTS                                  |
| <b>4.5-4: Acceptable Operations at the Intersection of Santa Fe Street and 1st Street.</b> Side-street LOS at the Santa Fe Street / 1st Street intersection under the project would reach LOS E. The impact is considered potentially significant.                 | PS                                    | <b>4.5-4. Install All-Way Stop</b> <ul style="list-style-type: none"> <li>▶ The City shall have installed an all-way stop sign at the intersection of Santa Fe Street and 1st Street as traffic volumes grow with land use change under the project in order to deliver satisfactory LOS.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                           | LTS                                  |
| <b>4.5-5: Unacceptable Operations at the Intersection of Patterson Road and 1st Street.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 1st Street. The impact is considered potentially significant. | PS                                    | <b>4.5-5: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 1st Street</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> <li>▶ The intersection and crossing gates shall be coordinated to ensure safe circulation in the area surrounding this intersection and the BNSF railroad crossing.</li> </ul> | LTS                                  |
| <b>4.5-6: Unacceptable Operations at the Intersection of</b>                                                                                                                                                                                                       | PS                                    | <b>4.5-6: Contribute Fair Share toward the Cost of Signalizing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LTS                                  |

| <b>Table 1-1</b><br><b>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                      |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                             | <b>Significance before Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Significance after Mitigation</b> |
| <b>Patterson Road and 3rd Street.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 3rd Street. The impact is considered potentially significant.                                                                                                               |                                       | <b>the Intersection of Patterson Road and 3rd Street</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signaling the intersection of Patterson Road and 3rd Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                  |                                      |
| <b>4.5-7: Unacceptable Operations at the Intersection of Patterson Road and 8th Street During the A.M. Peak Hour.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 8th Street during the a.m. peak hour. The impact is considered potentially significant.     | PS                                    | <b>4.5-7: Contribute Fair Share toward the Cost of Signaling the Patterson Road / 8th Street Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signaling the intersection of Patterson Road and 8th Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                             | LTS                                  |
| <b>4.5-8: Worsening of Unacceptable Operations at the Intersection of Atchison Street (SR 108) and Claus Road.</b> Implementation of the project would exacerbate the LOS F conditions already occurring at the intersection of Atchison Street (SR 108) and Claus Road. The impact is considered potentially significant. | PS                                    | <b>4.5-8: Contribute Fair Share toward the Cost of Improving the Intersection of SR 108 and Claus Road</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of improving the intersection of SR 108 and Claus Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                                                    | LTS                                  |
| <b>4.5-9: Need for Left-Turn Channelization.</b> Implementation of the project would add traffic to intersections, creating the need for left-turn lanes. The impact is considered potentially significant.                                                                                                                | PS                                    | <b>4.5-9: Contribute Fair Share toward the Cost of Adding Left-Turn Lanes</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of adding northbound and southbound left-turn lanes at the intersection of Patterson Road and Roselle Avenue and left-turn lanes on both the Santa Fe Street and 1st Street approaches at the intersection of Santa Fe and 1st Streets.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul> | LTS                                  |
| <b>4.5-10: Increased Traffic Volumes for SR 108 Roadway</b>                                                                                                                                                                                                                                                                | PS                                    | <b>4.5-10: Contribute Fair Share toward the Cost of Widening</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SU                                   |

| <p><b>Table 1-1</b><br/><b>Summary of Impacts and Mitigation Measures</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Significance<br/>after<br/>Mitigation</b> |
| <p><b>Segments.</b> Implementation of the project Area would add traffic to SR 108 and would exacerbate the LOS F conditions already identified for the two-lane portion of SR 108 (Patterson Road) west of the Callander Avenue intersection, for the two-lane portion of SR 108 (Callander Avenue) north of Patterson Road to Atchison Street, for the two-lane portion of SR 108 (Atchison Street) from 1st Street to 8th Street and for SR 108 east of Claus Road. This impact is considered potentially significant.</p> |                                               | <p><b>Callander Avenue</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul> |                                              |
| <p><b>4.5-11: Increased Traffic Volumes on Patterson Road between Roselle Road and 1st Street.</b> Implementation of the project would increase the daily traffic volume on Patterson Road between Roselle Road and 1st Street and reduce the LOS E conditions that occur today to LOS F. This impact is considered potentially significant.</p>                                                                                                                                                                              |                                               | <p><b>4.5-11: Contribute Fair Share towards the Cost of Widening Patterson Road</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Patterson Road by paying adopted fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                         | LTS                                          |
| <p><b>4.5-12: Increased Traffic Volumes on 1st Street north of Atchison Street (SR 108).</b> Land use change accommodated under the project would increase the volume of traffic on 1st Street north of Atchison Street (SR 108) and resulting volumes are indicative of LOS E, which exceeds the City's LOS D minimum. This impact is considered potentially significant.</p>                                                                                                                                                | PS                                            | <p><b>4.5-12: Contribute Fair Share towards the Cost of Adding Southbound Right-Turn Lane</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                    | LTS                                          |
| <p><b>4.5-13: Increased Traffic Volumes on Patterson Road east of 1st Street to Terminal Avenue.</b> Land use change accommodated under the project would increase the volume of traffic on Patterson Road east of 1st Street to Terminal Avenue and LOS E conditions are forecast. This impact is considered a potentially significant.</p>                                                                                                                                                                                  | PS                                            | <p><b>4.5-13: Contribute Fair Share towards the Cost of Widening Patterson Road</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Patterson Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                                                | LTS                                          |
| <p><b>4.5-14: Increased Traffic Volumes and Safety at the BNSF Railroad Crossings.</b> Land use change accommodated under the project would increase the volume of vehicular traffic on BNSF railroad crossings. The impact is considered potentially significant.</p>                                                                                                                                                                                                                                                        | PS                                            | <p><b>4.5-14: Contribute Fair-Share towards the Cost of Maintaining and Improving Railroad Crossings</b></p> <ul style="list-style-type: none"> <li>▶ The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of</li> </ul>                                                                                                                                                                           | LTS                                          |

| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Significance<br/>after<br/>Mitigation</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               | <p>the project surrounding at-grade railroad crossings.</p> <ul style="list-style-type: none"> <li>▶ As appropriate and feasible, the City will condition approval of projects under the project that add traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</li> <li>▶ Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City's infrastructure fee program, as appropriate.</li> </ul> |                                              |
| <b>4.5-15: Conflicts between Automobiles and Pedestrians.</b> Land use change in the project site could result in conflicts between automobiles, pedestrians and automobiles. The impact is considered potentially significant.                                                                                                                                                                                                                                   | PS                                            | <b>4.5-15: Construct Pedestrian and Bicycle Amenities and Appropriate Connections to Existing Facilities</b> <ul style="list-style-type: none"> <li>▶ The City will ensure that pedestrian and bicycle amenities needed to serve the project site are constructed and accompanied by appropriate connections to existing facilities that avoid "gaps" in the circulation system.</li> <li>▶ Projects within the project site shall construct frontage improvements, as required by the City, to provide sidewalks and other streetscape improvements.</li> </ul>                                                                          | LTS                                          |
| <b>4.5-16: Increased Demand for Transit Services.</b> Land use change under the project would be anticipated to increase demand for transit services provided by Stanislaus Regional Transit (StaRT) and the Riverbank –Oakdale Transit Authority (ROTA). The impact is considered less than significant.                                                                                                                                                         | LTS                                           | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | LTS                                          |
| <b>4.5-17: Increase in Traffic Volumes under Cumulative Conditions on SR 108 would exceed the City's LOS D Policy.</b> Land use change under the project would increase the volume of traffic on SR 108 (Callander Avenue and Atchison Street) and the conditions in excess of the City's LOS D policy already projected under full buildout of the General Plan will be exacerbated by project site traffic. This is considered a significant cumulative impact. | S                                             | <b>4.5-17: Contribute Fair Share to Widening Callander Avenue</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Callander Avenue to a four-lane section.</li> <li>▶ The fair-share contribution shall include frontage improvements as applicable and widening SR 108 at the Santa Fe Street intersection when traffic signals are installed to as to accommodate two through lanes in each direction when the balance of the roadway is also widened.</li> <li>▶ The City shall collect fair-share traffic fees from projects</li> </ul>      | LTS                                          |

| Table 1-1<br>Summary of Impacts and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significance<br>after<br>Mitigation |
| developed within the project site.                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>4.5-18: Increase in Traffic Volumes under Cumulative Conditions on 1st Street would exceed the City's LOS D Policy.</b> Land use change accommodated under the project, along with past, present, and future development in the vicinity would increase the volume of traffic on 1st Street north of Atchison Street (SR 108) and resulting volumes are indicative of LOS E. This is considered a significant cumulative impact.                                 | S                                    | <b>4.5-18: Contribute Fair Share towards the Cost of Widening 1st Street</b><br>► Implement Mitigation Measure 4.5-12.                                                                                                                                                                                                                                                                                                                                                                                                     | LTS                                 |
| <b>4.5-19: Increased Traffic Volume at Intersection of SR 108 and Santa Fe Street under Cumulative Conditions.</b> Implementation of the project would exacerbate the LOS F conditions projected at the intersection of SR 108 and Santa Fe Street. This is considered a significant cumulative impact.                                                                                                                                                             | S                                    | <b>4.5-19: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b><br>► Implement Mitigation Measure 4.5-1.                                                                                                                                                                                                                                                                                                                                                                     | LTS                                 |
| <b>4.5-20: Increased Traffic Volume at the Intersection of SR 108 (Callander Avenue) and Patterson Road under Cumulative Conditions.</b> Land use change under the project will combine with past, present, and future projects in the vicinity to exacerbate LOS F conditions expected under full buildout of the General Plan at the signalized intersection of SR 108 (Callander Avenue) and Patterson Road. This is considered a significant cumulative impact. | S                                    | <b>4.5-20: Contribute Fair Share towards the Cost of Modifying the Intersection of SR 108 (Callander Avenue) and Patterson Road</b><br>► Projects within the project site shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add a second northbound through lane.<br>► The City shall collect fair-share traffic fees from projects developed within the project site and add this improvement to the City's infrastructure fee program. | LTS                                 |
| <b>4.5-21: Worsen Unacceptable Conditions at the Intersection of Patterson Road and 3rd Street under Cumulative Conditions.</b> Land use change in the project site would exacerbate the LOS F conditions projected at the intersection of Patterson Road and 3rd Street, and projected traffic volumes satisfy traffic signal warrants. This is considered a significant cumulative impact.                                                                        | S                                    | <b>4.5-21: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b><br>► Implement Mitigation Measure 4.5-6.                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |
| <b>4.5-22: Increased Traffic Volume at the Intersection of Patterson Road and 8th Street under Cumulative Conditions.</b> Land use change within the project site would exacerbate the                                                                                                                                                                                                                                                                              | S                                    | <b>4.5-22: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 8th Street</b><br>► Implement Mitigation Measure 4.5-7.                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |

| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Significance<br/>after<br/>Mitigation</b> |
| LOS F conditions projected at the intersection of Patterson Road and 8th Street, and projected traffic volumes satisfy traffic signal warrants. This is considered a significant cumulative impact.                                                                                                                                                                                                                   |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |
| <b>4.5-23: Increased Traffic Volume at the Intersection of Claus Road and Santa Fe Street under Cumulative Conditions.</b> Land use change within the project site would exacerbate the LOS F conditions projected at the intersection of Claus Road and Santa Fe Street and under cumulative conditions, LOS F is forecast. This is considered a significant cumulative impact.                                      | S                                             | <b>4.5-23: Contribute Fair Share toward the Cost of Signalizing the Clause Road / Santa Fe Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signalizing the intersection of Claus Road and Santa Fe Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and add this improvement to the City's infrastructure fee program.</li> </ul> | LTS                                          |
| <b>4.5-24: Traffic Volumes and Safety at the BNSF Railroad Crossings under Cumulative Conditions.</b> Land use change accommodated under the project would increase the volume of vehicular traffic on BNSF railroad crossings. If additional traffic volumes cause congested conditions near at-grade railroad crossings, this could represent a safety concern. This is considered a significant cumulative impact. | S                                             | <b>4.5-24: Contribute Fair Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <ul style="list-style-type: none"> <li>▶ Implement Mitigation Measure 4.5-14.</li> </ul>                                                                                                                                                                                                                                                                                                      | LTS                                          |
| <b>4.6 Water Supply</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |
| <b>4.6-1: Have Sufficient Water Supply Available to Serve Buildout of the project.</b> The City would have adequate water supplies to meet the projected buildout of the project during normal, single-dry, and multiple-dry years. This impact is considered less than significant.                                                                                                                                  | LTS                                           | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LTS                                          |



## **EXHIBIT B**

---

### Mitigation Monitoring and Reporting Program





# **MITIGATION MONITORING AND REPORTING PROGRAM**

## **1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT**

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Implementation of the 2005-2025 General Plan for Downtown Riverbank (the project), as set forth in the Final Environmental Impact Report (FEIR).

The City of Riverbank (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of Riverbank Development Services Department, 6707 Third Street, Riverbank, CA 95367.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

## **1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM**

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by City staff and others responsible for project implementation.

This document identifies the individual mitigation measures, timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and space to confirm implementation of the mitigation measures.

## **1.3 ROLES AND RESPONSIBILITIES**

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Riverbank. Applicants of projects proposed under the project will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP.

The table attached to this report identifies the mitigation measure, the responsible agency for the monitoring action, and timing of the monitoring action. The City would be responsible for overall administration of the MMRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure.

## **1.4 CHANGES TO MITIGATION MEASURES**

Any substantive change in the MMRP shall be reported in writing. Modifications to the mitigation measures may be made by the City subject to one of the following findings, documented by evidence included in the public record:

- ▶ The mitigation measure included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes

the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can ensure implementation.

## **1.5 SUPPORT DOCUMENTATION**

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

| <div> <div>Table 1-1</div> <div>Summary of Mitigation Measures, Responsible Parties, and Timing</div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                                                                                                                    |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other ‘dark-sky’ technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                     |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                     |                                           |
| <p><b>Toxic Air Contaminants</b></p> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant. Also, the City will require health risk assessments for major arterial roadways or major freeways proposed near sensitive land uses and sensitive land uses proposed near existing or planned major freeways. Major freeways, for these purposes, are those that handle more than 50,000 vehicles per day. In general, the City will apply the California Air Resources Board Air Quality and Land Use Handbook (California Air Resources Board 2005), and relevant updates, for recommendations on siting distances for sensitive or noxious uses.  |                                  |                              |                                           |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                              |                                           |
| <b>3.4-1: Pre-Construction Survey</b><br>► For projects proposing demolition or construction within 250 feet of the edge of the riparian area associated with the Stanislaus River north of the Specific Plan Area between February 1st and September 15th, surveys for active Swainson's Hawk nests shall be conducted by a qualified biologist no more than 10 days prior to the start of construction. This survey shall include riparian areas with mature trees on the south side of the Stanislaus River within 250 feet of the edge of the proposed demolition/ construction site. A distance of 250 feet is used because beyond this distance potential disturbance would be screened by existing development or riparian vegetation.<br>► If no active nests are observed, no further action is required.<br>► If an active nest is observed, a qualified biologist shall be consulted to determine whether | City of Riverbank                | Prior to construction        |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>demolition/construction activities shall be rescheduled or whether operations should be managed in order to avoid disturbance. Factors to be considered in this evaluation would include whether there is any line of sight between the proposed demolition/construction site (including any proposed buildings) and the active nest; construction noise levels in the context of State Route 108 noise levels; and construction vibrations levels in the context of vibration from truck traffic along State Route 108.</p> <p>► If demolition/construction is determined by the qualified biologist, based on this assessment, to have the potential to disturb the active nest, demolition/construction shall be rescheduled to occur outside the breeding season or shall be managed to avoid disturbance, as determined by a qualified biologist.</p> <p>► If demolition/construction activities cannot be managed in a way that would avoid disturbance, as determined by a qualified biologist, then demolition/construction activities must wait to initiate until after birds have fledged and are no longer reliant upon the nest or parental care for survival.</p> |                                  |                              |                                           |
| <p><b>3.4-2: Implement Policies CONS-5.2 and CONS-5.4 of the General Plan</b></p> <p>Where necessary to avoid potential impacts to candidate, sensitive, or special-status species, projects proposed under the Specific Plan shall implement the following:</p> <p>Policy CONS-5.2. Development applications involving areas with important habitat shall submit site plans that specifically show how development will avoid impacts to habitat that is rare, declining, unique, or supportive of special-status species.</p> <p>Policy CONS-5.4. When the loss of important habitat is unavoidable, mitigation measures will be designed</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | City of Riverbank                | Prior to construction        |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                                       |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                          | Monitoring Compliance (Provide Name/Date) |
| to reduce impacts to the maximum extent feasible. This mitigation may include, but is not limited to off-site mitigation banking with restoration and enhancement components. For projects that would affect the function and value of river, stream, lake, pond, or wetland features, each of these features shall be delineated. For wetlands, the delineation shall be conducted in accordance with the USACE Wetland Delineation Manual and verified by USACE. The project applicant shall determine the exact acreage of important habitat (including those protected by federal, state, regional, and/or local regulations) that would be impacted by project implementation. A mitigation plan to replace or rehabilitate affected habitats in a manner that ensures no net loss of habitat functions and values shall be prepared and implemented in accordance with applicable regulations. The plan shall be reviewed and approved by the appropriate regulatory agencies and all relevant permits and authorizations shall be obtained. Mitigation monitoring shall be conducted to ensure performance criteria are met. |                                  |                                                       |                                           |
| <b>Cultural Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                                       |                                           |
| <p><b>3.5-1: Worker Training and Paleontological Resources Recovery Plan</b></p> <p>To minimize potential adverse impacts on unique, scientifically important paleontological resources, the project applicant(s) shall do the following:</p> <p>Before the start of grading or excavation activities on the project site, the project applicant(s) shall retain a qualified paleontologist or archaeologist to train all construction personnel (including the site superintendent) involved with earthmoving activities, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.</p> <p>If paleontological resources are discovered during earthmoving activities, the construction crew shall</p>                                                                                                                                                                                                                                                                                        | City of Riverbank                | Prior to, and during grading or excavation activities |                                           |



| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                            |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Party Responsible for Monitoring | Timeframe for Implementation                               | Monitoring Compliance (Provide Name/Date) |
| immediately cease work in the vicinity of the find and notify the City Public Works Department. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a proposed recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations determined by the City to be necessary and feasible shall be implemented before construction or demolition activities can resume at the site where the paleontological resources were discovered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                            |                                           |
| <p><b>4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources</b></p> <ul style="list-style-type: none"> <li>▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and CRHR evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.</li> <li>▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.</li> <li>▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.</li> <li>▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)</li> </ul> | City of Riverbank                | Prior to construction or demolition on former cannery site |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                           |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>                                                       | <b>Monitoring Compliance (Provide Name/Date)</b> |
| documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives. Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the CHRIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                         |                                                                                           |                                                  |
| <b>4.2-1b: Avoid Impacts to Significant Architectural Resources in Specific Plan Area</b> <ul style="list-style-type: none"> <li>▶ Project applicants outside the Specific Plan Cannery District that propose physical changes to structures of 45 years or older shall provide an inventory and CRHR evaluation of such structures. Based on this evaluation, the significance of architectural resources will be evaluated.</li> <li>▶ If the subject project could affect potentially significant historic resources, the project applicant shall consider redesign to avoid adverse impacts to significant architectural resources that appear to be eligible for the CRHR or NRHP.</li> <li>▶ If redesign of the project to avoid adverse impact to the significant architectural resource is not feasible, the City will ensure that HABS / HAER documentation is completed.</li> </ul> | City of Riverbank                       | Prior to renovation, demolition, or construction involving structure of 45 years or older |                                                  |
| <b>4.2-1b: Conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in the Event of Relocation</b> <ul style="list-style-type: none"> <li>▶ In the event of building rehabilitation or relocation, the City will require that any alterations to significant buildings or structures conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             | City of Riverbank                       | Prior to renovation, rehabilitation, or relocation of significant historic buildings      |                                                  |
| <b>4.2-2 : If Unrecorded Cultural Resources are</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City of Riverbank                       | During construction and earth                                                             |                                                  |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |                                                     |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring                                           | Timeframe for Implementation                        | Monitoring Compliance (Provide Name/Date) |
| <p><b>Encountered during Project-Related Ground-Disturbing Activities, a Qualified Cultural Resources Specialist Shall be Contacted to Assess the Potential Significance of the Find</b></p> <ul style="list-style-type: none"> <li>► If an inadvertent discovery of cultural materials (e.g. unusual amounts of shell, animal bone, bottle glass, ceramics, structure/building remains, etc.) is made during project-related construction activities, ground disturbances in the area of the find will be halted and a qualified professional archaeologist will be notified regarding the discovery.</li> <li>► The archaeologist shall determine whether the resource is potentially significant as per the CRHR and develop appropriate mitigation, as directed by Public Resources Code Section 21083.2.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                            | disturbing activities                               |                                           |
| <p><b>4.2.3: If Human Remains are Uncovered during Ground-disturbing Activities, all Excavation/ Construction Activity in the Vicinity of the Find shall cease and State of California law applied</b></p> <ul style="list-style-type: none"> <li>► In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that</li> </ul> | City of Riverbank, County Coroner, and Native American Heritage Commission | During construction and earth disturbing activities |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California PRC 5097.9.</p> <p>► Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. PRC 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:</p> <ol style="list-style-type: none"> <li>1. Record the site with the NAHC or the appropriate Information Center</li> <li>2. Utilize an open-space or conservation zoning designation or easement</li> <li>3. Record a document with the county in which the property is located</li> </ol> <p>► The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a</p> |                                  |                              |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                     |                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>                                                 | <b>Monitoring Compliance (Provide Name/Date)</b> |
| location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                     |                                                  |
| <b>Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                                                                     |                                                  |
| <b>3.6-1: Geotechnical Report for the Santa Fe Underpass</b><br>The City shall require the preparation of a soils report as described in Section 155.06 (e) of the Riverbank Code of Ordinances. The design of the underpass shall incorporate the recommendations of the soils report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Riverbank                       | During design and construction phases for Santa Fe Street underpass                 |                                                  |
| <b>Hazards and Hazardous Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                                                                     |                                                  |
| <b>3.8-1: Use, Storage, Transport, and Disposal of Hazardous Materials</b><br>Project applicants within the Specific Plan Area shall implement Policy SAFE-1.8 of the General Plan:<br>Policy SAFE-1.8: The City will require that hazardous materials are used, stored, transported, and disposed in a safe manner and in compliance with local, State, and federal safety standards.                                                                                                                                                                                                                                                                                                                                                                                                                  | City of Riverbank                       | During construction and operational phases of uses that require hazardous materials |                                                  |
| <b>3.8-2: Address Hazardous Materials Issues</b><br>To reduce health hazards associated with potential exposure to hazardous substances, project applicants within the Specific Plan Area shall implement the following measures before the start of ground-disturbing or demolition activities, as they apply to future project sites developed within Specific Plan Area:<br>► Prepare a Phase I Environmental Site Assessment (ESA) investigation before development. <ul style="list-style-type: none"> <li>○ If recommended by the Phase I(s), a Phase II ESA investigation is also required.</li> <li>○ These investigations shall follow Phase I and/or II ESA guidelines and shall include, as necessary, analysis of soil and/or groundwater samples taken at or near the potential</li> </ul> | City of Riverbank                       | Before ground-disturbing activities or demolition                                   |                                                  |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>contamination sites.</p> <ul style="list-style-type: none"> <li>Recommendations in the Phase I and/or II ESA(s) to address any contamination that is found shall be implemented before ground-disturbing activities are initiated in these areas.</li> <li>If Phase I and/or Phase II ESAs indicate the presence of soil and/or groundwater contamination on a subject project site, a site remediation plan shall be prepared pursuant to Section 25401.05(a)(1) that identifies any necessary remediation activities appropriate for proposed land uses, including excavation and removal of on-site contaminated soils, redistribution of clean fill material on the project site, and remediation of contaminated groundwater (e.g., installation of groundwater extraction and treatment [GET] facilities). The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil and building debris removed from the site (e.g., compliance with Division of Traffic Operations (DTO) and Caltrans transport regulations, and disposal at facilities permitted by EPA and/or DTSC to accept hazardous wastes).</li> <li>If contaminated groundwater is encountered during site excavation activities, the contractor shall report the contamination to the Stanislaus County Department of Environmental Resources, DTSC, and other appropriate regulatory agencies, and shall follow required actions specified by the regulatory agencies (e.g., dewater the excavated area, properly dispose of contaminated groundwater, or set up GET facilities as required). The contractors of all project phases shall be required to comply</li> </ul> |                                  |                              |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Party Responsible for Monitoring | Timeframe for Implementation  | Monitoring Compliance (Provide Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------|-------------------------------------------|
| <p>with the site remediation plan, which shall outline measures for specific handling and reporting procedures for hazardous materials, and disposal of hazardous materials removed from the site at an appropriately permitted off-site disposal facility.</p> <ul style="list-style-type: none"> <li>► If there are any underground storage tanks (USTs), LUSTs, or aboveground petroleum storage tanks (ASTs) within the project site, the applicant shall retain a licensed contractor to remove any subject tanks. Any stained soils associated with the debris piles, USTs, and/or ASTs shall also be removed by the licensed contractor, in accordance with Stanislaus County Department of Environmental Resources and Central Valley RWQCB regulations, including Division 7 of the California Water Code (Porter Cologne Water Quality Control Act) and the State Water Resources Control Board regulations (Underground Tank Regulations, CCR 23 Division 3, Chapter 16).</li> <li>► Retain a California Occupational Safety and Health Administration (Cal-OSHA)-certified Asbestos Consultant and Lead Based Paint Inspector/Assessor before demolition of any on-site buildings to investigate whether any asbestos-containing materials or lead-based paints are present. If any materials containing asbestos or lead are found, they shall be removed by an accredited contractor in accordance CCR 17 Section 36000 and 36100 (lead based paint) and Section 39658(b)(1) of the Health and Safety Code (asbestos). Construction or demolition in the vicinity of any on-site asbestos or lead-based paint materials shall comply with Cal-OSHA asbestos and lead worker construction standards. The materials containing asbestos and lead shall be disposed of properly at an appropriately permitted disposal facility.</li> </ul> |                                  |                               |                                           |
| <b>Cardozo Middle School</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City of Riverbank                | Prior to issuance of building |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Party Responsible for Monitoring | Timeframe for Implementation                                                      | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Policy SAFE-1.10: The City will review development requests and require that any airborne, waterborne, windborne, and other hazardous materials issues are fully disclosed, analyzed, and mitigated to ensure against any risk relative to any nearby planned or existing land uses and their users.</li> </ul> |                                  | permit for projects that would generate, handle, or transport hazardous materials |                                           |
| <b>Emergency Response and Emergency Access</b> <ul style="list-style-type: none"> <li>► Policy SAFE-2.1: The City will require development and maintenance of a road system that provides adequate access for emergency equipment.</li> <li>► Policy SAFE-2.2: The City will consult with fire protection service providers in reviewing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | City of Riverbank                | Prior to issuance of building permit                                              |                                           |



| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                      |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
| development proposals. Development proposals will include City conditions that respond to concerns of fire protection service providers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                      |                                           |
| <b>Global Climate Change</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                                           |
| <b>4.3-1 : Construction-Generated GHG Emissions</b><br>Applicants for development projects permitted under the Specific Plan shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following: <ul style="list-style-type: none"> <li>▶ Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent;</li> <li>▶ Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and</li> <li>▶ Recycle or reuse at least 50 percent of construction waste or demolition materials.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>Hydrology and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                      |                                           |
| <b>Water Quality Standards</b> <ul style="list-style-type: none"> <li>▶ Policy CONS-4.2: Approved projects, plans, and subdivisions shall provide for collection, conveyance, treatment, detention, and other stormwater management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas (City of Riverbank 2008:CONS-6).</li> <li>▶ Policy CONS-6.2: The City will coordinate with appropriate regional, State, and federal agencies to address local sources of groundwater and soil contamination, including underground storage tanks, septic tanks, agriculture, and industrial uses standards (City of Riverbank 2008:CONS-8).</li> <li>▶ Policy CONS-6.4: The City will encourage the use</li> </ul>                                         | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>of permeable surfaces for hardscape. Impervious surfaces such as driveways, streets, and parking lots will be minimized so that land is available for a natural drainage system to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding.</p> <ul style="list-style-type: none"> <li>► Policy CONS-6.7: The City will require mitigation measures, in coordination with the Regional Water Quality Control Board, as a part of approved projects, plans, and subdivisions to address the quality and quantity of urban runoff, including that attributable to soil erosion.</li> <li>► Policy DESIGN-19.1: The City will establish site design criteria for allowing natural hydrological systems to function with minimum or no modification.</li> <li>► Policy DESIGN-19.2: The City will promote the use of rain gardens, open ditches or swales, and pervious driveways and parking areas in site design to maximize infiltration of storm water and minimize runoff into environmentally critical areas.</li> <li>► In general, financing the cost of necessary utility improvements is the responsibility of the benefited properties. Use of the existing utility infrastructure where adequate will reduce overall investment costs. Where modifications or upgrading of existing utility facilities is necessary in conjunction with new development, it is anticipated that the cost of such improvements will be provided for through the City of Riverbank standard fees that are charged to all new development on a proportionate basis. The cost of providing or upgrading on-site utilities to an individual property will be borne by the applicant for new development of the site, and on-site improvement costs serving more than one property will be shared proportionately by the benefiting developments based on project demand and/or discharge.</li> </ul> |                                  |                              |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>▶ Installation, operation and maintenance of utilities should not adversely affect significant natural resources. Where such impacts are unavoidable, they shall be mitigated.</li> <li>▶ Development in the Downtown District shall not result in flows of storm water that diminish the prior quality of receiving waters, nor shall such development create an overall increase in storm water flows. Specific requirements pertaining to utility construction and landscape improvements should be considered for each individual project prior to construction.</li> <li>▶ New development within the Cannery District will be required to provide infrastructure and associated facilities as development occurs.</li> <li>▶ Parking lot surfaces should utilize permeable surfaces where possible to increase infiltration and reduce run-off.</li> </ul>           |                                  |                                      |                                           |
| <b>Groundwater</b> <ul style="list-style-type: none"> <li>▶ Policy CONS-4.2: Approved projects, plans, and subdivisions shall provide for collection, conveyance, treatment, detention, and other stormwater management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.</li> <li>▶ Policy CONS-6.1: The City will require that waterways, floodplains, watersheds, and groundwater recharge areas are maintained in their natural condition, wherever feasible.</li> <li>▶ Policy CONS-6.4: The City will encourage the use of permeable surfaces for hardscape. Impervious surfaces such as driveways, streets, and parking lots will be minimized so that land is available for a natural drainage system to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                                           |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>                                                       | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <b>Erosion</b> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.5. New development shall be designed to control surface runoff discharges to comply with the National Pollutant Discharge Elimination System Permit and the receiving water limitations assigned by the Regional Water Quality Control Board.</li> <li>► Policy PUBLIC-4.6. The City will establish and new development shall implement nonpoint source pollution control measures and programs designed to reduce and control the discharge of pollutants into the City's storm drains and river.</li> <li>► Policy PUBLIC-4.8. The City will encourage pollution prevention methods, supplemented by pollutant source controls and treatment. Use small collection strategies located at, or as close to possible to the source (i.e., the point where water initially meets the ground) to minimize the transport or urban runoff and pollutants off-site.</li> <li>► Policy PUBLIC-4.9. The City will require the preservation and, where possible, will encourage that creation or restoration of areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.</li> <li>► Policy PUBLIC-4.11. The City will require that new development avoid development in areas that are particularly susceptible to erosion and sediment loss; or, will require that these areas are identified and protected from erosion and sediment loss.</li> <li>► Policy PUBLIC-4.12. The City will encourage and/or require the use of open, vegetated swales, stormwater cascades, and small wetland ponds instead of pipes and vaults, as a part of urban development proposed outside current City limits to mitigate stormwater impacts.</li> </ul> | City of Riverbank                       | Prior to issuance of building permit and ongoing during project operation, as appropriate |                                                  |
| <b>Flooding</b> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.1. The City will maintain and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Riverbank                       | Prior to issuance of building permit and during buildout of                               |                                                  |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Party Responsible for Monitoring | Timeframe for Implementation                                                            | Monitoring Compliance (Provide Name/Date) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------|
| <p>improve, as necessary, existing public storm basins and flood control facilities, as identified in the Stormwater Master Plan.</p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.2. The City will coordinate with County and Regional agencies, as well as the railroad, in the maintenance and improvement of storm drainage facilities to protect the City's residents, property, and structures from flood hazards.</li> <li>► Policy PUBLIC-4.3. The City will consider a variety of means for floodplain management, depending on the context, which may include development, improvement, and maintenance of structural flood control facilities; land use policy and zoning to prohibit incompatible urban development within the floodplain; erosion control techniques; set backs from flood-prone areas; and other measures, as circumstances dictate.</li> <li>► Policy PUBLIC-4.4. The City will identify areas, such as wetlands, low-lying natural runoff areas, and pervious surfaces and percolation ponds, for natural storm water collection and filtration, in concert with the City's existing and future drainage infrastructure, to help reduce the amount of runoff and encourage groundwater recharge.</li> <li>► Policy PUBLIC-4.7. The City will require minimization of the amount of new impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, maximize onsite infiltration of stormwater runoff.</li> <li>► Policy PUBLIC-4.13. The City will enforce a no-net-runoff policy for areas proposed for development outside the current City limits.</li> </ul> |                                  | the Riverbank General Plan, as appropriate                                              |                                           |
| <p><b>Levee or Dam Failure</b></p> <ul style="list-style-type: none"> <li>► Policy SAFE-2.4. The City will coordinate with the County Office of Emergency Services to identify</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | City of Riverbank                | Prior to issuance of building permit and during buildout of the Riverbank General Plan, |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                        | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------|-------------------------------------------|
| <p>evacuation routes and operational plans to be used in case of dam failure, flood disaster, and wildfire for any new growth areas in addition to any updates required to serve the existing developed City.</p> <ul style="list-style-type: none"> <li>► Implementation Measure SAFE-2. The City will, in coordination with the County Office of Emergency Services, implement and periodically update disaster plans, including the City's Emergency Operations Plan, to meet federal, state, and local emergency requirements. Included in this work will be the identification and planning for evacuation routes for dam failure, flooding, and wildfire that may affect existing developed areas of the City, as well as new growth areas.</li> <li>► Implementation Measure SAFE-3. The City will coordinate with public safety service providers serving the City to ensure proper training and disaster preparedness, and period testing of equipment and facilities, in coordination with the County Office of Emergency Services.</li> <li>► Implementation Measure SAFE-4. The City will work with emergency responders serving the City to support the purchase and maintenance of proper emergency communication systems and equipment, and other necessary tools dealing with emergencies.</li> </ul> |                                  | as appropriate                                      |                                           |
| <b>Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                     |                                           |
| <p><b>Construction Noise</b></p> <ul style="list-style-type: none"> <li>► Construction activities shall be prohibited between the hours of 6:30 p.m. and 6:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on weekends and legal holidays.</li> <li>► Project applicants and contractors shall ensure that all construction equipment is equipped with noise-reduction devices, such as mufflers to minimize construction noise, and that all internal combustion engines are equipped with exhaust and intake silencers, in accordance with manufacturers'</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | City of Riverbank                | During site preparation and construction activities |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>specifications.</p> <ul style="list-style-type: none"> <li>▶ Electric construction equipment shall be used for construction activities occurring adjacent noise-sensitive uses to the greatest extent feasible.</li> <li>▶ Temporary noise barriers around construction sites and temporary barriers around noisy stationary construction equipment (generators, compressors, etc.) shall be used in construction of projects located adjacent to noise-sensitive land uses to the greatest extent feasible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                                                                                                                     |                                           |
| <p><b>Ambient Noise Increase</b></p> <ul style="list-style-type: none"> <li>▶ Signs shall be posted at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes.</li> <li>▶ Projects proposed under the Specific Plan shall enclose or otherwise shield noise-generating mechanical equipment that could create noise in excess of City standards to avoid impacts to adjacent noise-sensitive land uses.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | City of Riverbank                | Identify enclosures or shielding prior to approval of building permit, post signage in truck loading docks and truck loading areas during operation of relevant uses.               |                                           |
| <p><b>Traffic Noise</b></p> <ul style="list-style-type: none"> <li>▶ Project applicant(s) of projects under the Specific Plan that propose noise-sensitive land uses in areas affected by traffic noise in excess of City standards shall incorporate feasible measures to reduce interior and exterior noise to meet the City's noise standards.</li> <li>▶ Exterior noise levels for noise-sensitive land uses shall use all feasible mitigation to achieve a noise level of 60 dB Ldn or less as measured at outdoor activity areas (such as yards, common play areas, and other areas intended for gathering and recreation etc.) through the use of shielding with proposed buildings, site design, or other means. Where it is not possible to reduce noise in outdoor activity areas of proposed noise-sensitive uses to 60 dB Ldn or less using practical application of the best available noise reduction measures, an exterior noise level of up to</li> </ul> | City of Riverbank                | Identify strategies to reduce interior and exterior noise exposure, according to recommendations from an acoustical study, where appropriate, prior to issuance of building permit. |                                           |

**Table 1-1  
 Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation                                                                                   | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>65 dB Ldn may be allowed.</p> <ul style="list-style-type: none"> <li>▶ Interior noise levels for noise-sensitive uses shall be mitigated according to City standards through acoustical glazing (thicker glass or increased air space between panes) in frames with low air infiltration rates, using fixed (nonmovable) acoustical glazing, increasing wall mass (using stucco or brick in lieu of wood siding), isolating wall members by the use of double or staggered stud walls, mounting interior walls on resilient channels, reducing door area, using solid-core doors, acoustically sealing door perimeters with suitable gaskets, roof treatments, and/or other feasible and effective means.</li> <li>▶ If future projects could result in potentially significant impacts associated with exceeding City ambient noise standards, the City may require the preparation of an acoustical analysis to study noise mitigation strategies for the purpose of decreasing noise levels through site or building design.</li> </ul> |                                  |                                                                                                                |                                           |
| <p><b>Vibration</b></p> <ul style="list-style-type: none"> <li>▶ Projects that propose uses that could generate substantial long-term vibration shall provide analysis and mitigation, as necessary, to achieve vibration levels, as experienced at habitable structures of existing and planned vibration-sensitive land uses, of less than 80 VdB.</li> <li>▶ The City will not allow development of new habitable areas of residential uses, which exclude semi-occupied areas such as hallways, bathrooms, and storage areas, within 80 feet from the center of the railroad line.</li> <li>▶ Pile driving required within a 95-foot radius of normal structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers, press-in pile</li> </ul>                                                                                                                                                                      | City of Riverbank                | Identify strategies to reduce vibration and exposure to vibration levels prior to issuance of building permit. |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>driving). Specifically, geo pier style cast-in-place systems or equivalent shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile.</p> <ul style="list-style-type: none"> <li>▶ Any proposed pile driving required within a 50-foot radius of any historic structures of greater than 45 years in age shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers, press-in pile driving). Specifically, geo pier style cast-in-place systems or equivalent shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile.</li> <li>▶ The existing condition of all buildings within a 50-foot radius and historic buildings of greater than 45 years in age within the immediate vicinity of proposed pile driving activities shall be recorded in the form of a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating any damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. Any damage will be repaired back to its preexisting condition.</li> <li>▶ Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of any historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</li> <li>▶ Provide protective coverings or temporary shoring of any on-site or adjacent historic features as necessary,</li> </ul> |                                  |                              |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                      |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
| in consultation with the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                                           |
| <b>Recreation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                      |                                           |
| <b>Parks</b><br>► Policy PUBLIC-11.1: New developments shall set aside land and dedicate improved parkland according to City standards at a minimum rate of five acres per 1,000 residents. Landscaped areas along streets or other rights-of-way without trails, or other park and recreational facilities do not count toward this standard. Other open spaces without park facilities do not count toward the five-acre parkland minimum, although this land may be required to meet open space or landscaping requirements of the City’s applicable development codes. For small projects, in cases of financial hardship, or where the required facility would serve areas outside the proposed project or plan, the City may allow participation in an in-lieu fee program to provide improved parkland. The distribution of parkland shall be as follows: <ul style="list-style-type: none"> <li>○ Community Parks: Minimum of 1.5 acres per 1,000 residents. Minimum of 15 acres in size. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</li> <li>○ Neighborhood Parks: Minimum of 1.5 acres per thousand residents. Minimum of 5 acres in size. Maximum of ½ mile from all proposed residences. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</li> <li>○ Playgrounds, plazas, tot lots, linear parks, recreation trails, and other similar parklands may count for up to 1.5 acre per thousand of</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                      |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <p>the 5-acre standard. Maximum of ¼ mile from all proposed residences. There is no minimum size. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-11.2: The City of Riverbank will maintain park in-lieu fees at a level adequate to provide parks in a ratio of acres to population, as established by this element.</li> <li>► Policy PUBLIC-11.3: The City will maintain and improve existing parks and develop new parks to serve existing developed portions of the City, as feasible.</li> <li>► Policy PUBLIC-11.4: The City will encourage the use of greenways and natural open space areas for certain compatible recreational opportunities, such as pedestrian pathways, while preserving important ecological habitats.</li> </ul> |                                         |                                      |                                                  |
| <b>Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |                                      |                                                  |
| <p><b>Solid Waste</b></p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-5.1: The City will approve new developments only if adequate capacity exists to accommodate solid waste demand, including processing, recycling, transportation, and disposal.</li> <li>► Policy PUBLIC-5.2: The City will encourage provision of recycling and conservation service and public education to reduce the amount of solid waste at the landfill.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>Transportation and Traffic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                      |                                                  |
| <p><b>4.5-1: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b></p> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                      |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <ul style="list-style-type: none"> <li>▶ The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                                                                                                                                                      |                                         |                                      |                                                  |
| <b>4.5-2: Contribute to Fair Share toward the Cost of Modifying the SR 108 (Callander Avenue) / Patterson Road Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add either a second northbound through lane or a separate right turn lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-3: Contribute Fair Share toward the Cost of improving the Patterson Road / Roselle Avenue Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of improving the Patterson Road / Roselle Avenue intersection by paying adopted infrastructure fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                      | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1<br/>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |                                      |                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <b>4.5-4. Install All-Way Stop</b><br>▶ The City shall have installed an all-way stop sign at the intersection of Santa Fe Street and 1st Street as traffic volumes grow with land use change under the Specific Plan in order to deliver satisfactory LOS.                                                                                                                                                                                                                                                                                                                                                                                            | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-5: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 1st Street</b><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 1st Street.<br>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.<br>▶ The intersection and crossing gates shall be coordinated to ensure safe circulation in the area surrounding this intersection and the BNSF railroad crossing. | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-6: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 3rd Street.<br>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.                                                                                                                                                                    | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-7: Contribute Fair Share toward the Cost of Signalizing the Patterson Road / 8th Street Intersection</b><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of                                                                                                                                                                                                                                                                                                                                                                                                                               | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1<br/>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                      |                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <p>signalizing the intersection of Patterson Road and 8th Street.</p> <p>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</p>                                                                                                                                                                                                                                                                                      |                                         |                                      |                                                  |
| <p><b>4.5-8: Contribute Fair Share toward the Cost of Improving the Intersection of SR 108 and Claus Road</b></p> <p>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of improving the intersection of SR 108 and Claus Road.</p> <p>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</p>                                                                                                                                                    | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <p><b>4.5-9: Contribute Fair Share toward the Cost of Adding Left-Turn Lanes</b></p> <p>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding northbound and southbound left-turn lanes at the intersection of Patterson Road and Roselle Avenue and left-turn lanes on both the Santa Fe Street and 1st Street approaches at the intersection of Santa Fe and 1st Streets.</p> <p>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</p> | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <p><b>4.5-10: Contribute Fair Share toward the Cost of Widening Callander Avenue</b></p> <p>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.</p> <p>► The City shall collect fair-share traffic fees from</p>                                                                                                                               | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                         |                                      |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                      |                                                  |
| <b>4.5-11: Contribute Fair Share towards the Cost of Widening Patterson Road</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Patterson Road by paying adopted fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                             | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-12: Contribute Fair Share towards the Cost of Adding Southbound Right-Turn Lane</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                        | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-13: Contribute Fair Share towards the Cost of Widening Patterson Road</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Patterson Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                                                    | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-14: Contribute Fair-Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <ul style="list-style-type: none"> <li>▶ The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of the Specific Plan surrounding at-grade railroad crossings.</li> <li>▶ As appropriate and feasible, the City will condition approval of projects under the Specific Plan that add</li> </ul> | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         |                                      |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <p>traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</p> <p>► Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City’s infrastructure fee program, as appropriate.</p>                                                                                                                                                                                                                          |                                         |                                      |                                                  |
| <p><b>4.5-15: Construct Pedestrian and Bicycle Amenities and Appropriate Connections to Existing Facilities</b></p> <p>► The City will ensure that pedestrian and bicycle amenities needed to serve the Specific Plan Area are constructed and accompanied by appropriate connections to existing facilities that avoid “gaps” in the circulation system.</p> <p>► Projects accommodated under the Specific Plan shall construct frontage improvements, as required by the City, to provide sidewalks and other streetscape improvements.</p>                                                                                                      | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <p><b>4.5-17: Contribute Fair Share to Widening Callander Avenue</b></p> <p>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Callander Avenue to a four-lane section.</p> <p>► The fair-share contribution shall include frontage improvements as applicable and widening SR 108 at the Santa Fe Street intersection when traffic signals are installed to as to accommodate two through lanes in each direction when the balance of the roadway is also widened.</p> <p>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</p> | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <p><b>4.5-18: Contribute Fair Share towards the Cost of Widening 1st Street (Implement Mitigation Measure 4.5-12.)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | City of Riverbank                       | Prior to issuance of building permit |                                                  |



| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                      |                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                                                                                                                                                                                                                                                              |                                         |                                      |                                                  |
| <b>4.5-19: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b> <i>(Implement Mitigation Measure 4.5-1.)</i> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> <li>▶ The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-20: Contribute Fair Share towards the Cost of Modifying the Intersection of SR 108 (Callander Avenue) and Patterson Road</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add a second northbound through lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and add this improvement to the City's infrastructure fee program.</li> </ul>                                                                                                               | City of Riverbank                       | Prior to issuance of building permit |                                                  |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                      |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|--------------------------------------------------|
| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Party Responsible for Monitoring</b> | <b>Timeframe for Implementation</b>  | <b>Monitoring Compliance (Provide Name/Date)</b> |
| <b>4.5-21: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b> <i>(Implement Mitigation Measure 4.5-6.)</i><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 3rd Street.<br>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program. |                                         |                                      |                                                  |
| <b>4.5-22: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 8th Street</b> <i>(Implement Mitigation Measure 4.5-7.)</i><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 8th Street.<br>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program. | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-23: Contribute Fair Share toward the Cost of Signalizing the Clause Road / Santa Fe Intersection</b><br>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Claus Road and Santa Fe Street.<br>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and add this improvement to the City’s infrastructure fee program.                                                                 | City of Riverbank                       | Prior to issuance of building permit |                                                  |
| <b>4.5-24: Contribute Fair Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <i>(Implement Mitigation Measure 4.5-14.)</i>                                                                                                                                                                                                                                                                                                                                                                               | City of Riverbank                       | Prior to issuance of building permit |                                                  |

**Table 1-1**  
**Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"><li>▶ The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of the Specific Plan surrounding at-grade railroad crossings.</li><li>▶ As appropriate and feasible, the City will condition approval of projects under the Specific Plan that add traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</li><li>▶ Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City’s infrastructure fee program, as appropriate.</li></ul> |                                  |                              |                                           |

**CITY OF RIVERBANK**

**RESOLUTION NO. 2013-015**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK  
CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE  
#2010102004), ADOPTION OF CEQA FINDINGS OF FACT AND STATEMENT OF  
OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND  
REPORTING PROGRAM FOR THE DOWNTOWN RIVERBANK SPECIFIC PLAN  
AND THE SYSTEMATIC IMPLEMENTATION OF ADOPTED GENERAL PLAN  
POLICIES WITHIN THE NOSTALGIC DOWNTOWN RIVERBANK AREA**

---

**WHEREAS**, on April 22, 2009, the City of Riverbank adopted a General Plan with a Vision Statement and Guiding Principles that, "Downtown should be the social and cultural heart of our community, and must not be left behind as the City grows"; and

**WHEREAS**, the General Plan contains a wide array of goals, policies and implementation strategies for the downtown area of Riverbank; and

**WHEREAS**, Section 15168 of the Guidelines for the California Environmental Quality Act states that, "A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either: (1) Geographically, (2) As logical parts in a chain of contemplated actions, (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways" and the General Plan goals, policies and implementation strategies for the Downtown Riverbank meet one or more of these criteria; and

**WHEREAS**, a Notice of Preparation was released for public and agency review and comment on October 6, 2010, with public review period starting October 6, 2010, and ending on November 15, 2010, and a public scoping meeting to receive comments on topics and issues that should be evaluated in the Draft EIR was held by the City on October 27, 2010; and

**WHEREAS**, a Notice of Completion for the Draft EIR (State Clearinghouse #2010102004) was also submitted to the State Clearinghouse for state agency review with public review period starting February 2, 2011; and

**WHEREAS**, the City circulated and posted in the local newspaper of general circulation and at City Hall, a Notice of Availability for the Draft EIR, which invited additional public comments on the Draft EIR; and

**WHEREAS**, the construction of the Santa Fe Street undercrossing is a major public facility that will have a major influence on traffic patterns and requires a series of actions necessary to maximize the investment required; and

**WHEREAS**, the General Plan Circulation Element identifies key issues in circulation as Connectivity and Continuity, Accessibility, Safety and Livability that the Santa Fe Street undercrossing will help achieve; and

**WHEREAS**, other development decisions preclude construction of the originally envisioned Kentucky Street overcrossing of the BNSF Railroad and Santa Fe Street is now the location identified in the adopted General Plan Circulation Element for a new grade-separated crossing; and

**WHEREAS**, the Bridge and Overpass Account of the System Development Fee was used to fully evaluate the land use and transportation impacts of the Santa Fe Street undercrossing as identified in the Environmental Impact Report for the General Plan Implementation; and

**WHEREAS**, CEQA Findings of Fact and Statement of Overriding Considerations for the Downtown Riverbank Specific Plan and Systematic Implementation of adopted General Plan policies for Downtown Riverbank are incorporated by reference into this resolution; and

**WHEREAS**, the Final Environmental Impact Report at a program level analyzes the environmental impacts associated with achieving the adopted Vision Statement of the City; and

**WHEREAS**, the proposed undercrossing at Santa Fe Street of the BNSF tracks is a key improvement that will change traffic patterns and general circulation associated with achieving the Vision Statement of the City and in particular within the nostalgic Downtown Riverbank area; and

**WHEREAS**, a healthy Riverbank requires that its residents feel a sense of connection; that physical, economic, or social barriers that prevent us from living as one community should be removed whenever possible; and that the BNSF railroad and its limited crossings in the City acts as such a barrier; and

**WHEREAS**, economic and fiscal sustainability are important to Riverbank's future and our citizens' quality of life; that development decisions should contribute to the economic health and fiscal sustainability of the City; and that the Environmental Impact Report for Implementation of the General Plan for Downtown Riverbank provides the information needed to evaluate future projects to ensure the economic health and fiscal sustainability of the City; and

**WHEREAS**, pedestrians and bicyclists should be as confident in their ability to travel safely in Riverbank as do our drivers and that the EIR for the Downtown Riverbank Specific Plan and Systematic Implementation of adopted General Plan policies within the nostalgic Downtown Riverbank area evaluates traffic impacts associated with the build-out of the downtown area and contains mitigation measures that protect all modes of traffic; and

**WHEREAS**, the air we breathe and the water we use affect our health and well-being; that we want growth and development to maintain the high standards for the quality of our air and water; and that the EIR for Downtown Riverbank Specific Plan and Systematic Implementation of adopted General Plan policies within nostalgic Downtown Riverbank evaluates air quality and greenhouse gas emission impacts associated with the build-out of the Downtown area; and

**WHEREAS**, the purpose of this EIR is to identify the significant effects on the environment within Downtown Riverbank of the Downtown Riverbank Specific Plan or other programs that systematically implement the adopted policies of the General Plan, to identify alternatives to these policies on the build-out of the downtown area, and to indicate the manner in which those significant effects can be mitigated or avoided; and

**WHEREAS**, the City shall mitigate or avoid the significant effects on the environment within the downtown area created by the policies of the Downtown Specific Plan or other programs that systematically implement the adopted policies of the General Plan and that the City carries out mitigation measures or approves future projects that mitigate the identified impacts whenever it is feasible to do so; and

**WHEREAS**, to provide more meaningful public disclosure, reduce the time and cost required to prepare the EIR, and focus discussion on potentially significant effects on the environment, the City focused the discussion in the EIR on: Air Quality; Cultural Resources; Greenhouse Gas Emissions; Noise; Transportation; and Water Supply; and; and

**WHEREAS**, the EIR has identified economic, social, and other conditions that make it infeasible to mitigate one or more significant effects on the environment within the Downtown Riverbank area created by the policies of the Downtown Riverbank Specific Plan or other programs that systematically implement the adopted policies of the General Plan, the policies may nonetheless be carried out or future projects approved at the discretion of the City if such action is otherwise permissible under applicable laws and regulations; and

**WHEREAS**, the EIR identified the following significant and unavoidable impacts created the Downtown Riverbank Specific Plan or other programs that systematically implement the adopted policies of the General Plan: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors; Cause a Substantial Adverse Change in the Significance of an Historic Resource; Generation of Construction-Related greenhouse gas (GHG) Emissions; Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise; Traffic Noise; Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels; and, Increased Traffic Volumes for SR 108 Roadway Segments; and

**WHEREAS**, the EIR serves not only to protect the environment but also to demonstrate to the public that it is being protected from the expected impacts of the build-out of the Downtown area; and

**WHEREAS**, the intention of the EIR is to inform other governmental agencies and the public of the environmental impact of the build-out of the Downtown area; and

**WHEREAS**, the EIR is intended to demonstrate to an engaged citizenry that the City of Riverbank has, in fact, analyzed, considered, and addressed the environmental implications of the build-out of the Downtown area; and

**WHEREAS**, the EIR process has enabled the public to weigh the environmental, social, and economic repercussions associated with the build-out of the Downtown area and allowed the City Council and Planning Commission to express their values on the nostalgic Downtown area thus allowing for appropriate action come election day should a majority of the voters disagree; and

**WHEREAS**, the EIR is intended to be interpreted in such manner as to afford the fullest possible protection to the environment within the reasonable scope of the build-out of the Downtown area and associated goals, objectives and policies of the adopted General Plan; and

**WHEREAS**, the purpose of the EIR is not to generate paper, but to compel the City to make decisions regarding the build-out of the Downtown area with environmental consequences in mind; and

**WHEREAS**, the City of Riverbank must consider the whole of an action, not simply its constituent parts, when determining whether the build-out of the Downtown in accordance with the Downtown Specific Plan or other policies that provide for the systematic implementation of the adopted General Plan within the downtown area will have a significant environmental effect; and

**WHEREAS**, the EIR may not be technically perfect, but it is adequate, complete, and a good-faith effort at full disclosure of the impacts associated with the Downtown Specific Plan or other policies that provide for the systematic implementation of General Plan policies on the nostalgic Downtown area; and

**WHEREAS**, the EIR is intended to require that future decisions regarding the Downtown area are informed and balanced and that the process was not subverted into an instrument for the oppression and delay of social, economic, or recreational development or advancement within the Downtown area; and

**WHEREAS**, the information developed in this EIR is intended to be incorporated into a data base which can be used to reduce delay and duplication in preparation of subsequent EIR's, negative declarations and/or make subsequent or supplemental environmental determinations; and

**WHEREAS**, it is the intent of the EIR, the competitive bidding for the preparation thereof, the mitigation measures developed within and the monitoring program to be implemented is that all employees, officers and agents of the City of Riverbank involved in the environmental review process are responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial,

governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment; and

**WHEREAS**, no new significant information or change in the environment has been added or taken place as to effect the evaluation of impacts contained in the Downtown Specific Plan Environmental Impact Report after the required posting for the certification of this Environmental Impact Report.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Riverbank hereby declares the above recitals are true and correct; that based upon the testimony and information presented at the hearing, including the Environmental Impact Report and all evidence in the whole record pertaining to this matter, the City Council finds that the Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act and that the document reflects the independent judgment of the City Council of the City of Riverbank, and is hereby certified in accordance with the California Environmental Quality Act; the complete Findings of Fact and Statement of Overriding Considerations for the Environmental Impact Report are hereby incorporated into this Resolution by reference and the adoption of these findings by the City Council; and this that Resolution is effective immediately upon adoption.

**Therefore, Be It Further Resolved** that the City Council of the City of Riverbank is holding judgment on the Downtown Riverbank Specific Plan until such time that said plan is brought forward at a future public hearing.

**PASSED AND ADOPTED** by the City Council of the City of Riverbank at a regular meeting held on the 11th day of March, 2013; motioned by Councilmember Dotty Nygard, seconded by Vice Mayor Jeanine Tucker, and upon roll call was carried by the following vote of \*3-0:

**AYES:** Councilmembers Nygard, Tucker, and Mayor O'Brien  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** None

**ATTEST:**

  
**Annabelle Aguilar, CMC**  
City Clerk

**APPROVED:**

  
**Richard D. O'Brien**  
Mayor

\*Councilmember Vacancy / Councilmember Darlene Barber-Martinez recused herself from this vote.

**Attachments:** Findings of Fact and Statement of Overriding Considerations for the Environmental Impact Report



# *DOWNTOWN SPECIFIC PLAN*

The Downtown Specific Plan  
City of Riverbank, California

---

January 2015



**CITY COUNCIL AND PLANNING COMMISSION  
STAFF THAT WORKED ON THE SPECIFIC PLAN  
BETWEEN 2007 AND 2013**

**CITY COUNCIL**

David I. White, Mayor  
Dave White, Vice Mayor  
Sandy Benitez, Councilmember  
Danny Fielder, Councilmember  
Jesse White, Councilmember

**PLANNING COMMISSION**

Joan Stewart, Chair/Commissioner  
Clint Bray, Vice-Chair/Commissioner  
Patricia Hughes, Commissioner  
John Degele, Commissioner  
Max Melendez, Commissioner

**CITY STAFF**

Richard P. Holmer, City Manager  
Tim Ogden, Economic Development & Housing Director  
J.D. Hightower, Community Development Director

**CITY COUNCIL AND PLANNING COMMISSION STAFF AS OF JANUARY, 2015**

**CITY COUNCIL**

Richard D. O'Brien, Mayor/Chair  
Cal Campbell, Vice Mayor/Chair  
Darlene Barber-Martinez, Councilmember  
Leanne Jones Cruz, Councilmember  
Jeanine Tucker, Councilmember

**PLANNING COMMISSION**

Joan Stewart, Chair/Commissioner  
Anthony McKinney, Vice-Chair/Commissioner  
Patricia Hughes, Commissioner  
John Degele, Commissioner  
Carlos Villapudua, Commissioner

**CITY STAFF**

Jill Anderson, City Manager  
John Anderson, Contract Community Development Director  
Janet Smallen, Senior Community Development Specialist

# P *ROJECT TEAM*

---

## **DOWNTOWN REVITALIZATION COMMITTEE**

Dennis Zinner, Chair  
Ric McGinnis, Vice-Chair  
Karen Bickford  
Carla Strong  
Evelyn Halbert  
Debbie Libhart  
Marian McBride Luman  
David I. White

## **CONSULTANT TEAM**

The City Design Collective  
Ian Wolfe Ross Urban Design  
Mundie & Associates  
David Evans, ASLA  
Catherine Chang Design Studio  
Mark Thomas & Company  
Mathew Gerken, AECOM  
John B. Anderson, JB Anderson Planning

# **T** *ABLE OF CONTENTS* ---

## **INTRODUCTION**

|                |   |
|----------------|---|
| OVERVIEW ..... | 1 |
|----------------|---|

## **SECTION I – COMMUNITY VISION..... 3**

|                               |   |
|-------------------------------|---|
| 1.1 BACKGROUND & SETTING..... | 4 |
|-------------------------------|---|

|                                |   |
|--------------------------------|---|
| 1.1.1 – REGIONAL CONTEXT ..... | 4 |
|--------------------------------|---|

|                      |    |
|----------------------|----|
| 1.1.2 - SETTING..... | 10 |
|----------------------|----|

|                                  |    |
|----------------------------------|----|
| 1.2 – THE PLANNING PROCESS ..... | 15 |
|----------------------------------|----|

|                        |    |
|------------------------|----|
| 1.2.1 – OVERVIEW ..... | 15 |
|------------------------|----|

|                              |    |
|------------------------------|----|
| 1.2.2 – DOWNTOWN VISION..... | 19 |
|------------------------------|----|

|                                |    |
|--------------------------------|----|
| 1.2.3 – GUIDING PRICIPLES..... | 21 |
|--------------------------------|----|

|                                       |    |
|---------------------------------------|----|
| 1.3 – REVITALIZATION STRATEGIES ..... | 22 |
|---------------------------------------|----|

|                        |    |
|------------------------|----|
| 1.3.1 – OVERVIEW ..... | 22 |
|------------------------|----|

|                                   |    |
|-----------------------------------|----|
| 1.3.2 – CITY WIDE STRATEGIES..... | 23 |
|-----------------------------------|----|

|                                       |    |
|---------------------------------------|----|
| 1.3.3 – DISTRICT-WIDE STRATEGIES..... | 24 |
|---------------------------------------|----|

|                                        |    |
|----------------------------------------|----|
| 1.3.4 – DOWNTOWN CORE STRATEGIES ..... | 31 |
|----------------------------------------|----|

|                                                 |    |
|-------------------------------------------------|----|
| 1.3.5 – DOWNTOWN CORE INFILL CONCEPT PLAN ..... | 33 |
|-------------------------------------------------|----|

## **SECTION 2 – REGULATING CODE..... 36**

|                        |    |
|------------------------|----|
| 2.1 – ORIENTATION..... | 37 |
|------------------------|----|

|                        |    |
|------------------------|----|
| 2.1.1 – OVERVIEW ..... | 37 |
|------------------------|----|

|                            |    |
|----------------------------|----|
| 2.1.2 – APPLICABILITY..... | 38 |
|----------------------------|----|

|                                          |    |
|------------------------------------------|----|
| 2.1.3 – ORGANIZATION OF REGULATIONS..... | 40 |
|------------------------------------------|----|



## TABLE OF CONTENTS

---

|                                              |    |
|----------------------------------------------|----|
| 2.1.4 – HOW TO USE THIS REGULATING CODE..... | 41 |
| 2.2 – DISTRICT ZONE REGULATIONS .....        | 42 |
| 2.2.1 – DISTRICT ZONES.....                  | 42 |
| 2.2.2 – LAND USE CATEGORIES .....            | 45 |
| 2.1.3 – BUILDING PLACEMENT .....             | 49 |
| 2.2.4 – BUILDING HEIGHT .....                | 50 |
| 2.2.5 – BUILDING LENGTH .....                | 50 |
| 2.2.6 – FRONTAGE COVERAGE .....              | 51 |
| 2.2.7 – BUILDING TYPES .....                 | 52 |
| 2.2.7.A – COMMERCIAL BLOCK.....              | 54 |
| 2.2.7.B – WORKPLACE COMMERCIAL.....          | 56 |
| 2.2.7.C – MULTIPLEX .....                    | 58 |
| 2.2.7.D – LIVE-WORK .....                    | 60 |
| 2.2.7.E – COURTYARD HOUSING .....            | 62 |
| 2.2.7.F – ROW HOUSE.....                     | 64 |
| 2.2.7.G – SINGLE-FAMILY DETACHED .....       | 66 |
| 2.2.8 – FRONTAGE TYPES .....                 | 68 |
| 2.2.8.A – SHOPFRONT .....                    | 69 |
| 2.2.8.B – ARCADE .....                       | 70 |
| 2.2.8.C – FORMAL ENTRY .....                 | 71 |
| 2.2.8.D – FORECOURT .....                    | 72 |
| 2.2.8.E – STOOP .....                        | 73 |





## TABLE OF CONTENTS

---

|                                             |     |
|---------------------------------------------|-----|
| 2.2.8.F – FRONTYARD .....                   | 74  |
| 2.3 – DISTRICT-WIDE REGULATIONS .....       | 75  |
| 2.3.1 – ARCHITECTURE .....                  | 75  |
| 2.3.1.A – GENERAL PRINCIPLES.....           | 77  |
| 2.3.1.B – HEIGHT ARTICULATION .....         | 79  |
| 2.3.1.C – LENGTH ARTICULATION .....         | 81  |
| 2.3.1.D – CORNER TREATMENT .....            | 82  |
| 2.3.1.E – WINDOWS .....                     | 83  |
| 2.3.1.F – WALLS.....                        | 85  |
| 2.3.1.G – ROOFS.....                        | 87  |
| 2.3.1.H – DOORS AND ACCESS .....            | 88  |
| 2.3.1.I – STYLE.....                        | 89  |
| 2.3.2 – LANDSCAPE AND OPEN SPACE .....      | 97  |
| 2.3.2.A – SETBACK AREAS .....               | 98  |
| 2.3.2.B – OPEN SPACE.....                   | 99  |
| 2.3.2.C – PARKING AREAS.....                | 101 |
| 2.3.2.D – PLANT MATERIALS.....              | 102 |
| 2.3.2.E – FENCES, WALLS AND SCREENING ..... | 103 |
| 2.3.2.F – LIGHTING .....                    | 104 |
| 2.3.3 – PARKING.....                        | 105 |
| 2.3.4 – SIGNAGE.....                        | 108 |
| 2.3.4.A – WALL SIGNS.....                   | 111 |



## TABLE OF CONTENTS

---

|                                              |            |
|----------------------------------------------|------------|
| 2.3.4.B – AWNING & CANOPY SIGNS .....        | 112        |
| 2.3.4.C – PROJECTED & BLADE SIGNS.....       | 113        |
| 2.3.4.D – WINDOW SIGNS.....                  | 114        |
| 2.3.4.E – MARQUEE SIGNS.....                 | 115        |
| 2.3.4.F – MONUMENT SIGNS .....               | 116        |
| 2.4 – THE CANNERY DISTRICT.....              | 118        |
| 2.4.1 – DISTRICT STRUCTURE .....             | 120        |
| 2.4.2 – NEW STREETS.....                     | 122        |
| 2.4.2.A – SANTA FE STREET .....              | 123        |
| 2.4.2.B – NEIGHBORHOOD STREETS.....          | 125        |
| 2.4.2.C – PLAZA STREETS .....                | 126        |
| 2.4.3 – TOWN CENTER PLAZA .....              | 128        |
| 2.4.4 CANNERY DISTRICT LAND USES .....       | 130        |
| 2.4.5 – CANNERY DISTRICT BUILDING TYPES..... | 131        |
| 2.4.6 – CANNERY DISTRICT ARCHITECTURE.....   | 132        |
| <b>SECTION 3 – IMPLEMENTATION.....</b>       | <b>134</b> |
| 3.1 – OVERVIEW.....                          | 135        |
| 3.1.1 – OVERVIEW .....                       | 135        |
| 3.2 – RELATED DOCUMENTS.....                 | 136        |
| 3.2.1 – CITY DOCUMENTS .....                 | 136        |
| 3.2.2 – SPECIFIC PLAN DOCUMENTS .....        | 137        |



## TABLE OF CONTENTS

---

|                                                                                      |     |
|--------------------------------------------------------------------------------------|-----|
| 3.3 – SUBSEQUENT APPROVALS .....                                                     | 138 |
| 3.3.1 – EFFECTUATION OF ENTITLEMENTS .....                                           | 138 |
| 3.4 – CAPITAL IMPROVEMENT.....                                                       | 140 |
| 3.4.1 – STREETSCAPE IMPROVEMENTS.....                                                | 140 |
| 3.4.2 – SANTE FE AVENUE CONNECTIVITY THROUGH THE BNSF RAILROAD<br>RIGHT OF WAY ..... | 144 |
| 3.4.3 – WAY FINDING.....                                                             | 147 |
| 3.4.4 – TRAFFIC SIGNAL IMPROVEMENTS.....                                             | 148 |
| 3.5 – FINANCING STRATEGY .....                                                       | 149 |
| 3.5.1 – FINANCING.....                                                               | 149 |
| 3.6 – INFRASTRUCTURE & ENVIRONMENTAL .....                                           | 152 |
| 3.6.1 – INFRASTRUCTURE .....                                                         | 152 |
| 3.6.2 – ENVIRONMENTAL REVIEW .....                                                   | 153 |
| 3.7 – SPECIFIC PLAN ADMINISTRATION.....                                              | 154 |
| 3.7.1 – ADMINISTRATION.....                                                          | 154 |
| 3.7.2 – INTERPRETATIONS .....                                                        | 155 |
| 3.7.3 – ALTERNATIVE DEVELOPMENT & DESIGN STANDARDS .....                             | 156 |
| 3.7.4 – MINOR SPECIFIC PLAN MODIFICATIONS .....                                      | 157 |
| 3.7.5 – SPECIFIC PLAN AMENDMENTS.....                                                | 158 |
| 3.7.6 – SPECIFIC PLAN ENFORCEMENT .....                                              | 159 |
| 3.7.7 – SERVERABILITY .....                                                          | 160 |



# INTRODUCTION



## OVERVIEW

### Role of the Specific Plan

The Riverbank community desires a comprehensive revitalization of their historic downtown. This Specific Plan is intended to be a tool for catalyzing and achieving envisioned change. The vision, revitalization strategies, development regulations, and implementation measures contained within this Plan are provided to help decision-makers in the following ways:

1. Establish changes to policies and regulations to attract and guide desired new investment.
2. Assess proposed development projects to ensure they support the community's stated goals.
3. Focus capital improvements and public investment in support of desired change.
4. Coordinate and focus city-wide planning efforts in support of Downtown revitalization.

### Operating Principles

The following operating principles recognize that revitalization in the historic Downtown is likely to occur incrementally, and over a long period of time.

1. The Specific Plan is not a static document. Future vision will suggest that as the Downtown Specific Plan evolves, so too may the market forces and consumer preferences that affect development feasibility. On-going evaluation of the revitalization strategies and development regulations will ensure long-term success.
2. Revitalization is most successful when public and private investment are coordinated and directed towards achieving a common goal. The City has invested in capital improvements in hopes to catalyze and support envisioned transformation of the Downtown.
3. City districts are most successful when they are complementary, and do not unduly compete with one another. City-wide policies that guide economic growth and development shall be supportive of Downtown revitalization.

### Plan Organization

The Downtown Specific Plan contains an introduction and three sections as follows:

Introduction contains an overview describing the role of the Plan and the Plan's operating principles. A statement describing the Authority of the Specific Plan is followed by a description of the Plan Area.

Section 1 - Community Vision - opens with a summary and analysis of existing conditions. A description of the planning process is followed by a statement of the community's long-term vision and goals. Revitalization Strategies describe public and private actions necessary to achieve desired transformation. Section I. concludes with Downtown Core Infill Concept Plans illustrating possible long-term investment in the Downtown Core.

Section 2 - Regulating Code - contains development regulations to guide new development throughout the Plan Area.

Section 3 - Implementation - contains a description of City Actions designed to stimulate new investment. A description of Capital Improvements and Financing Strategies is followed by a synopsis of infrastructure and Environmental Review.





## Authority

The City's 2025 General Plan designates the Downtown Specific Plan area as an Infill Opportunity Area, in which the City will “focus reinvestment, and revitalization efforts” including public-private partnerships, public investments, infill incentives, and other strategies.

Under the legal authorization established in Article 8 of the State of California Government Code (Section 65000 et seq.) the community has created this Downtown Specific Plan to direct land use and development efforts in support of overall Downtown revitalization.

The Specific Plan's Regulating Code replaces existing zoning policies, development standards and design guidelines. The Specific Plan does not replace or augment City of Riverbank regulations pertaining to health, safety and welfare issues. All applications for new construction, or substantial modifications to existing development, shall be reviewed for conformance with the policies contained in this Specific Plan's Regulating Code.

## Specific Plan Area

The Downtown Specific Plan planning area is illustrated below. The Plan Area consists of all parcels located between Callander Avenue, Fourth Street, Atchison Street and Patterson Road, and includes parcels having frontage along Atchison Street (SR 108) west of Seventh Street to City limits.



Specific Plan Area Map

# *COMMUNITY VISION*



### 1.1.1 REGIONAL CONTEXT

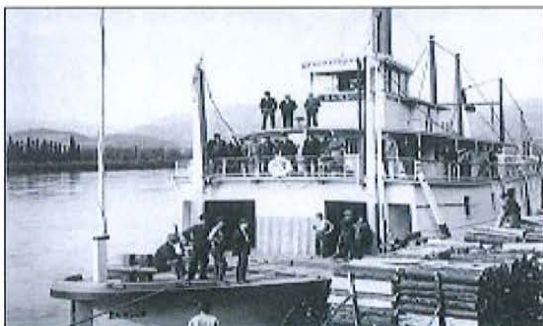
#### Historic Heart of the City

Downtown Riverbank was founded adjacent to an early ferry crossing on the Stanislaus River. By 1900, the Atchison, Topeka, and Santa Fe Railroad was established throughout the central valley, and soon thereafter, the construction of the train depot near the river crossing ensured that Downtown would play a vital role as the heart of the emerging City. After incorporation in 1922, Downtown flourished in its location at the convergence of the river and the railroad, the region's primary corridors for the movement of goods, customers, and services.

As the City grew, Downtown emerged as the City's center for retail and industrial business as well as its earliest mixed-use neighborhood. Downtown was comprised of homes and commercial buildings, and Santa Fe Street was the community's 'main street' where residents would shop for daily needs, participate in civic life, attend cultural events such as parades and festivals, or simply gather with their neighbors. Development in Downtown came to embody the city's small-town character and helped to forge its identity. In addition to serving as the community's center for commerce, Downtown was the community's cultural heart.



Downtown grew relative to its location adjacent to the Stanislaus River and the Railroad, tying it to the region's agricultural economic base.



Downtown's proximity to the Stanislaus River was instrumental to its early development as a center for commerce.



Riverbank has its roots as an agrarian settlement. Agriculture continues to be an important industry throughout the City, the County, and the Region.



## 1.1 BACKGROUND & SETTING

---



The establishment of the train depot along Atchison, Topeka and Santa Fe Railroad helped the town to grow as a regional destination.



The BNSF railroad continues to play a significant role in the region's overall economy.

As evidenced by the Images of America Riverbank by Glenn Allen Ditman and the Riverbank Historical Society published in 2013 there are six (6) historically significant structures in the Downtown Specific Plan Area. These include: Ditman Apartments (1913), Methodist Church (1912), Del Rio Theater (1937), First National Bank Building (Bordona Building of 1913), Carnegie Library (1917) and the Callander Building (Masonic Lodge of 1912). The plan provides general guidance towards the preservation of these historical landmarks. City staff has not officially conducted an Historical Sites survey, but the text within this plan serves to provide entitlement tools to preserve and enhance the significance of these identified structures.

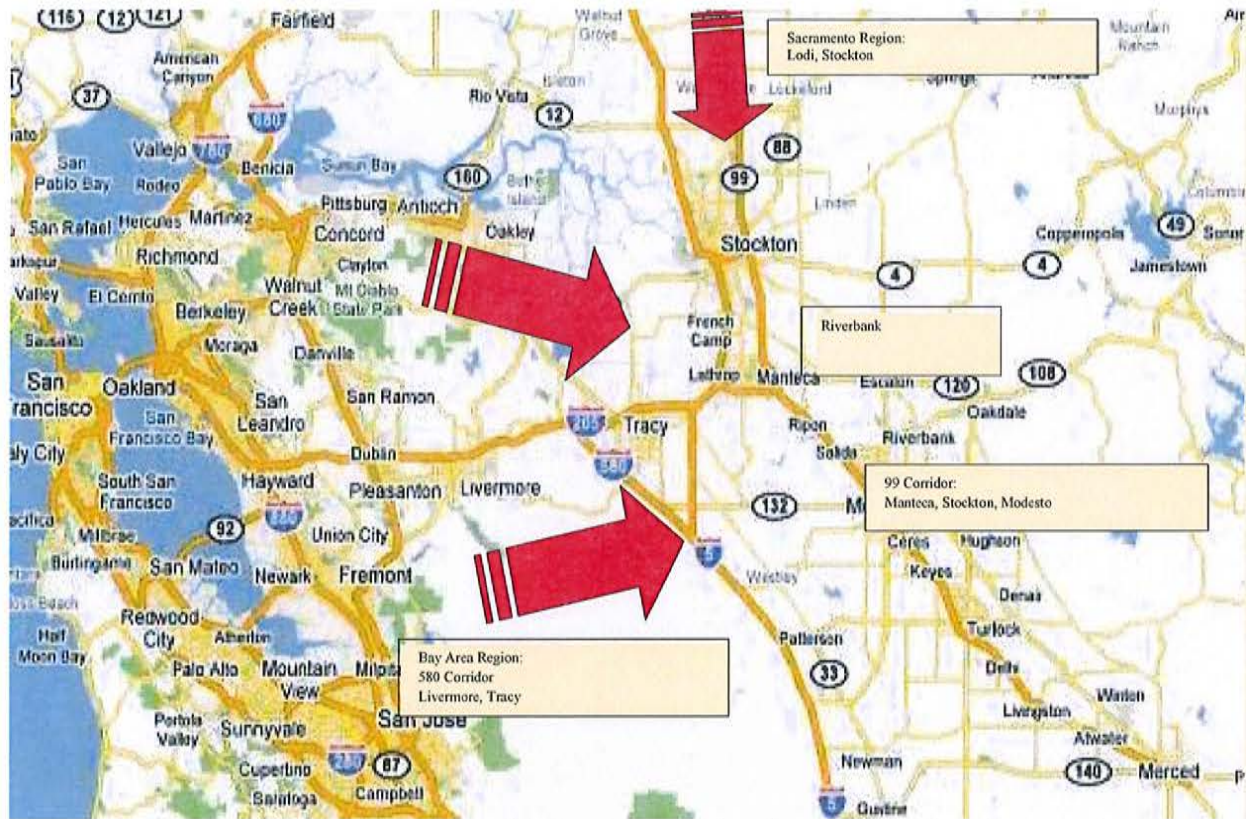
### **Regional Growth**

Between 2000 and 2014, Riverbank began to experience the early stages of what would become a dramatic increase in the growth of new residential and commercial development throughout the region. Pent-up demand for new housing transformed the cities of Livermore, Tracy, and Modesto as well as Riverbank. During this period of time, Riverbank experienced a population increase of almost 35%.

Residential growth in Stanislaus County has been transforming what were formerly agricultural lands into residential neighborhoods at a very rapid pace. Accompanying the arrival of new residents has been a significant increase in the demand for new commercial and retail development. As the region has grown, the primary corridors for the movement of goods and services have shifted from the river and the rail, to the region's automobile corridors, arterials, and highways. During the City's early years, commercial development located primarily in the Downtown core area near the river, the railroad, and within walking distance of many of the City's residents. In recent year's commercial development has shifted along the City's primary automobile thoroughfares including Atchison, Patterson, Oakdale, and Claribel Roads, where it is on-display for many of the region's residents and visitors who drive these corridors as part of their daily commute.

## 1.1 BACKGROUND & SETTING

In recent years, hundreds of thousands of square feet of new commercial development has been established throughout the city where it is strategically positioned to attract a large percentage of the County's residents and visitors, and able to draw customers from multiple cities. These new commercial centers offer a variety of retail stores including national retailers, and typically provide a large supply of surface parking.



Growth in the residential and commercial development has been expanding along regional corridors throughout the Region.



## 1.1 BACKGROUND & SETTING

---



Neighborhood commercial and entertainment Development along Patterson Road near Downtown.



Auto-oriented commercial development along Atchison Road, adjacent to Downtown.



A regional retail center located at the intersection of Claribel and Oakdale Roads serves a regional market.



### Effects of Regional Growth on the Downtown Plan Area

*Downtown should be the social and cultural heart of our community, and must not be left behind as the City grows. — Riverbank 2025 Vision*

In its earliest days, Downtown Riverbank was the community's destination for townspeople in need of goods and services. It was the local destination for commerce, for civic life, and for entertainment. Downtown was the place for families to gather and for residents to shop for everything from groceries and apparel, to women's accessories and saddles.

Today, Downtown finds itself in many ways, 'off the beaten path'. Recent trends in development have shifted new residential and commercial development to areas located well outside of Downtown Core. This shift has taken a significant toll on Downtown's economic health. Downtown remains the town's centerpiece in the hearts and minds of many community members, but the current social and economic trends tell a very different story.

With almost all new development occurring in the south western portion of the City, the vast majority of residents now live well outside of the Downtown Core area. During the day, many residents work and shop in nearby cities and in the commercial centers located along their primary commute routes. In the evening, many Riverbank residents travel again to nearby commercial centers including the Crossroads Commercial Center to enjoy restaurants, cinemas, and an evening out. As a result, Downtown's streets are all-but deserted in the early evening, with many shops owners closing their doors before the sun has fully set.

At a time when the city's population has been growing at unprecedented rates and incomes have been on the rise, the city's cherished Downtown has been in decline. Many Downtown businesses have been forced to shut their doors as customers gravitate towards the auto-oriented convenience offered by conventional development elsewhere in the City. With the decline in Downtown business and activity, and with most new development having little orientation or connection to the City's historic Downtown, Riverbank is quickly becoming a landscape of community members who are dislocated from the physical, social, and cultural qualities that were fundamental to life when Downtown was the community's vibrant cultural heart.



Vacant ground-floor space with one of downtown's most attractive buildings.



Vacant shop front space along Santa-Fe St. downtown's "main street".



## 1.1 BACKGROUND & SETTING

---



Vacant lot location along Santa-Fe St. in the heart of Downtown.



The local hardware store was a favorite of many downtown residents, but closed after the opening of Home Depot.



## 1.1 BACKGROUND & SETTING

### 1.1.2 SETTING

#### *Purpose*

*This section contains a brief summary of existing conditions at the time of the Plan's drafting.*

#### **Urban Design Setting**

East of the railroad, between Atchison Street and Patterson Road, Downtown for the most part retains its historic grid of walkable streets and blocks bisected by alleys. Santa Fe Street between Second and Fourth Streets contains the majority of the City's historic 'main street' fabric comprising commercial buildings fronting onto the sidewalk, and having shop fronts along the ground floor. Third Street connects Santa Fe Street to Downtown's primary east-west corridors, Atchison Street to the north, and Patterson Road to the south, and is home to civic buildings as well as the Del Rio Theater, Downtown's historic performing arts center.

East of the historic center, Downtown is composed primarily of residential development. Single family and multi-family homes, schools, a community center and a teen center support a distinctive small-town neighborhood character throughout this part of the City. South and west of the core, the Downtown Specific Plan Area contains a mix of residential, commercial, cultural, and workplace uses, located along Stanislaus and Sierra Streets.

West of the railroad, the Downtown Specific Plan Area comprises a more industrial and less urban structure; Topeka, Santa Fe and Stanislaus Streets extend from Callander Avenue towards the east, where they terminate within the Cannery District's industrial setting. South and west of the Cannery District, vestiges of Downtown streets and blocks contain a mix of single and multi-family residences. Callander Avenue is fronted by a range of commercial buildings and a church set back from the sidewalk.

Atchison Street (State Route 108) forms the northern edge of the Downtown Specific Plan Area. As a regional corridor, Atchison Street plays a vital role in connecting the region's residents and visitors to Downtown. Atchison Street is home to both commercial and residential uses and has a distinctively auto-oriented character with more than 25,000 average daily vehicle trips.

Patterson Road forms the southern edge of the Plan Area, and is one of the City's primary east-west thoroughfares. West of Downtown, Patterson Road contains numerous commercial centers extending from the city's western limit to its convergence with Atchison Street and Callander Avenue. Within Downtown, Patterson serves as a buffer between the Downtown Specific Plan Area and the mix of industrial and residential development to the south.



Near the corner of Third and Santa-Fe St. in the



Residence in the Downtown Neighborhood

## 1.1 BACKGROUND & SETTING



The cannery district west of the Railroad.



Downtown is home to parks, open spaces and a new skate park.

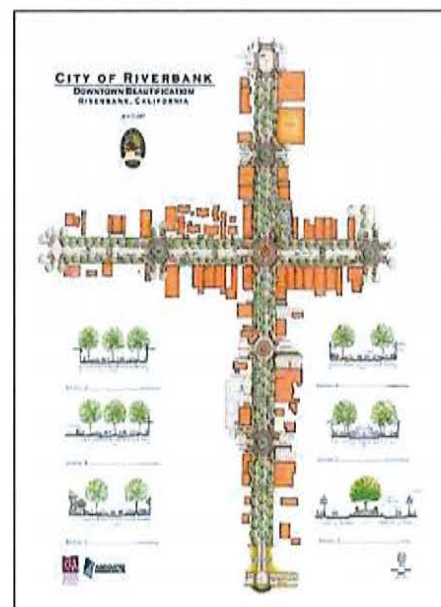
### Streetscapes

#### Santa Fe and Third Streets

The City's Downtown Beautification Project has transformed Third Street and Santa Fe Streets into a pedestrian-friendly environment set to attract new business to the Downtown Core.

#### Atchison Street / Hwy 108

Along Atchison Street, narrow sidewalks are located adjacent to fast-moving auto related traffic. There are few street trees, street lights, or street furnishings along the sidewalks, resulting in an auto-oriented character that is not supportive of pedestrian activity.



Downtown Beautification Plan



## 1.1 BACKGROUND & SETTING

---



Atchison Street west of Third Street.



Atchison Street east of Third Street.

### Patterson Road

South of Downtown, Patterson Road's lack of street trees results in an unattractive buffer between Downtown and nearby industry and older residential neighborhoods. The sidewalk along the south side is narrow, and often interrupted with utility poles.

Bicycle lanes are provided but the roadway environment is harsh and not welcoming to pedestrians. Bus shelters located along the north side of the road lack landscaping or other improvements that could help to soften the environment for pedestrian and transit use.



Sidewalk along the south side of Patterson Road.



Bus shelter along Patterson Road.

### Neighborhood Streets

Throughout the Downtown Specific Plan Area neighborhood streets tend to have narrow sidewalks located adjacent to the back-of-curb, and provide little buffer or shade for pedestrians. Street trees are limited, and street lights are often of a scale and style more suitable for street environments than for pedestrian use and safety. Many of Downtown's neighborhood streets have two lanes of angled parking which creates a character more typical of commercial districts than residential districts, and drastically increases the auto-oriented character of the public realm with wide uninterrupted hardscape.



Street lights are not of pedestrian-scale.



Angled parking on a residential street.

### **Opportunity Sites**

In consideration of the fact that Downtown is the city's oldest district and its historical commercial center, there exists a surprising number of opportunity sites primed for new investment. Along Santa Fe Street in the heart of the Downtown Core, many shop fronts are empty or show signs of significant disinvestment. Elsewhere in the Plan Area, numerous parcels are occupied by fairly low-quality development. Many of these parcels are identified on the accompanying Opportunity Sites Diagram.

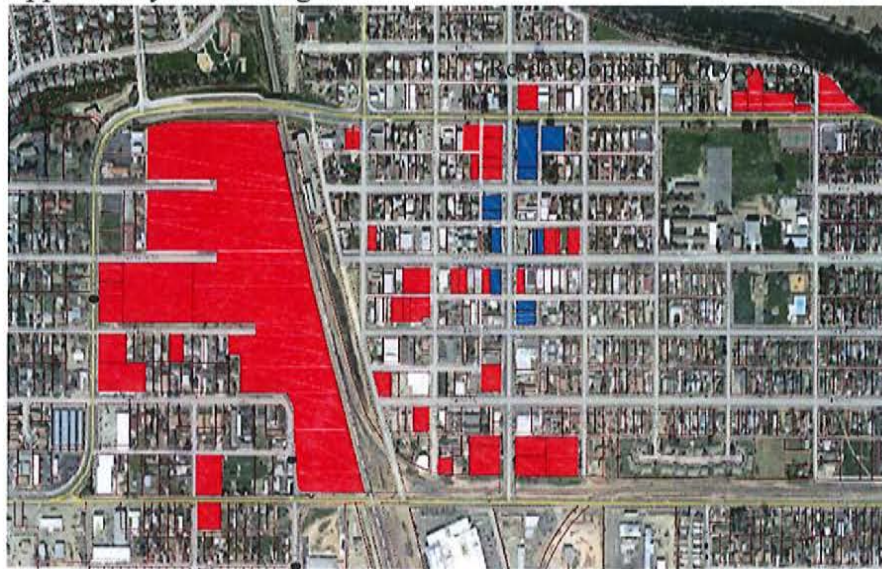
The Cannery District presents the single largest opportunity site in the Downtown Specific Plan Area. Comprising over 32 acres, redevelopment of the site will help the City to realize significant new investment in the coming years, creating opportunities for a mix of land uses and public open spaces.

The City's Redevelopment Agency had been proactive in assessing and acquiring sites throughout Downtown Core which are strong candidates for new investment. Unfortunately, as part of the State Budget restructuring of 2012, the State of California has rescinded the authority of all Redevelopment Agencies and has demanded that all RDA properties be sold and the proceeds returned to the State. This has created a significant impact on the City's ability to play a financial role in the revitalization of the Downtown Core. The land use policies and strategies established with this Specific Plan will be critical in establishing a clear vision for private party investment in the revitalization of the Downtown area.



## 1.1 BACKGROUND & SETTING

### Opportunity Sites Diagram



-  City Interest:
-  Private Interest:  
Vacant / underutilized  
lot and/or building.



The 32 acre Cannery District is Downtown's largest opportunity site.



Directly across from the Del Rio, new development on this parcel could serve as a gateway to Downtown.



Opportunity site land in the heart of Downtown.



Opportunity site along Atchison Street.



### **1.2.1 OVERVIEW**

The Downtown Specific Plan's Vision and Guiding Principles grew out of an extensive public planning process.

Stage 1 of the planning process began in November 2007 with the Two Day Dialog consisting of two days of meetings between the consultant team and members City Staff, City Council, the Planning Commission, stakeholders, and residents. During these meeting, community members discussed their visions for revitalization, and their ideas for attracting new investment. The consultant team circulated a survey encouraging residents to describe the current role that Downtown plays in their daily lives, and what they would like to see in the future.

In January 2008, the consultant team met with community members at the Scouts' Hall to present preliminary urban design analyses, and to further the dialog with Downtown residents, land owners, and business owners. Community members were asked to describe their vision for Downtown. Details are included in the following pages.

Stage 2 began with a presentation of preliminary urban design strategies for revitalization during a second community workshop held in Downtown on February 6, 2008. Urban design strategies included preliminary recommendations for district formation, land use regulations, and capital improvements. Following the presentation, the consultant team recorded input from the community, and discussed the strategies in greater detail.

Based on the community's input in the second workshop, the consultant team modified the land use and urban design recommendations and presented refined strategies in a Joint Study Session with Planning Commission and City Council on April 14, 2008. Members of City Council and Planning Commission approved the direction of the land use and urban design recommendations and directed the consultant team to prepare the Administrative Draft of the Specific Plan.

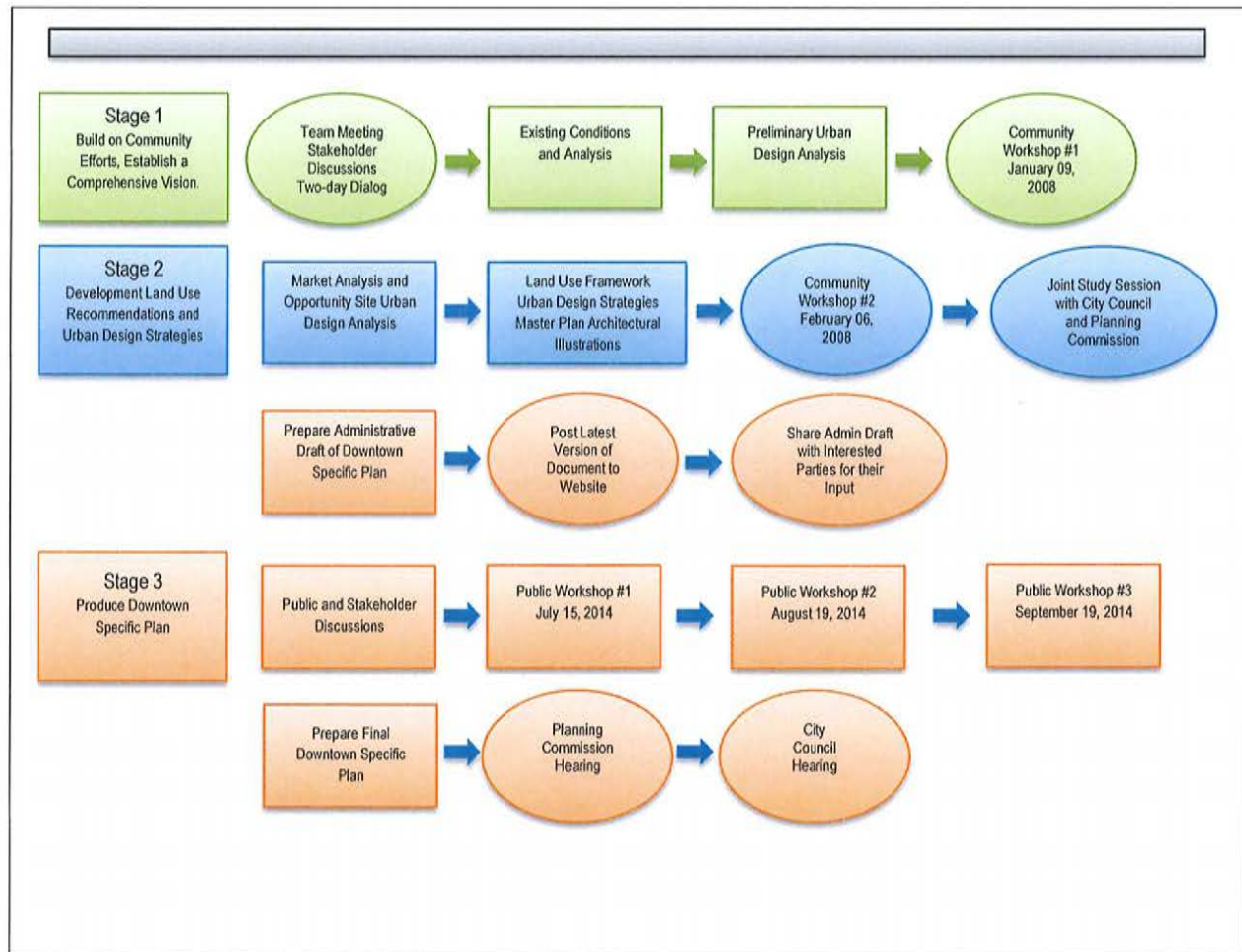
The consultant team met with members of the Planning Commission and the Downtown Revitalization Committee to discuss preliminary regulations on August 18, and delivered the Administrative Draft of the Specific Plan to City Staff in September, 2008.

The Public Review Draft of the Plan was made available to the full Riverbank community in November, 2008

On March 25, 2013 the Riverbank City Council took action to certify the EIR for the Downtown Specific Plan by adopting Resolution 2013-015. The adoption of the Downtown Specific Plan has been delayed because of significant questions concerning the plan area boundaries, public involvement, the downturn in the economy and elimination of the Redevelopment Agency by Governor Brown. The Specific Plan has been vetted in the community through a series of one on one meetings with vested property owners and interested public members. The Riverbank Planning Commission will be commissioned to review and receive public comment on each element of the plan before final changes to the plan will be made. Through this additional public input, the City is encouraged that consensus can be reached on the vision for the Downtown and the rest of the Plan Area.



## 1.2 THE PLANNING PROCESS



Presentation to the Planning Commission occurred on [tbd].

Presentation to City Council was made on [tbd].

## 1.2 THE PLANNING PROCESS

---

### Public Input

Throughout the planning process, community members and stakeholders discussed their visions for Downtown revitalization, and the steps necessary to achieve their desired future. The following summary of community input and subsequent vision statement form a basis for the Plan's Revitalization Strategies.



### Community Input - Vision

- Downtown should feel like the center of the community. It has been 'losing ground' to the newer developments located in other areas of the City. If Downtown is to survive, it needs to attract new investment.
- Downtown is home to many residents and is the City's historic residential center. As Downtown grows, we must protect and enhance the existing residences, while attracting new residents to strengthen its role as a vibrant neighborhood.
- We need more reasons to shop Downtown: Banks, shops, boutiques, a pharmacy and other places to go every day.
- More restaurants would be a great asset in the Downtown. They would help to attract families on a regular basis.
- Downtown should be the place that everybody goes on the weekends. It should be a place for community gatherings and shouldn't feel like a shopping center or mall.
- Downtown must become home to Riverbank's art culture. We should expand the visual and performing arts program and make sure that Downtown is the City's center for art and cultural activities.



### Community Input - Strategies

- Focus new residential development in the Downtown Specific Plan Area.
- Attract many new businesses to Downtown. Use zoning controls to limit undue competition from nearby areas.
- The Downtown buildings need to be made more attractive. Right now, there are too many unattractive buildings. We need design standards for new buildings and programs to improve building facades.
- Work with the Chamber of Commerce to focus new businesses in the Downtown Specific Plan.
- Develop the Cannery District in a way that will bring more people to Downtown. Add more housing that will be affordable to empty-nesters, single folks, and young families. We also need more rental housing in the Downtown.
- Make sure that new streets and parks are designed to support pedestrians in the Downtown. The streets are too wide and we need many more trees and benches to make it more walkable.
- We need to identify the Downtown Area. It's hard to find Downtown if you don't know where you're going. We need more signage and better gateways.



## 1.2 THE PLANNING PROCESS

### 1.2.2 DOWNTOWN VISION

*In the morning hours, there is much activity along Santa Fe Street as shopkeepers arrive to open their business. Residents of downtown neighborhoods can be seen grabbing a coffee and a copy of the local paper as they are greeted by employees of local businesses. City officials and municipal employees are chatting beside City Hall as children can be seen hustling down the sidewalks on their way to school.*

*During the day, Downtown shops and services are busy with customers. Where vacant shop fronts once stood, Downtown is alive with new buildings that have a desirable mix of retail shops and restaurants on the ground floor, and professional offices and private homes on upper stories. Community members can be seen running errands, visiting City Hall, and taking care of their daily needs at local shops. There is ample parking for customers and walking to and from businesses and other destinations is a pleasure along tree-lined streets.*

*By midday, sidewalks are abuzz with residents and visitors dining al fresco where restaurants and cafes have placed tables on sidewalks, and in paseos and plazas beneath large shade trees. Near the Plaza Del Rio at the corner of Santa Fe Street and Third Street, local artists can be seen setting up easels in preparation for the weekend's art show, while a group of seniors practice Tai-chi in the shade.*

*As the sun sets and the air begins to cool, some residents make their way on foot, by bicycle, and on the ROTA Trolley to the Town Center Plaza in the Cannery District to participate in the evening's dance celebration. Residents living along Downtown's boulevards and throughout Downtown neighborhoods make a quick stop at a local foods store to pick up some dinner and a bottle of wine before heading home for the evening.*

*Downtown Riverbank is the vibrant and active center of the Riverbank community. What was historically the City's most cherished district has reclaimed its place as the social and cultural heart of the City.*



*"We should continue to build on the Rio Arts program and bring more events to Downtown for the community to enjoy"*



*"More open spaces would help. No more industrial uses. Parking areas should be located behind buildings. Downtown needs to be friendly to people."*



*Many people live Downtown. It is important that we protect existing residences, and don't create conditions that adversely affect Downtown residents.*



*We need better conditions for pedestrians and bicycle riders. More attractive streets throughout Downtown is essential.*



### 1.2.3 GUIDING PRINCIPLES

The following statements have been selected from the City's General Plan to best reflect the community's goals for Downtown. In combination with the public input recorded during this Plan's public planning process, and the accompanying Riverbank 2025 Vision, these statements form the basis for the Downtown Specific Plan's Revitalization Strategies.

#### Small Town Character

- Downtown should be the social and cultural heart of our community, and must not be left behind as the city grows.
- Small, locally-owned businesses are an important part of the unique character of Riverbank and essential to a healthy local economy.

#### Community Identity

- Downtown should remain a walkable, pedestrian-scaled commercial center that best reflects our community's unique identity and our desire to maintain our small town image.

#### Choice and Diversity

- We value the opportunities to live, shop, work, and recreate locally if we choose to.
- We will design our community so that people can walk, bicycle, or use public transit if they choose not to drive.

#### Improved Quality of Life as the City Grows

- The future health of Riverbank requires that older neighborhoods be improved at the same time that new areas develop.
- New development should increase, not impede our sense of being connected as one community.

#### Land Use

- The City will encourage development and redevelopment of Downtown as a mixed-use, high- activity area. Development and retention of retail and visitor-oriented uses, business and personal services, government and professional offices, communications facilities, civic uses, and high- density residential uses will be encouraged.

#### The Riverbank 2025 Vision

Riverbank in 2025 has a small-town character where residents can live, work, and play locally. The City has a thriving downtown that offers a variety of retail opportunities and services and functions as the social and cultural heart of the community.

Riverbank has a healthy and diversified industrial base served by its railroad, safe and walkable/bikeable neighborhoods, and a wide range of employment and housing opportunities for its diverse population. Although we welcome automobiles, Riverbank is a place for PEOPLE. Those who choose not to drive can easily and safely walk, bicycle, or use public transit to get to work, school, shopping, or a local park.

Riverbankers' strong sense of community identity is reflected in its public gathering places and activities, architectural variety, and the ways in which the City's riverfront location, railroad-oriented history, agricultural heritage, and other unique qualities are celebrated in the built environment.

Riverbank in 2025 has succeeded in creating a balance between housing and jobs for its residents, commerce and industries that support the local economy, and the protection of agriculture and natural resources

### 1.3.1 OVERVIEW

#### *Purpose*

*This section contains revitalization strategies that form the foundation for the Plan's development regulations and implementation strategies.*

#### **Background**

The Riverbank community has been making great strides to plan for growth and change. Recent planning efforts associated with the Riverbank 2025 General Plan Update established a framework for long-term growth in accordance with the community's "hopes, dreams, and expectations for themselves and future generations of Riverbank residents."

The former Riverbank Redevelopment Agency launched the Downtown Beautification Project, and created an attractive and pedestrian-friendly public realm.

#### **Approach**

Successful revitalization does not happen overnight. There is no 'silver bullet' action that holds all the keys to revitalization. Successful revitalization will rely on the coordinated efforts of many agencies and individuals. Advancement of the community's goals will require both private investment and public actions such as financial assistance to small businesses and capital improvements made to the public realm. While these forms of investment often occur at different times and in different areas, the combination of private and public actions will advance Downtown's physical appearance and economic vitality, evidencing the City's long-term commitment to revitalization.



### **1.3.2 CITY-WIDE STRATEGIES**

#### **Introduction**

Revitalization of the Downtown Specific Plan Area hinges on its ability to become more competitive within the region's overall framework of retail and cultural destinations. Downtown cannot directly compete with regional commercial centers for large-scale commercial tenants or customers. To be successful, Downtown must solidify its role as the community's preferred destination. Downtown must provide an alternative to typical retail centers by becoming a highly desirable place for community members and visitors to walk, to sit, to stroll, to shop, and simply to gather and be part of a civic and community-oriented environment.

#### **1. LAND USE GOALS**

To be successful, Downtown must comprise an 'anti-mall' agglomeration of shops and services. One of the greatest threats to Downtown's success is competition from nearby neighborhood and regional commercial centers. As the city grows, decision makers should make every effort to attract new investment that supports Downtown's niche as a vibrant and pedestrian-oriented destination.

#### **2. COORDINATED EFFORTS**

Business owners and local merchants must do their part to strengthen Downtown's appearance, vibrancy and market appeal. To this end, members of the Community and the Chamber of Commerce must come together to support these strategies with a united front. Finally, the residents of Riverbank have a vital role to play in helping to build awareness, momentum, and a generally positive attitude towards achieving the change that is necessary to catalyze and sustain Downtown's long-term success.

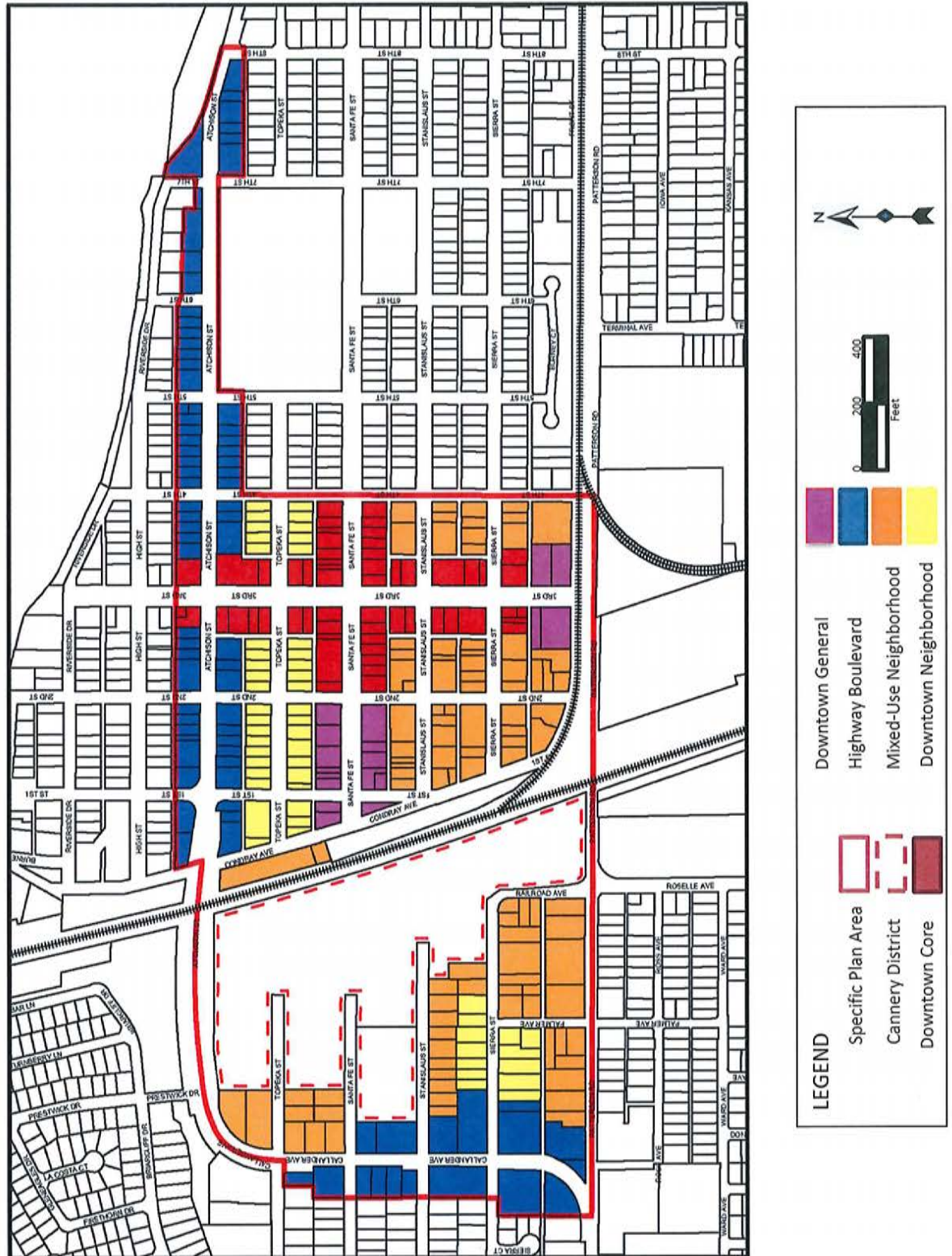


### **1.3.3 DISTRICT-WIDE STRATEGIES**

#### **1. LAND USE**

- A. Grow Downtown's commercial base. Add new retail and commercial uses in strategic locations throughout Downtown to increase its overall vibrancy.
  - 1) Focus pedestrian activity-generating retail in the Downtown Core.
  - 2) Encourage development of daytime retail anchors to draw customers on a daily basis to the Downtown Specific Plan.
  - 3) Encourage the development of an entertainment anchor that will draw customers to Downtown during the evenings and on weekends.
- B. Expand residential opportunities throughout the District. Increase opportunities for families, young couples, seniors, singles, and empty nesters to live Downtown.
  - 1) Protect and enhance existing residential areas. This will be an increasing concern as additional investment is made downtown. City leaders will need to continue to listen to concerns of citizens who reside downtown.
  - 2) Promote new residential development throughout the Downtown. Encourage a variety of new single family and multi-family homes, live-work units, and apartments. Present Riverbank's diverse community with a range of lifestyle choices.
  - 3) Restructure Atchison Street and Patterson Road as livable boulevards which adhere to the Complete Streets Strategies to support the surrounding areas as well as to be supportive of downtown investment.
- C. Revive Downtown's role as a workplace.
  - 1) Encourage the development of workplace uses throughout the District.
  - 2) Increase market support by attracting and supporting new businesses, and increasing the local workforce.
- D. Focus new investment to be support of long-term economic health, and to avoid unnecessary competition and redundancy.
  - 1) Establish land use sub-districts. Encourage complementary land uses.
  - 2) Create flexibility to encourage new investment supportive of the community's long-term goals.
  - 3) Promote the redevelopment of underutilized parcels, vacant parcels, or otherwise disinvested parcels that degrade the image of the District and impede new investment.

### 1.3 REVITALIZATION STRATEGIES



Plan -wide strategies.



## 1.3 REVITALIZATION STRATEGIES

---

### 2. CAPITAL IMPROVEMENTS

- A. Redesign Atchison Street and Patterson Road to create an attractive and welcoming setting for desired investment, and to support pedestrians, cyclists, and transit users. The corridors should be recognizable not just as the major traffic conduits of the city, but also as active and livable places in their own right.
  - 1) Work with CALTRANS to establish streetscape improvements to Atchison Street & Calander.
  - 2) Make Downtown more 'visible' to motorists travelling along Atchison Street and Patterson Road by creating attractive streetscapes that enhance the District and announce arrival at the Downtown Core.
- B. Restructure neighborhood streets throughout the Downtown Specific Plan to support existing and future residences and compatible workplaces.
  - 1) Improve streetscape conditions along neighborhood streets to support existing and future residences.
  - 2) Work with the affected neighborhoods to determine the most appropriate method to modify the street pavement patterns to reduce auto related speeds and create safe neighborhood streets which promote pedestrian travel and safe neighborhoods.
- C. Announce the Downtown Core with gateways and signage at key locations.
  - 1) Locate signage at the intersection of First Street and Atchison Street directing motorists heading south from Escalon to the Downtown Core. Likewise locate signage at the corner of Third Street and Atchison to direct traffic south into the heart of the Downtown core. This could attract motorists from Oakdale, Modesto & Escalon.
  - 2) Promote Downtown through advertising along Atchison Street and Patterson Road, at all City entry points, and nearby commercial centers including the Crossroads shopping center.
  - 3) Work with the owners of the Crossroad Shopping Center to Place an information kiosk announcing Downtown businesses and special events.

### 3. DEVELOPMENT STRATEGIES

- A. Prioritize attracting new development to all gateway intersections.
  - 1) Redevelop the southwest corner of Third Street and Atchison Street. Encourage mixed-use development incorporating a daytime retail anchor or destination restaurant to complement the Del Rio theater and serve as a gateway to the Downtown Core.
  - 2) Relocate the auto-serving use from the northeast corner of Third Street and Atchison Street to a new location. Promote redevelopment of this location in coordination with this Plan's regulation for the Downtown Core.
  - 3) Encourage new development at the intersection of Third Street and Patterson Road. Establish mixed use residential, workplace, or commercial uses in new buildings that put an attractive architectural presence 'on-display' and encourage motorists to enter the Downtown Core.
- B. Enable redevelopment of parcels having frontage on Third Street between Atchison and Topeka Streets. Encourage a mix of uses including restaurants, cafes and retail uses on the ground floor, and workplace, residential, and lodging uses on upper stories.



### 1.3 REVITALIZATION STRATEGIES

- C. Partner with the development community to transform parcels that are blighted, underutilized, or create conditions that do not support the community's vision for Downtown.



Plan -wide strategies

### 4. PARKING

- A. Manage the Downtown parking supply to maximize efficiencies, accommodate growth, and reduce congestion.
- 1) Plan parking supply and management strategies to accommodate different parking demands including short-term convenience parking, mid-term employee, and long-term parking.
  - 2) Implement on-street parking strategies in consideration of Downtown's multiple land-uses and their respective parking demands. Maximize on-street parking throughout the Downtown Core and Downtown General in support of existing and desired commercial investment. Establish parallel parking on neighborhood streets in support of residential and mixed-use development and to enhance pedestrian conditions.
  - 3) Create incentives for employees of business and government agencies to park in auxiliary lots and off-street locations. Ensure that on-street parking spaces in the Downtown Core are not being occupied during business hours by business or government employees.
- B. Adopt progressive parking policies to catalyze future investment.
- 1) Create incentives for shared parking agreements among business owners throughout the Downtown Specific Plan.
  - 2) Seek opportunities to utilize private parking lots for shared parking and public parking during non-business and 'off-peak' hours.



### 1.3 REVITALIZATION STRATEGIES

---

- 3) Protect and promote the residential character of the existing downtown neighborhoods.
- C. Establish long-term parking supply strategies.
  - 1) Assess district-wide parking in consideration of current parking demands and anticipated development.
  - 2) Identify sites for establishment of public parking lots.

### 5. TRANSIT & CIRCULATION

- A. Increase transit connections between the Downtown Core and significant residential, commercial and workplace centers throughout the City. Make Downtown a central 'node' within the City's transportation network.
  - 1) Focus transit services where they assist seniors, students, and other community members who will directly benefit from having a desirable alternative to the automobile for connection to the City's cultural center.
  - 2) Improve transit connections between the Downtown Core and significant commercial centers such as the Crossroads, and workplace center including the Riverbank Industrial Complex (RIC) and other large scale employers.
  - 3) Improve conditions for pedestrians waiting for transit. Locate bus shelters with seating at all transit stops. Provide street trees and drought-tolerant decorative landscaping where possible.
  - 4) Establish safe and attractive pedestrian linkages between the Downtown Core and the Cannery District.
  - 5) Establish safe and attractive pedestrian linkage between neighborhood North of Atchison and the downtown district.

### 6. ARTS AND CULTURE

- A. Expand Downtown's role as a regional destination for arts and culture.
  - 1) Maximize opportunities for local and regional performances.
  - 2) Work with private developers who are experienced in adaptive reuse to bring the theater building into compliance with applicable building codes including improvements to the building's exterior to enhance the gateway location.
  - 3) Work with local artists and the Del Rio Arts organization to explore the feasibility of a permanent cooperative art and crafts gallery Downtown.
  - 4) Encourage displays of locally-made sculptures along streets and public spaces.
  - 5) Expand land uses that increase arts awareness, including, for example, a visual arts gallery, fine art studios, art classes, and performance studios and classes.
- B. Utilize recent construction of the Plaza Del Rio.
  - 1) Host regular live performances in the plaza.
  - 2) Work with Valley Art Association to encourage local artists to display their art in the plaza on a rotating basis.
- C. Focus new 'special events' in the District. Increase advertising to all residents and business owners.
  - 1) Encourage public special events produced by local schools, local organizations, and regional arts organizations.
  - 2) Coordinate with the Chamber of Commerce to invite corporate entities to sponsor events in Downtown.

### 1.3 REVITALIZATION STRATEGIES

---

- 3) Coordinate food-related special events including ethnic foods festival that appeal to families and visitors throughout the region.
  - 4) Locate all applicable holiday events in Downtown so that Downtown becomes the well-known destination for community celebration.
- D. Utilize the Town Center Plaza in the Cannery District for large-scale local and regional events, festivals, and celebrations.
- 1) Encourage production of live theater, outdoor music, and outdoor films.
  - 2) Work with local and regional cultural entities to produce festivals and other large-scale events.

### 7. THE CANNERY DISTRICT

- A. Require development in the Cannery District to build on Downtown's small-town character.
- 1) Require a network of walkable streets, blocks, and open spaces.
  - 2) Connect Santa Fe Street between Callander Avenue and First Street as a prominent connection between new and old downtown developments. This connection can be either pedestrian, vehicular or both.
  - 3) Ensure that a railroad crossing of some design is safe, attractive, and supportive of walking and cycling between the Cannery District and the Downtown Core District.
- B. Require development of a Town Center Plaza to provide a unique and flexible public open space that can be used for a variety of purposes. The public open space is seen as a significant investment by the community of Riverbank and would support the capital investment made in the downtown core area with the Plaza Del Rio.
- C. Encourage residential, workplace and commercial development throughout the Cannery District.
- D. Create opportunities for development of Destination Retail and Entertainment uses that will serve as a regional destination for residents and visitors.
- E. Announce the Cannery District using unique gateway signage at the intersection of Santa Fe Street and Callander Avenue.

### 8. MARKETING, PROMOTION, AND BUSINESS RECRUITMENT

- A. Provide assistance to the Chamber of Commerce and other organizations focused on the promotion and development of Downtown Business Improvement Organization. Coordinate outreach efforts.
- B. Promote development of the City's website to highlight Downtown businesses.
- C. Assist with the development and publishing of a monthly 'calendar of events' and circulate it to all residents and business owners.
- D. Work with the Downtown businesses to establish "Downtown Riverbank" as a branding tool to enhance the marketing presence throughout the community of Riverbank and the region.
- E. Work with the Chamber of Commerce and the Stanislaus County Alliance to formulate a strategy to target and recruit desirable businesses and to increase awareness of Downtown Riverbank and the City's commitment to revitalization.



### 1.3 REVITALIZATION STRATEGIES

---

- 1) Use market analyses and sales leakage analyses to identify retail and commercial uses that would attract Riverbank residents to the Downtown Core. Work closely with the Chamber of Commerce and other organizations and agencies to maintain awareness of the public's preferences for retail and commercial businesses.
  - 2) Assist in prioritizing needed improvements, including building code compliance issues on individual lots and buildings.
- F. Maintain an opportunity sites list, and pursue new businesses as spaces become available. Promote possible relocation of the Burger King training facility to create potential for hosting business related seminars and continuing education classes in the Downtown.
- G. Encourage the Chamber of Commerce - to work with the downtown business owners to coordinate special event weeknights on which Downtown businesses could remain open into the evening hours.

### 9. PUBLIC ASSISTANCE

- A. Promote assistance to businesses that seek to locate Downtown.
- 1) Provide assistance for permit facilitation.
  - 2) Promote technical assistance for business operations, marketing, and promotion efforts.
  - 3) Work with the Alliance to provide public assistance for human resource training.
  - 4) Establish standards and guidelines for building facade improvements to improve shop front appeal and continuity. Provide assistance to business owners to help facilitate improvements to building facades and signage.
  - 5) Investigate business relocation options to bring valuable community retailers into the Downtown (particularly types of businesses that are seen as "missing" from the current mix of businesses).

### **1.3.4 DOWNTOWN CORE STRATEGIES**

#### **1. DEVELOPMENT STRATEGIES**

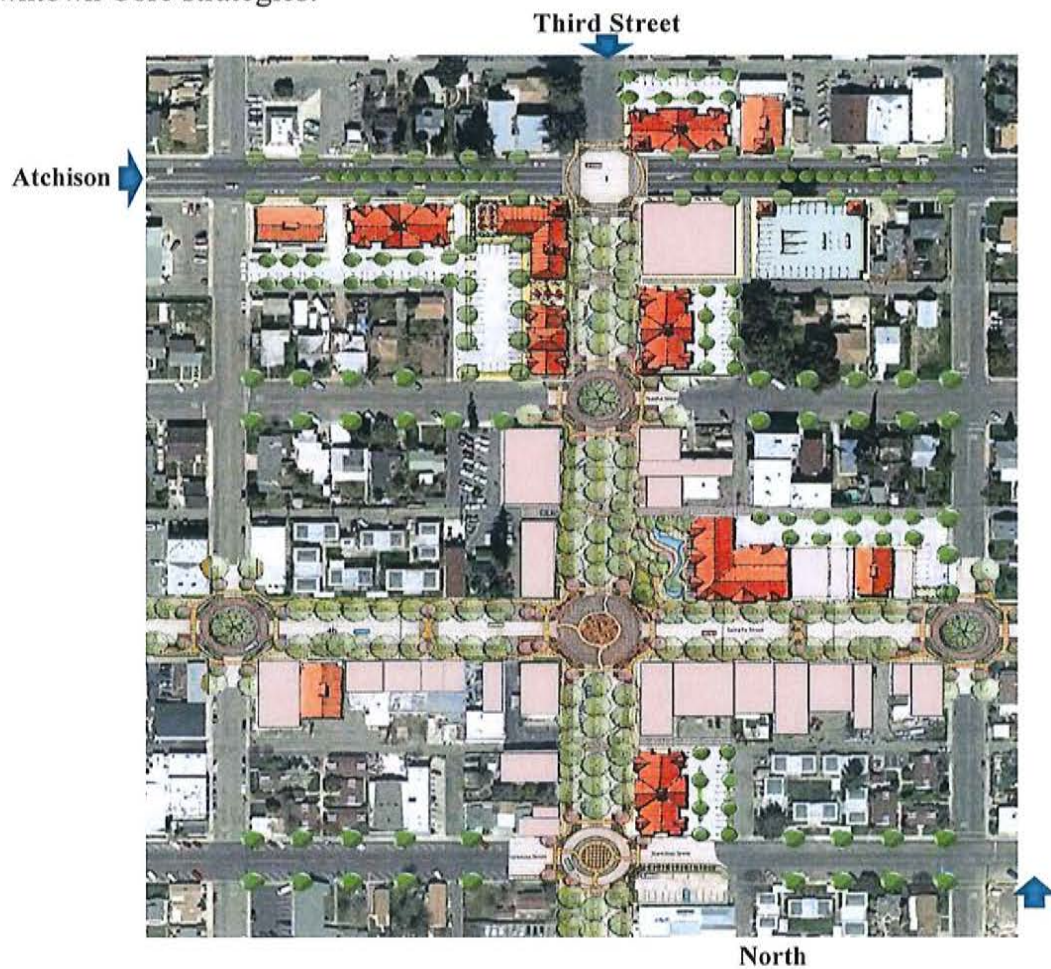
- A. Anchor the Downtown Core. Catalyze new investment throughout the Core and make Downtown more attractive to visitors and residents by enabling the development of a retail, commercial, or entertainment anchor.
  - 1) Promote the recruitment of a retail, restaurant, or entertainment anchor to attract residents and visitors during the daytime, nighttime, and weekends.
  - 2) Facilitate the development of a new anchor tenant on the corner of Atchison Street and Third Street. An anchor tenant at this location will serve to attract shoppers, residents, and visitors to the Core.
- B. Grow Downtown's Commercial Base. Promote and attract new specialty retail and commercial uses to create a 'critical mass' of shops, boutiques, restaurants, and cafes. Plan to establish a continuous ground-floor retail presence along Santa Fe between Second and Fourth Streets, and along Third Street between Atchison Street and Stanislaus Streets.
  - 1) Promote new development of specialty retail shops, and personal services within the Downtown Core. Encourage gift shops, books and music stores, and shops selling local wares, foods, wines, apparel, and similar 'specialty retail'.
  - 2) Target personal services including hair salons, beauty salons and similar personal services, as well as dance and yoga studios, education centers, art galleries, and antique shops.
  - 3) Attract new restaurants, cafes, and eating and drinking establishments. Where possible, cluster multiple restaurants to create a 'restaurant row' along Santa Fe Street and/or Third Streets.
- C. Work with property owners to encourage the redevelopment of low-quality buildings that are unlikely to attract new investment and stand in the way of progress.
  - 1) Promote the redevelopment of parcels adjacent to Plaza Del Rio.
  - 2) Examine long-term possibilities to consolidate City government uses into a single building located in the Downtown Core.
- D. Encourage development of new housing on upper stories of mixed-use buildings in the Downtown Core. Ensure that Downtown offers a variety of housing types to attract Riverbank residents to live in the heart of the community's most mixed-use district.
  - 1) Create opportunities for flats, apartments and lofts to provide a range of housing choices for Riverbank's diverse population.
  - 2) Encourage new lodging uses to locate in the Downtown Core.



### 1.3 REVITALIZATION STRATEGIES



Downtown Core strategies.





### 1.3.5 DOWNTOWN CORE INFILL CONCEPT PLAN

The following Downtown Core Infill Concept Plan depicts possible future development on numerous parcels in the Downtown Core. The plan illustrates possible future infill development of buildings, parking areas, open spaces, a parking structure and streetscapes that support key components of the community's vision including:

- Redevelopment of key opportunity sites at the intersection of Atchison Street and Third Street. Pedestrian-friendly site development comprising buildings located at the back of sidewalk, and parking located to the rear and side of buildings.
- A parking structure located adjacent to the Del Rio Theater. Auto access to the structure could be attained along Atchison Street. Pedestrian pathways connect the structure to Third Street sidewalks.
- Redevelopment of opportunity sites along Third Street north of Topeka Street. New mixed-use buildings could include a mix of residences and workspaces above ground-floor retail shops and restaurants.
- Mixed-use infill development adjacent to Plaza Del Rio.
- Attractive streetscapes designed as part of the Downtown Beautification Project that support new development and create an appealing environment for pedestrians.

The plan is provided to illustrate possible ways that new development could help to achieve the community's visions and goals for the district. The plan does not illustrate required development, nor does it represent proposed development. The plan was not produced in collaboration with any land owner, or business owner.

**LOCATION:** Intersection of Atchison Street and Third Street.



*Concept: Mixed-use infill development adjacent to the Del Rio Theater.*

**LOCATION:** Intersection of Santa Fe Street and Third Street.



*Concept: Mixed-use infill development adjacent to Plaza Del Rio..*



### 1.3 REVITALIZATION STRATEGIES



Existing conditions: Intersection of Atchison Street and Third Street.

#### Concept Plan

- Two story mixed-use development at the intersection of Atchison Street and Third Street could support workplace, commercial, or residential uses above a ground-floor retail or restaurant anchor.
- Plazas and 'pocket parks' create opportunities for outdoor dining and display of goods, and connect sidewalks to parking lots located to the rear of buildings.



Existing conditions: Intersection of Santa Fe and Third Street.

#### Concept Plan

- Two story mixed-use development at the intersection of Santa Fe Street and Third Street could support workplace, commercial, or residential uses above ground-floor 'main street' retail shops or restaurants adjacent to the plaza.
- Retail and commercial uses fronting onto the Plaza Del Rio would serve to activate the plaza, and could create areas for outdoor dining.



**Gateway to  
the Downtown  
Core**

*Atchison Street at Third Street  
(Concept Plan)*

**Section 2**

***REGULATING CODE***



### ***Purpose and Intent***

*The Regulating Code contains the regulations that govern future private development in the Plan Area. Applications for development must comply with all regulations herein.*

### **2.1.1 OVERVIEW**

The Regulating Code translates the community's vision for change into development standards and design guidelines. The standards and guidelines will be used to evaluate applications for new development and significant improvements to existing and planned new development.

This Code calls for a significant departure from conventional planning and zoning practice. Rather than limiting each parcel to a single land use, this code provides flexibility with regard to land use and development type to allow for a range of possible outcomes.

#### **Site Plan Review**

Any proposed construction or reconstruction of buildings and related facilities shall require Site Plan Review as established by Riverbank Municipal Code and must adhere to the design strategies and principals contained in this Specific Plan. City review will address building placement and layout, architecture, landscape and open space design, parking location and design, signage location, and design of proposed conditions affecting the function and visual appearance of the project and its surroundings.

#### **Exceptions**

The Downtown Specific Plan contains a number of unique conditions related to property configuration, parcel size, ownership, and access. These conditions may create design and construction challenges that require flexibility in the application of the Specific Plan's development regulations. It is therefore sometimes in the public interest to make an exception to regulations contained in the Plan.

Generally, the Community Development Director (CDD) may authorize minor adjustments to a development proposal not specified by or anticipated by this Plan. Significant deviations from the Downtown Specific Plan as related to site development shall be granted only after application and approval by the City. The City may require that the applications for major exception to the Plan be considered at a public hearing before the Planning Commission and/or City Council depending on the complexities of the proposed modifications.

A Major exception to the Downtown Specific Plan may be approved by the Planning Commission only when the following findings can be made:

1. The applicant demonstrates that a superior design solution would result if the exception were granted, and the new solution is supportive of the intent of the requirement and the Specific Plan.
2. The proposed exception will not result in conditions that adversely affect public health and/or safety.
3. The proposed exception will not detract from the peaceful enjoyment of residents, visitors and/or other Downtown properties.

### **2.1.2 APPLICABILITY**

#### **Relationship to the Riverbank Municipal Code:**

This Regulating Code of the Downtown Specific Plan compliments the City's Municipal Code with additional detail which is relevant to the strategies and goals of the Plan. In most cases the Specific Plan replaces the requirements of the City's Municipal Code, however:

- A. When the content of this Code conflicts with the City's Municipal Code for parcels in the Specific Plan Area, this Code shall govern.
- B. Applicable requirements of the Municipal Code addressing topics not covered by this Plan for example Tattoo Parlors, Hookah Lounges and such, shall apply to development and land uses in the Specific Plan Area.

The development regulations in this Regulating Code are applicable to all properties within the adopted Specific Plan Area. Application of the Riverbank Municipal Code's regulations to existing non-conforming land uses and site development is as follows:

#### **1. Use of Land**

The lawful use of land existing at the time of the adoption of this Specific Plan, although such use does not conform to the regulations herein specified for the District in which such land is located, may be continued, provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of this Plan, and shall be in conformity to the regulations specified for the District in which such land is located.

- A. The proposed change does not impose any un-reasonable burden upon the lands located in the vicinity of the nonconforming use or structure.
- B. Will not under the circumstances of the particular case be detrimental to the health, safety, and general welfare of people in the area or the city in general.
- C. Is logically and reasonably related to the existing use and that the size and/or intensity of the enlargement, expansion, restoration or change is not such that it would more appropriately be moved to a District in which it is permitted.

#### **2. Use Not Conforming**

The lawful use of a building existing at the time of the adoption of this Specific Plan may be continued although such use does not conform to the regulations specified for the District in which such building is located.

#### **3. Use of Restricted Nature**

The nonconforming use of a building may be changed to a use of similar or more restricted nature provided that in each case a use permit approved by the Planning Commission is first obtained.

#### **4. Abandonment**

If the nonconforming use of a building or land ceases for a continuous period of twelve (12) months, it shall be considered abandoned and shall therefore be used only in accordance with the regulations for the District in which it is located. A vacant building held for lease and/or sale shall not be deemed abandoned.



### **5. Damaged Building**

A nonconforming building damaged or destroyed by fire, explosion, earthquake or other act to an extent of more than 75% of the appraised value thereof, according to either the assessor's records or an appraisal performed by a qualified real estate appraiser may be restored only if made to conform to all the regulations of the District in which it is located, provided that such building may be restored to a floor area not exceeding that of the former building provided a use permit is first secured.

### **6. Repair & Alterations**

Ordinary maintenance and repairs may be made to any nonconforming building provided no structural alterations are made and providing that such work does not exceed 50% of the appraised value of the Land and Improvement's in any one-year period. Other repairs or alterations may be permitted provided that a use permit shall first be secured in each case.

### **7. Interpretation**

Nothing contained in this Code shall be deemed to require any change in the plans, construction or designated use of a building for which a building permit has been properly issued, in accordance with the provisions of this Code then effective, and of this Code, provided that in all such cases actual construction shall be diligently carried on until completion of the project.

### **2.1.3 ORGANIZATION OF REGULATIONS**

The Regulating Code of the Downtown Specific Plan is organized into three sections as follows:

**2.1 District Zone Regulations** apply a common set of standards and guidelines to all lots located within a specific District Zone. They are intended to cluster complementary land uses, and to achieve a consistent physical outcome. Regulations include Land Use Categories, Building Placement, Building Height, Building Length, Frontage Coverage, Building Types, and Frontage Types.

**2.2 District-Wide Regulations** apply to all properties throughout the Plan Area. They include standards and guidelines for Architecture, Landscape and Open Spaces, Parking and Signage.

**2.3 Cannery District Regulations** establish urban design requirements to guide new development within the Cannery District.

### **CONTENTS**

This Code contains a description of the Downtown Specific Plan District Zones, a Regulating Plan, a Regulations Summary Chart, Standards and Guidelines for District Zones, District-Wide Regulations, and criteria for development of the Cannery District.

**The Regulating Plan** is the Code's regulatory map. It serves two primary purposes:

1. It illustrates the District Zones applicable to all properties within the Plan Area.
2. It illustrates additional requirements for specific locations within the Plan Area.

**The Regulations Summary Chart** summarizes standards for land use and site development for each District Zone.

**Standards** Illustrates a range of permissible outcomes for each regulation types and employ words such as "shall" and "shall not". Conformance with standards is mandatory.

**Guidelines** are discretionary and suggestive and therefore contain words such as "should", or "should not", in cases where the community's preferences may be achieved by a range of outcomes. Conformance with guidelines is not mandatory; however, conformance is encouraged to expedite the approval process. Applicants may propose alternative solutions that support the community's vision for Downtown as described in the Plan itself.

**Density** is determined by each parcels underlying General Plan Land Use Designation. Project proponents are encouraged to review the City of Riverbanks General Plan in this regard.

### **2.1.4 HOW TO USE THIS REGULATING CODE**

The following steps are applicable to all properties in the Downtown Specific Plan Area.

- Step 1. Locate the property on the Regulating Plan.
- Step 2. On the Regulating Plan, determine the property's District Zone.
- Step 3. Refer to the Regulating Plan, Regulations Summary Chart, and subsequent definitions to review all applicable requirements.
- Step 4. Review section 2.1 for all District Zone regulations for Land Use, Building Placement, Building Height, Building Length, Frontage Coverage, Building Type, and Frontage Type.
- Step 5. Review section 2.2 for all District-Wide regulations pertaining to Architecture, Landscape and Open Space, Parking, and Signage.
- Step 6. If the property falls in the Cannery District, review section 2.3 for applicable requirements.
- Step 7. Meet with City Staff to review the project land use and design intent prior to submitting a formal application. Staff input can be critical prior to site and architectural review.
- Step 8. Submit appropriate project applications.



### 2.2.1 DISTRICT ZONES

#### Introduction

All parcels within the Downtown Specific Plan Area are assigned to one of the six District Zones as shown on the Regulating Plan.

#### **Downtown Core**

The Downtown Core is the most urban and most vibrant district within the Downtown Specific Plan. Commercial block buildings built to the back of the sidewalk have ground floor activity-generating uses in shop fronts and a mix of uses on upper floors. Parking is provided on-street and in shared parking lots located behind buildings.

At the heart of the Downtown Core is City Hall, and the Plaza Del Rio on the northeast corner of Third Street and Santa Fe Street.

#### **Downtown General**

Extending from the Downtown Core south to Patterson Road and west to the BNSF railroad, the Downtown General contains buildings having a mix of retail, workplace, and residential uses. Building types, land uses, and site design create a highly pedestrian-friendly environment forming a gateway to the Downtown Core.

#### **Mixed-Use Neighborhood**

Comprised primarily of residential and workplace uses, the Mixed-Use Neighborhood encourages new investment to create an urban neighborhood in the Downtown Specific Plan. Redevelopment of this District's many opportunity sites will add new investment that complements existing residences and businesses. Buildings are setback slightly from neighborhood streets, and new landscapes and open spaces support pedestrian activity.

#### **Highway Boulevard**

A mix of uses in boulevard-scale buildings creates an attractive and welcoming edge to the Downtown Specific Plan Area along SR 108. Streetscape designs are supportive of new investment and create a pedestrian and bicycle-friendly environment. Commercial, workplace, and residential uses are 'on-display' along the city's primary automobile thoroughfares.

#### **Downtown Neighborhood**

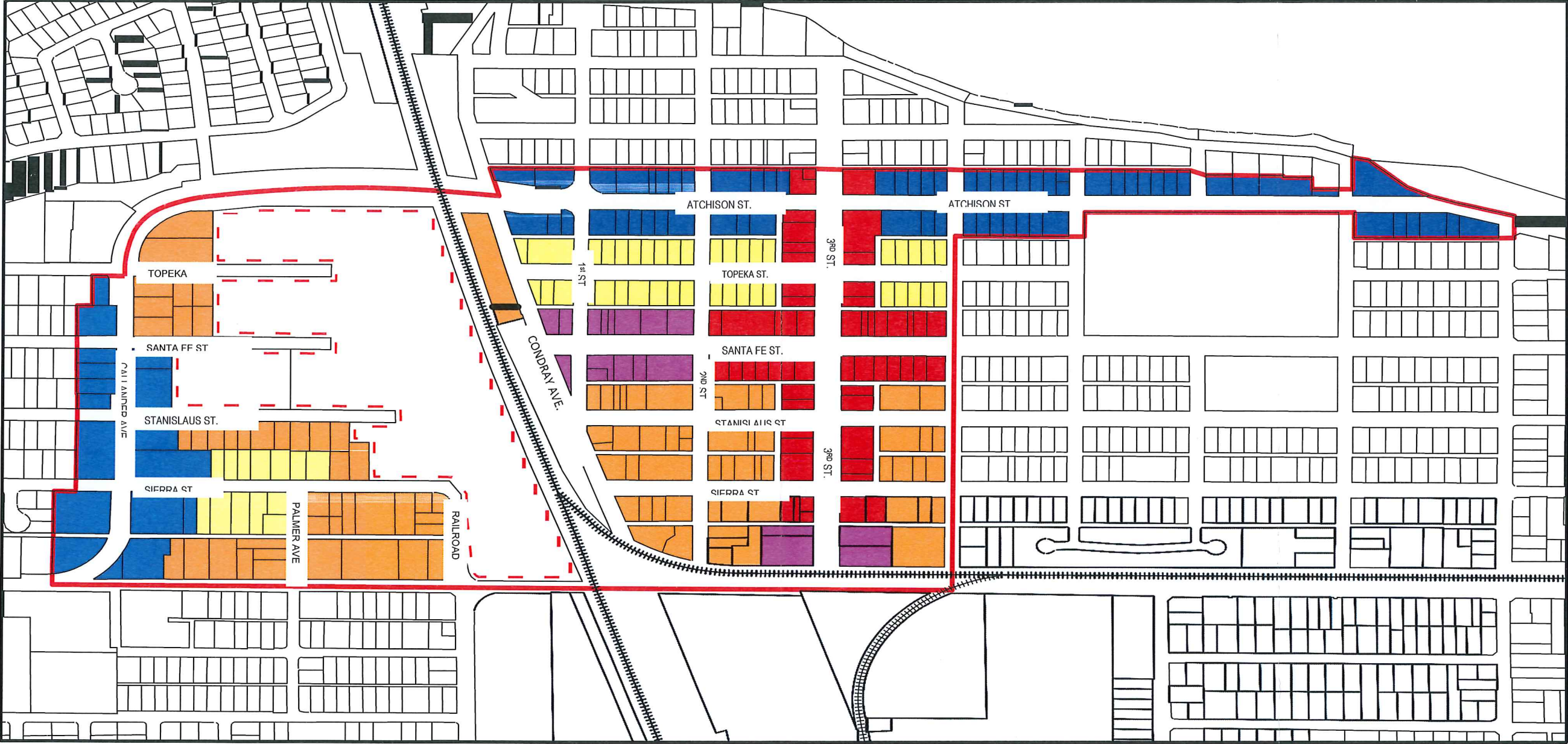
The Downtown Neighborhood District is home to much of Downtown's residential fabric. Regulations for site development are designed to preserve and enhance residential character, while encouraging new residential development in support of the community's overall vision.

#### **Cannery District**

The Cannery District comprises approximately 31 acres west of the BNSF railroad that were formerly occupied by the Sun Garden-Gangi Canning Company. Sun Garden-Gangi owns approximately 1 acre east of the BNSF Railroad which is physically disconnected from the Cannery District and better sought as Downtown General. The code allows for a flexible approach to redevelopment of the site in support of overall Downtown revitalization and other Revitalization Strategies set forth in this Plan.



Riverbank Downtown Specific Plan District Zones



**LEGEND**

|                                                                                     |                    |                                                                                     |                        |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|------------------------|
|  | Specific Plan Area |  | Downtown General       |
|  | Cannery District   |  | Highway Boulevard      |
|  | Downtown Core      |  | Mixed-Use Neighborhood |
|                                                                                     |                    |  | Downtown Neighborhood  |

0 200 400  
FEET

NORTH

DISTRICT BOUNDARIES TO BE USED IN THE REGULATING PLAN



## 2.2 DISTRICT ZONE REGULATIONS

| Downtown Specific Plan Zone        | Downtown Core                  | Downtown General               | Mixed-Use Neighborhood        | Highway Boulevard              | Downtown Neighborhood         | Cannery District                                 |
|------------------------------------|--------------------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|--------------------------------------------------|
| <b>Land Use Categories</b>         |                                |                                |                               |                                |                               |                                                  |
| Main Street Retail                 | Allowed – g                    | Allowed                        | ---                           | ---                            | ---                           | Permitted at plaza only                          |
| General Commercial                 | Allowed                        | Allowed                        | Allowed                       | Allowed                        | ---                           | Allowed                                          |
| Corridor Commercial                | ---                            | ---                            | ---                           | Allowed                        | ---                           | ---                                              |
| Destination Retail / Entertainment | ---                            | ---                            | ---                           | ---                            | ---                           | Allowed                                          |
| Residential                        | Allowed – u                    | Allowed                        | Allowed                       | Allowed                        | Allowed                       | Allowed                                          |
| Workplace                          | Allowed – u                    | Allowed                        | Allowed                       | Allowed                        | ---                           | Allowed                                          |
| Light Industrial                   | ---                            | ---                            | Allowed                       | ---                            | ---                           | Allowed *                                        |
| Lodging                            | Allowed                        | Allowed                        | Allowed                       | Allowed                        | Allowed                       | Allowed                                          |
| Civic & Culture                    | Allowed                        | Allowed                        | Allowed                       | Allowed                        | Allowed                       | Allowed                                          |
| <b>Building Placement</b>          |                                |                                |                               |                                |                               |                                                  |
| Front Setback (min - max)          | 0' - 0'                        | 0' - 10'                       | 4' - 20'                      | 10' - 20'                      | 10' - 24'                     | 4' - 20' ~ 0' - 4' @ plaza                       |
| Side Street Setback (min - Max)    | 0' - 0'                        | 0' - 10'                       | 4' - 10'                      | 4' - 10'                       | 4' - 10'                      | 4' - 10' ~ 0' - 4' @ plaza                       |
| Side Yard Setback (min )           | 0'                             | 4'                             | 4'                            | 4'                             | 4'                            | 4' ~ 0' @ plaza                                  |
| Rear Setback (min)                 | 0'                             | 4'                             | 8'                            | 10'                            | 10'                           | 8'                                               |
| Alley Setback (min)                | 0'                             | 0'                             | 8'                            | 4'                             | 10'                           | 4'                                               |
| Paseo / Courtyard (min)            | 4'                             | 4'                             | 10'                           | 10'                            | 10'                           | 10' ~ 4' @ plaza                                 |
| Space Between Buildings (min)      | 0'                             | 8'                             | 8'                            | 8'                             | 10'                           | 8' ~ 0' @ plaza                                  |
| Corner Treatment                   | Required at specific locations | Required at specific locations | NA                            | Required at specific locations | NA                            | Required @ plaza                                 |
| <b>Building Height</b>             |                                |                                |                               |                                |                               |                                                  |
| Primary Building                   |                                |                                |                               |                                |                               |                                                  |
| Minimum                            | 2 floors, 24 ft.               | 1 floor, 20 ft.                | 1 floors, 20 ft.              | 1 floor, 24 ft.                | NA                            | 2 floors, 24 ft.                                 |
| Maximum                            | 4 floors, 50 ft.               | 2 floors, 35 ft.               | 2 floors, 35 ft.              | 4 floors, 50 ft.               | 2 floors, 35 ft.              | 4 floors, 50 ft.                                 |
| Accessory Building (min - max)     | 12 ft. - 24 ft.                | 12 ft. - 24 ft.                | 12 ft. - 24 ft.               | 12 ft. - 24 ft.                | 12 ft. - 24 ft.               | 12 ft. - 24 ft.                                  |
| Carriage House (min - max)         | NA                             | NA                             | 12 ft. - 24 ft.               | NA                             | 12 ft. - 24 ft.               | 12 ft. - 24 ft.                                  |
| <b>Frontage Coverage</b>           |                                |                                |                               |                                |                               |                                                  |
| Frontage Coverage (min)            | 100%                           | 100%                           | 70%                           | 70%                            | 60%                           | 60%. 80% @ plaza                                 |
| <b>Building Types</b>              |                                |                                |                               |                                |                               |                                                  |
| Commercial Block                   | Required                       | Permitted                      | ---                           | Permitted                      | ---                           | Permitted at Plaza only                          |
| Workplace Commercial               | ---                            | Permitted                      | ---                           | Permitted                      | ---                           | Permitted                                        |
| Multiplex                          | ---                            | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Live-Work                          | ---                            | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Courtyard Housing                  | ---                            | ---                            | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Rowhouse                           | ---                            | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Single-Family Detached             | ---                            | ---                            | ---                           | ---                            | Permitted                     | Conditional                                      |
| <b>Frontage Types</b>              |                                |                                |                               |                                |                               |                                                  |
| Shopfront                          | Required                       | Permitted                      | ---                           | Permitted                      | ---                           | Permitted at plaza only                          |
| Arcade                             | Permitted                      | Permitted                      | ---                           | ---                            | ---                           | Permitted                                        |
| Formal Entry                       | Permitted                      | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Forecourt                          | ---                            | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Stoop                              | ---                            | Permitted                      | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| Front yard                         | ---                            | ---                            | Permitted                     | Permitted                      | Permitted                     | Permitted                                        |
| <b>District Wide Regulations</b>   |                                |                                |                               |                                |                               |                                                  |
| Architecture                       |                                |                                |                               |                                |                               |                                                  |
| Landscape and Open Space           | See District-wide Regulations  | See District-wide Regulations  | See District-wide Regulations | See District-wide Regulations  | See District-wide Regulations | See District-wide & Cannery District Regulations |
| Signage                            |                                |                                |                               |                                |                               |                                                  |
| Parking                            |                                |                                |                               |                                |                               |                                                  |

### Regulations Summary Chart

g - ground floor      u - upper floor      NA - not applicable      -- not permitted  
 \* Industrial uses are permitted in cannery district buildings including warehouse buildings existing at the time of the Specific Plan's adoption.

## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.2 LAND USE CATEGORIES

#### ***Purpose and Intent***

*This section contains statements of intent, definitions, and lists of exemplary permitted and conditional uses for each Use Category.*

#### **Introduction**

The land uses listed in the Specific Plans *Land Use Definitions* are exemplary permitted and conditional uses. The land use definitions cannot contain all of the potential permitted and conditional land uses that would be appropriate for Downtown planning area. Rather each Project will need to be evaluated in terms of its conformance with the general intent of the *Land Use Category* and the Plan's vision for the each District Zone in which the use is proposed.

#### **Contents**

Permissible land uses for all properties within the Specific Plan Area are classified into the following nine Land Use Categories: *Main Street Retail, General Commercial, Corridor Commercial, Destination Retail, Entertainment, Residential, Workplace, Light Industrial, Civic & Cultural, & Lodging.*

#### **Main Street Retail**

*Intent: Main Street uses support a vibrant, walkable, and diverse environment for shopping, strolling, dining and entertainment. These uses typically occupy small scale shop fronts, and offer goods and services that generate pedestrian activity.*

#### Permitted Uses

- Eating establishments including and similar to: bistros, cafes, restaurants etc.
- Personal and Business Services that generate significant foot traffic including and similar to: beauty, hair and nail salons, clothing alterations and cleaners, copy shops, dance studios, fitness and health clubs, internet cafes and business web portals, martial arts, massage and physical therapy, shoe and luggage repair, tuxedo rentals, party rentals, rentals of small items which can be carried out by hand, dog groomers, travel agencies, yoga studios etc.
- Performing arts theaters.
- Specialty food sales including and similar to: bakeries, cheese shops, delicatessens, ice cream parlors, health foods, wine shops etc.
- Specialty retail including and similar to: antique sales, apparel, accessories, arts and crafts, beauty supplies, bicycles, skateboard shops, books, flowers, furniture, hardware, music and musical instruments, pharmacy, photographic equipment, sporting goods, toys, video rental etc.
- Temporary City-sponsored events.

#### Conditional Uses

- Dance clubs, dance halls.
- Eating and drinking establishments serving alcoholic beverages.
- Temporary public gatherings including non-City sponsored events.



## 2.2 DISTRICT ZONE REGULATIONS

---

### **General Commercial**

*Intent: General Commercial uses differ from Main Street Retail in that they consist of commercial sales and services that do not create significant pedestrian activity and generally serve customers arriving by automobile.*

#### Permitted Uses

- Business services including and similar to banks and financial institutions, catering services, print services, real-estate agencies, tax services, travel agencies etc.
- Eating establishments under 3,000 square feet. Drive-thru restaurants are *not* permitted.
- Educational services including and similar to: colleges, adult schools, music schools etc.
- Entertainment uses including and similar to: amusement centers, indoor entertainment, performing arts theaters, music venues etc.
- Food stores including and similar to grocery stores.
- Personal services including and similar to: adult care, child care, dance and gymnastics training centers, health spas, martial arts, medical and dental offices etc.
- Retail sales including and similar to: computer supply, equipment rental, boutique home appliance, home furnishings, office supply, paint supply, pharmacies, sporting goods and outfitters, etc.

#### Conditional Uses

- Auto-parts sales. *All merchandise must be displayed within the primary building. Merchandise may not be displayed outdoors.*
- Eating and drinking establishments over 3,000 square feet.
- Eating and/or drinking establishments serving alcoholic beverages.
- Parking Structures

### **Corridor Commercial**

*Intent: Corridor Commercial uses consist of retail sales and services specifically oriented towards large-scale goods and/or large outdoor displays of goods. Businesses cater to customers arriving by automobile and do not typically generate or support a pedestrian-friendly environment.*

#### Permitted Uses

- Eating establishments under 5,000 square feet.
- Food and beverage stores under 7,500 square feet.
- Retail sales and services including and similar to appliances, decorator arts, home furnishings.

#### Conditional Uses

- Auto-oriented food sales including and similar to drive-in and drive-up restaurants.
- Eating establishments over 5,000 square feet.
- Food and beverage stores over 7,500 square feet.
- Eating and/or drinking establishments serving alcoholic beverages.
- Retail sales including auto and boat sales.

## 2.2 DISTRICT ZONE REGULATIONS

---

### **Destination Retail / Entertainment**

*Intent: Destination Retail and Entertainment may be conditionally permitted within the Cannery District. These uses are specifically intended to create a regional draw, attracting visitors and tourists to the Cannery District and Downtown.*

#### Conditional Uses

- Eating and drinking establishments over 5,000 square feet.
- Gyms and fitness centers, sports complexes, indoor amusement centers.
- Entertainment venues including and similar to dance halls, fair grounds, outdoor amusement centers, nightclubs, theaters etc.

### **Residential**

*Intent: The Residential Use Category comprises a range of permitted development types that support community's vision for a safe, active, and family-oriented district.*

#### Permitted Uses

- Apartments, flats, townhouses, or lofts located in upper stories of commercial block buildings.
- Multiplex buildings including duplexes, triplexes, quads, and villas.
- Live-work: An integrated dwelling and workplace. Live-work buildings can be single-family or multi-family. Work activity shall be registered as a business and may include residentially-compatible practices such arts, crafts, graphic design, photography, technology, and similar activities. Personal services and business services including and similar to art-therapy, financial planning, physical therapy, marriage and family therapy etc. Activities that require hazardous material, or generate significant noise are not permitted. Ancillary buildings are permitted.
- Courtyard Housing (single and multifamily)
- Row houses
- Single-family detached homes

### **Workplace**

*Intent: Workplace uses include professional office uses that shall be consistent in scale and character with Downtown, compatible with residential uses, and support Downtown's pedestrian-friendly environment.*

#### Permitted Uses

- Administrative, business and professional uses including and similar to accounting and financial, telecommunications, design related, real estate, research and development etc.
- Educational and Instructional Facilities.



## 2.2 DISTRICT ZONE REGULATIONS

---

### **Light Industrial**

*Intent: Light industrial uses are limited to reuse of existing industrial buildings with specialized equipment and warehouse buildings existing at the time of the Specific Plan's adoption. These uses are intended to be transitional in that they are intended to promote job creation and job retention and allow the property owners the opportunity to generate revenue to support property improvement.*

#### Conditional Uses

- Warehouse, storage, distribution, cheese manufacturing, auto repair and similar light industrial uses. Concerns related to employee parking and commercial truck traffic must be addressed as part of the review process. It is highly encouraged that manufacturing businesses conduct retail sales out of the operation on the same site.

### **Lodging**

*Intent: The Lodging Land Use Category defines lodging types permissible in the Plan Area.*

#### Permitted Uses

- Lodging uses including and similar to bed and breakfast, inns, motels, and hotels.

### **Civic and Cultural Uses**

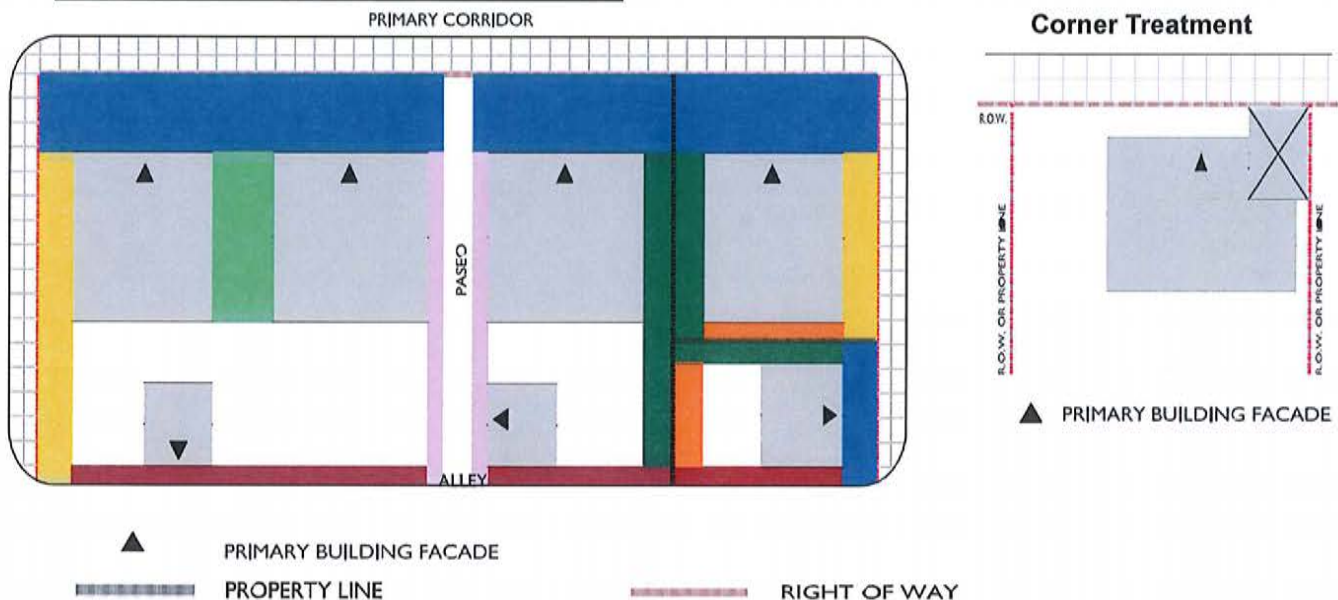
*Civic and Cultural uses include a range of public and quasi-public uses that attract a variety of residents and visitors.*

#### Permitted Uses

- Government center or office, library, museum etc.
- Quasi-public uses including and similar to conference centers, teen centers, senior centers etc.
- Non-profit services, fraternal organizations, clubs, union halls, and similar organizations.
- Public parks and open spaces.

## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.3 BUILDING PLACEMENT

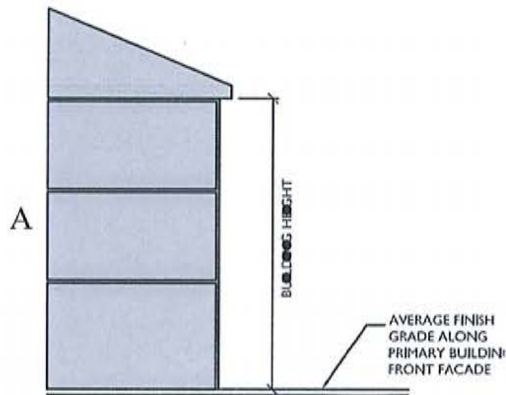


- Front Setback:** The required minimum and maximum distance permitted from the right-of-way line or property line along the primary street to the front building facade.
- Side Street Setback:** The required minimum distance from the public right-of-way on a side street to the side street building facade.
- Rear Setback:** The required minimum distance from the rear property line to the rear building facade.
- Side Yard Setback:** The required minimum distance from the side property line to the side wall of any building.
- Alley and Parking Lot Setback:** The required minimum distance from the paved edge of an alley or parking lot to any building facade.
- Paseo and Courtyard Setback:** The required minimum distance from the paved edge of a paseo or courtyard to the adjacent building facade.
- Space between Buildings:** The required minimum distance between two adjacent buildings on a single property.

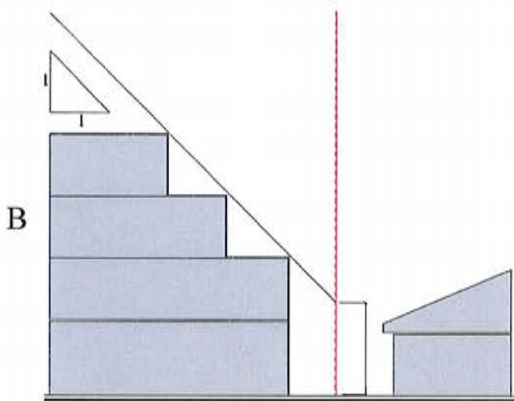
Where noted on the Regulating Plan, new buildings shall be built to the primary and side street right-of-way line for a minimum distance of 10 feet from the corner along the front and side property lines to “anchor” the corner.

Buildings shall include a significant architectural presence such as a corner tower at these locations. Refer to architectural standards and guidelines in District-Wide Regulations for details.

### 2.2.4 BUILDING HEIGHT

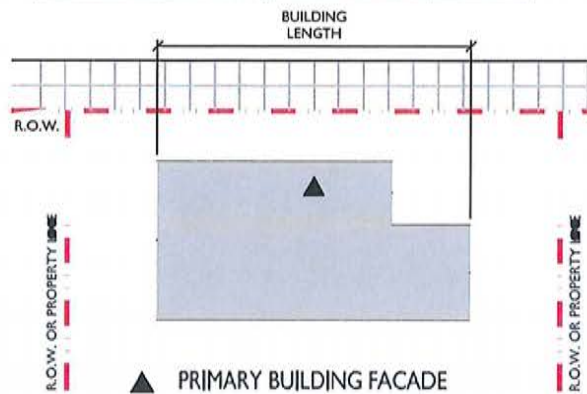


Building height is the vertical extent of any building mass measured from the average finished grade along the primary building façade to the top of cornice, parapet, eave line of a peaked or mansard roof. Corner towers may exceed maximum height by up to 12 feet.



Where adjacent to a single-family detached house, building height is limited by a 45 degree 'relational' line originating at a height of 15 feet along the side property line.

### 2.2.5 BUILDING LENGTH

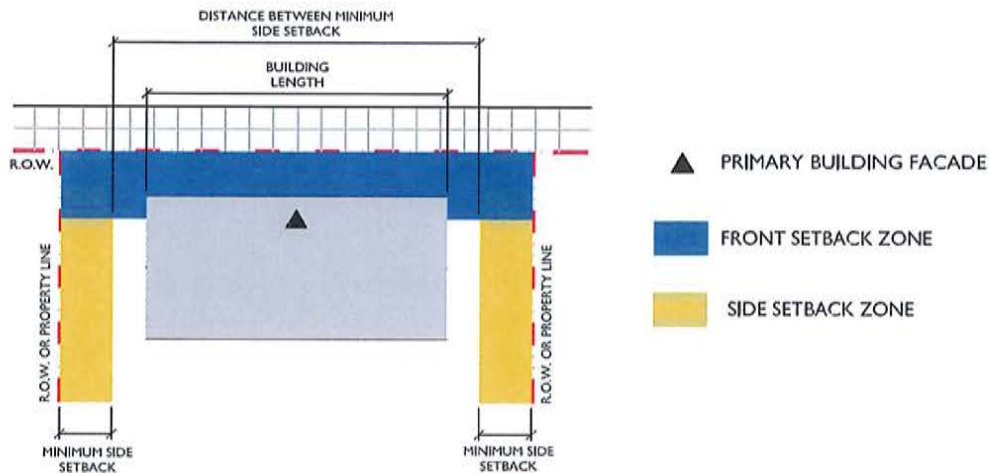


Building length is defined as the total length of the primary building facade fronting on a corridor. For corner parcels, maximum building length standards apply to both front and side facades. For parcels containing more than one building, maximum building length regulations apply to each building independently. A developer may build multiple buildings, each with an individual length not in excess of the maximum building length specified on the Regulations Summary Chart.



## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.6 FRONTAGE COVERAGE



Frontage coverage is used to ensure that Downtown District streets are ‘framed’ by building mass. It is defined as the minimum percentage of the area between the minimum side setbacks that must be occupied by building mass, plazas, or paseo along the primary street frontage. The frontage coverage requirement may be satisfied by multiple buildings on a single property. To determine frontage coverage, divide the combined length of buildings, plazas and paseos by the distance between the minimum side setback lines.

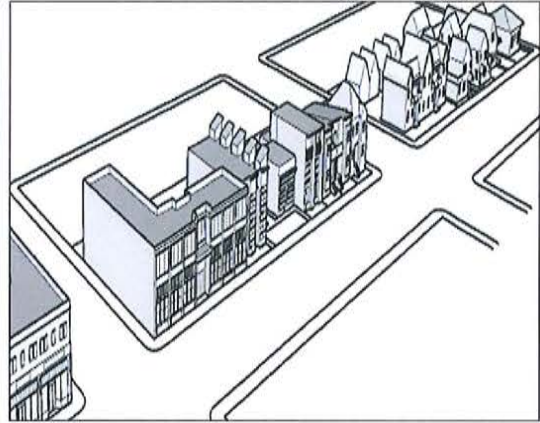


### 2.2.7 BUILDING TYPES

#### ***Purpose and Intent***

*This section contains standards and guidelines for all building types permitted in the Plan Area. The standards and guidelines are provided to ensure that new development is consistent with the City's goals for building form, character, and quality throughout the Downtown Specific Plan.*

*Building type standards and guidelines shall be used in combination with other District Zone and District-Wide regulations.*



#### **Applicability**

Each proposed building shall be designed as one of the types permitted for the District Zone in which the property is located. A developer may build multiple building types on a single property.

**Exceptions:** In addition to the building types described in this section, buildings designed for civic and cultural uses are conditionally permitted throughout all Downtown Specific Plans. These buildings require design review and approval by the Community Development Department. For special consideration of unique 'themed architecture' buildings within the Cannery District, see section 2.3.

#### **Overview**

The City of Riverbank includes a rich variety of building types ranging from historic commercial buildings to single-family farm houses. The building types contained in this section are generic in their descriptions, to encourage creative design to emerge through the application process, while ensuring that new buildings in the Downtown Specific Plan complement the City's rich history of built forms.

The Regulations Summary chart lists the building types permitted for each District. With the exception of the Downtown Core, where commercial block buildings are required, a range of building types is permitted within each District Zone in support of the community's desire for a visually appealing and interesting Downtown Specific Plan.

Carriage Houses, defined as a free-standing building located at the rear of the property, and containing a separate living space, are permitted on properties containing multiplex, row houses, and single-family detached units. Carriage houses often contain garages on the ground floor and living spaces above.

For each building type, an overall description is followed by standards and guidelines for access, parking, height, length, windows, composition, and frontage types.

Plan and perspective line drawings illustrate typical massing configurations but do not represent a specific required design or configuration. A series of three photographs of exemplary buildings are provided for each building type to illustrate typical configurations, possible frontage conditions, and/or styles. These examples do not communicate standards or mandatory aspects of building design, rather, they are provided as visual aids to assist with the application process.

## 2.2 DISTRICT ZONE REGULATIONS

---

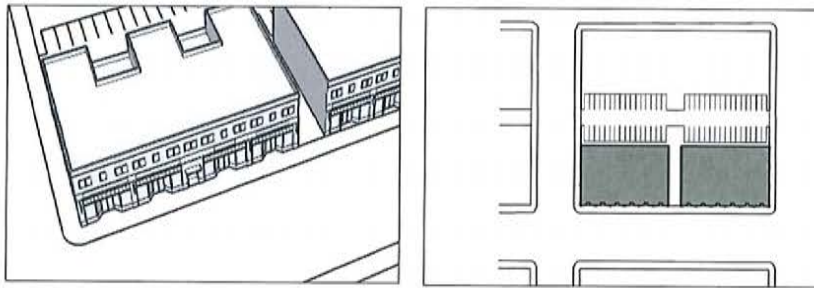
### **Contents**

- A. Commercial Block
- B. Workplace Commercial
- C. Multiplex
- D. Live-work
- E. Courtyard Housing
- F. Row houses
- G. Single-family Detached



### 2.2.7.A COMMERCIAL BLOCK

A building designed with ground floor shop fronts for 'main street retail' uses, and upper stories designed for residential, commercial or lodging uses. Permitted upper floor residential types include flats, townhouses, and/or lofts.



#### STANDARDS & GUIDELINES

##### Access & Parking

- Shop front doors provide access to ground floor businesses.
- Upper story uses shall be primarily accessed through formal entries providing access to a lobby or interior stairwell.
- Parking shall be in shared surface lots, and on-street throughout the Downtown.

##### Height

- Base treatments may include a projected building volume, change in color, or change in material. Decorative tile is a recommended traditional base treatment for commercial buildings.
- Ground floor shop fronts should be 12 feet to 15 feet in height.
- Additional horizontal courses such as water tables and belly-bands are encouraged to help delineate upper stories.
- Roof treatment shall include a cornice, parapet, or distinctive eave to provide visual interest.

##### Length

- Building length should be well articulated using vertical elements such as columns and pilasters at structural bays.
- Building bays can be offset and roof lines varied to create a rhythm of building increment that supports pedestrian comfort.

##### Windows

- Refer to Shop front standards and guidelines for treatment of shop front windows in Section 2.1.8.A
- Upper story windows should be well designed with a high degree of craftsmanship. Window headers and sills should be used. Varying window size and style may be employed to add visual interest.

##### Frontage Types

- Shop fronts are required along the ground floor.
- Formal entries shall be used to provide access to upper-floor land uses.
- Arcades or galleries are permitted.

## 2.2 DISTRICT ZONE REGULATIONS



Offices over shop fronts



Mixed-use corner building

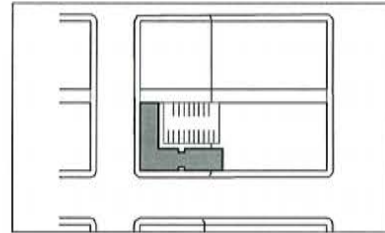
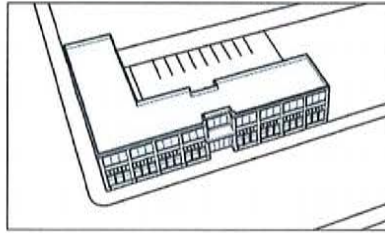


Residences over retail.



### 2.2.7.B WORKPLACE COMMERCIAL

A building designed for retail, services, and/or professional uses on the ground floor, with upper floors configured for commercial, residential, and/or work- place uses.



### STANDARDS & GUIDELINES

#### Access & Parking

- Access to ground floor tenants shall be from the primary street.
- Primary access to upper story uses shall be achieved from formal entries on front or side doors, or from a central lobby or stairwell.
- Parking for workplace commercial buildings shall be primarily located in surface lots alongside and/or behind the primary structure and on-streets.

#### Height

- Buildings shall have a distinctive base and roof treatment.
- Base treatments may include a projected volume, change in color, or change in material. Roof treatment may include a cornice, parapet, cap, or distinctive eave to provide visual interest.
- Additional height articulation including water tables and belly-bands are encouraged to help delineate overall building height.
- Ground floors should be taller than upper floors.

#### Length

- Building length should be well articulated using vertical elements such as columns and pilasters.
- Corner treatment using unique roofs or volumes is encouraged to add visual interest.

#### Windows

- Upper story windows should generally be smaller than ground-floor windows.
- Sills, headers, and other details as well as varying window size and style may be employed to add visual interest.

#### Composition

- Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
- Ornamental wall-mounted outdoor lighting (sconces) is encouraged to accent entries or a sequence of repeating pilasters.
- Wall-mounted signs are encouraged.
- Wall signs are encouraged on special corner entries.

#### Frontage Types

- Shop fronts are permitted along the ground floor.
- Formal Entries shall be used to provide access to ground floor and upper floor uses.
- A portico may be used to emphasize the main entry.
- An arcade may be used to create a pedestrian-friendly environment along the building façade.

## 2.2 DISTRICT ZONE REGULATIONS



Workplace commercial along Patterson Road



Parking located to rear.

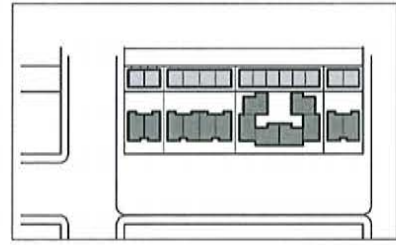
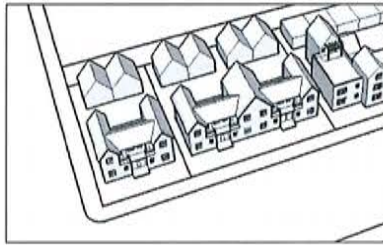


Workplace commercial with formal entry.



### **2.2.7.C MULTIPLEX**

This building type contains two, three, four or more units which may be stacked. Dwelling units may be flats or townhouses. Common development types include duplex, triplex, quads, and villas. Carriage houses may be located at the rear of the property.



### **STANDARDS & GUIDELINES**

#### **Access & Parking**

- Primary access to ground floor dwelling units shall be from the primary street where possible. Entrances shall be clearly residential in character, be prominent, and easy to identify.
- Where buildings are setback less than 8 feet from the sidewalk, entrances shall be elevated a minimum of 4 feet above finished grade.
- Upper story units should be accessed from a central lobby, interior stairwell or enclosed exterior stairwells.
- Parking should be in garages or car ports accessed from rear alleys where possible.
- Free standing carriage houses may be located at the rear of property and accessed from an alley.
- Internal “tuck under” garages may be accessed from rear alleys.
- Garages may be accessed from the primary street only when no alley is present and site design prohibits construction of an alley.

#### **Height**

- Roof treatment should include a cornice, parapet, cap, or distinctive eave to provide visual interest.
- Additional belt courses including water tables and bellybands are encouraged to help delineate upper stories.

#### **Length**

- Building masses should articulate the living spaces within, and be aligned with primary structural components. Projecting and inseting of building volumes, delineation of bays, and varying roof lines should be employed to add visual interest.

#### **Windows**

- Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings

#### **Composition**

- Building design should be residential in scale and character.
- Terraces and balconies may be used to create variety and support residential character.
- Entrances may be identified with porticoes, vestibules, and prominent doorways.
- Siding for residential buildings should appear light-weight.

## 2.2 DISTRICT ZONE REGULATIONS

---

### Frontage Types

- Stoops and porches are strongly recommended.
- Forecourts may be used to create shared open spaces.



Triplex with porch and yard.



Quad-plex with formal entry.

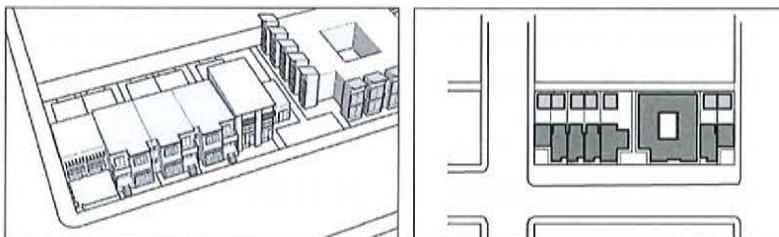


Mediterranean villa.



### **2.2.7.D LIVE-WORK**

An integrated dwelling space and workplace in a single structure. Live-work buildings may be single multi-family buildings specifically designed and/or modified to accommodate joint residential occupancy and work activity.



### **STANDARDS & GUIDELINES**

#### **Access & Parking**

- Ground floor workspaces shall be accessed directly from the primary street, court, or paseo where possible.
- Parking for each unit shall be provided in garages, carports, or in surface lots located behind or alongside the primary building and accessed from rear alleys where possible.
- Where buildings are setback less than 8 feet from the sidewalk, entrances shall be elevated a minimum of 4 feet above finished grade.

#### **Height**

- Live-work buildings should be designed to be attractive, unique, and to be compatible with adjacent residential architecture.
- Base treatments are encouraged and may include a projected volume, change in color, or change in material.

#### **Length**

- When structured as attached buildings, a variety of roof forms and building increment should be used to communicate the extents of individual units.
- Projecting and inseting of building volumes as wells as delineation of bays and entries should be employed to add visual interest.

#### **Windows**

- Ground-floor windows should be designed to be welcoming and attractive, and may be uniquely designed to accentuate the interior workspace. Upper story windows shall be designed to support privacy for residential spaces.

#### **Composition**

- Terraces, balconies, and roof gardens can be effective ways to create unique outdoor spaces. Ground-floor entrances can be further identified with porticoes, vestibules, and prominent doorways.

#### **Frontage Types**

- Shop fronts can be used for ground-floor workspaces to support pedestrian activity and commercial activity.
- Arcades may be used to create pedestrian-friendly space adjacent to live-work buildings.
- Formal entries shall be used to provide access to interior corridors where applicable.
- Forecourts are encouraged to provide welcoming outdoor space that is accessible from the primary street. Forecourts may be used for the display of wares or for outdoor workspace.

## 2.2 DISTRICT ZONE REGULATIONS

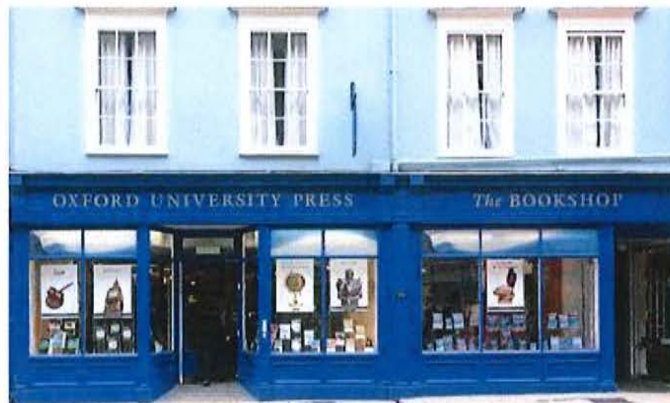
---



Single and multifamily bldgs.



Adaptive re-use to live-work.

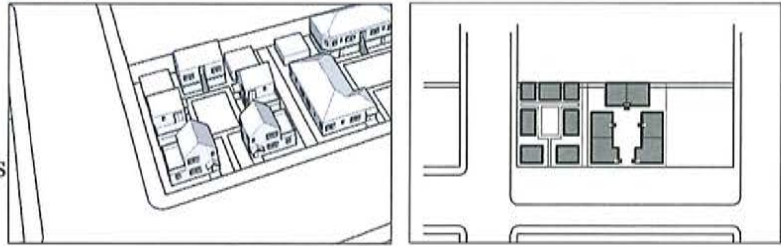


Live-work with shop fronts



### 2.2.7.E COURTYARD HOUSING

A group of dwelling units arranged around a shared courtyard or series of courts accessed from the primary street. Buildings may include stacked flats, multiplexes, row houses or single-family detached houses.



#### STANDARDS & GUIDELINES

##### Access & Parking

- Each building shall have direct access from the courtyard. Buildings that front the primary street may have an additional entry fronting onto the street.
- Parking for courtyard housing shall be located behind units or in adjacent lots or carports and may be accessed from a rear alley, side street, or driveway.
- Clustered garages or carports are recommended and shall be hidden from view from the primary street and from the courtyard.

##### Height

- Courtyard houses should be articulated so that all buildings are residential in character.
- A variety of roof forms and building heights should be used to add visual interest and create attractive environments.

##### Length

- Building masses should articulate the living spaces within, and be aligned with primary structural components. Projecting and inseting of building volumes, delineation of bays, and varying roof lines should be employed to add visual interest.

##### Windows

- Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.
- Windows that front onto the courtyards should be designed to ensure that a comfortable level of privacy is maintained.

##### Composition

- Porches, balconies, and terraces are encouraged to create private open spaces.
- A formal entry to the courtyard is encouraged, and may be achieved using plant materials, and/or a low ornamental wall or fence. Courtyards should appear welcoming and not feel walled-off. They should provide views onto adjacent streets and be visible from adjacent sidewalks to increase safety. For a description of Courtyard Design, see Landscape and Open Space standards and guidelines.

##### Frontage Types

- Arcades may be used along the base of multiplex buildings.
- Formal entries may be used to provide access to multiplex buildings.
- Stoops with porches may be used to provide access to ground-floor dwelling units.

## 2.2 DISTRICT ZONE REGULATIONS

---



Multiplex buildings along a small court



Row houses along a court.

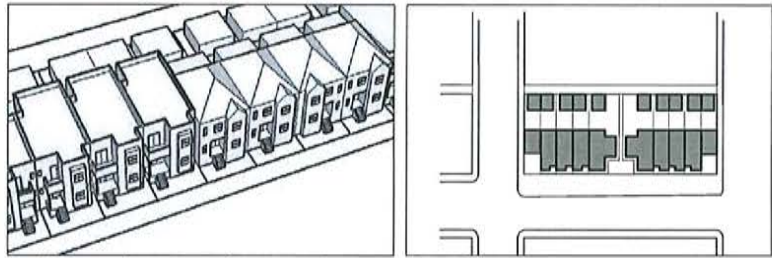


Bungalow court with formal entry.



### 2.2.7.F ROW HOUSE

A building with two or more dwellings attached side by side. A single row house building may contain up to five attached dwellings. Dwelling units are typically occupied by one primary residence. A two or three story row house may contain a ground-floor flat and a townhouse above. Carriage houses may be located at the rear of the property.



### STANDARDS & GUIDELINES

#### Access & Parking

- Each row house shall be accessed directly from the primary street. Entrances shall be clearly residential in character, and be prominent and easy to identify.
- Where buildings are setback less than 8' from the sidewalk, entrances shall be elevated a minimum of 4' above finished grade
- Parking should be accessed from rear alleys where possible.
- Free standing garages or carriage houses may be located at the rear of property and accessed from an alley or side street.
- Internal "tuck under" garages may be accessed from rear alleys.
- Garages may only face the primary street where site development prohibits rear access.

#### Height

- Row houses are attached homes, and should convey a strong residential character. Building height shall be articulated with residential architecture including pitched roofs, gables, dormers, and deep eaves if applicable to the style. Brackets and other design features may be used to add visual interest.

#### Length

- Building length should articulate the extents of individual dwellings. Projecting and inseting of building volumes and delineation of bays and entries should be employed to add visual interest. Individual façade composition should not be excessively replicated. A variety of unit plans or façade designs should be employed over the length of a block face.

#### Windows

- As with all residential building types, windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.

#### Composition

- Terraces and balconies can be used to create additional variety and support residential character. Entrances can be further identified with porticoes, vestibules, and prominent doorways.

#### Frontage Types

- Stoops and porches are recommended where first floors are raised above the sidewalk.
- Front yards are permitted to enhance the transition between the sidewalk and the building façade and can be adorned with a low wall or fence.

## 2.2 DISTRICT ZONE REGULATIONS

---



Row houses with stoops



Row houses with common-yard.



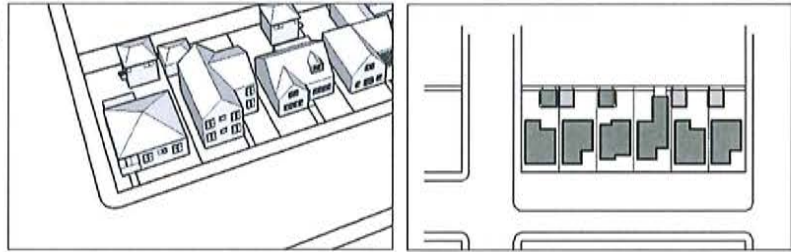
Row houses with terraced private yards



## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.7.G SINGLE-FAMILY DETACHED

A free-standing structure designed specifically to accommodate one residence. Carriage houses may be located at the rear of the property.



#### STANDARDS & GUIDELINES

##### Access & Parking

- Primary entry to the home shall be from the primary street and may be located on the front or side façade of the building.
- Where buildings are setback less than 8' from the sidewalk, entrances shall be elevated a minimum of 4' above finished grade.
- Access to carriage houses should be accommodated from a rear alley where possible.
- Parking should be accommodated in a garage located at the rear of the property and accessed from rear alleys or side streets where possible. Where a side street or alley is not present, garages may be accessed by a driveway.

##### Height

- Single-family houses shall convey a strong residential character. Building height shall be articulated with residential architecture including pitched roofs, gables, dormers, and deep eaves. Brackets and other design features may be used to add visual interest where appropriate to the building style.

##### Length

- Building masses should articulate the living spaces within, and be aligned with primary structural components. Projecting and inseting of building volumes as well as delineation of bays and varying roof lines should be employed to add visual interest.

##### Windows

- Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.

##### Composition

- Porches, balconies, and terraces are encouraged to create private open spaces, variety of massing, and support residential character. Entrances can be identified with porticoes, vestibules, and prominent doorways.

##### Frontage Types

- Porches are strongly recommended to announce the primary entrance and to enhance the pedestrian environment along neighborhood streets.
- Front yards should enhance the transition between sidewalk and the building façade, and can be accentuated with a low wall or decorative fence. Yards should appear welcoming and maintain a high level of transparency to adjacent streets and properties.
- Front doors should be prominent and may be enhanced with a vestibule or portico.

## 2.2 DISTRICT ZONE REGULATIONS

---



Recessed entry and stoop.



Spanish style bungalow.



Alley-loaded carriage house.



## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.8 FRONTAGE TYPES

#### **Purpose and Intent**

*This section defines the frontage types that are permitted in the Plan Area. Each permitted frontage type is illustrated and described below. All new development shall comply with applicable requirements regarding accessibility.*

#### **Applicability**

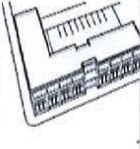
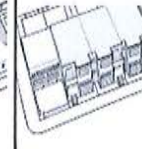
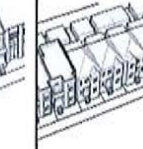
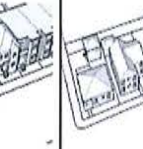
At least one frontage type is required for each new building proposed in the Plan Area. Frontage types are controlled by both District Zone and Building Type. Permitted frontage types are listed in the Regulations Summary Chart and in the Frontage Types Chart (below) according to Building Type. For each proposed building, applicants must select a frontage type that is permitted in their District Zone, and is permitted with their building type.

#### **Overview**

Frontage is defined as the area extending from a building facade to the public right-of-way or back of sidewalk line. Throughout the Downtown, a range of frontage types is permitted to ensure that buildings orient towards the primary street, and create clear and identifiable entries. Well-designed frontage conditions are a key component of creating an attractive and pedestrian-friendly environment.

#### **Contents**

- A. Shopfront
- B. Arcade
- C. Formal Entry
- D. Forecourt
- E. Stoop
- F. Front yard

| FRONTAGE TYPES CHART                         |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|----------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Building Types                               | Commercial Block                                                                    | Workplace Commercial                                                                | Multiplex                                                                           | Courtyard Housing                                                                   | Live-Work                                                                            | Rowhouse                                                                              | Single-family Detached                                                                |
|                                              |  |  |  |  |  |  |  |
| Frontage Types as Permitted by Building Type |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
| A. Shopfront                                 | required                                                                            | permitted                                                                           | ---                                                                                 | ---                                                                                 | permitted                                                                            | ---                                                                                   | ---                                                                                   |
| B. Arcade                                    | permitted                                                                           | permitted                                                                           | permitted                                                                           | ---                                                                                 | permitted                                                                            | ---                                                                                   | ---                                                                                   |
| C. Formal Entry                              | permitted                                                                           | permitted                                                                           | permitted                                                                           | permitted                                                                           | permitted                                                                            | ---                                                                                   | ---                                                                                   |
| D. Forecourt                                 | permitted                                                                           | permitted                                                                           | permitted                                                                           | ---                                                                                 | permitted                                                                            | ---                                                                                   | ---                                                                                   |
| E. Stoop                                     | ---                                                                                 | ---                                                                                 | permitted                                                                           | permitted                                                                           | permitted                                                                            | permitted                                                                             | permitted                                                                             |
| F. Front yard                                | ---                                                                                 | ---                                                                                 | permitted                                                                           | permitted                                                                           | permitted                                                                            | permitted                                                                             | permitted                                                                             |

## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.8.A SHOPFRONT

Shopfronts are building facades designed specifically for Main Street Retail uses. Shopfronts are required frontage types on commercial block buildings in the Downtown Core.

#### Standards

1. The primary entrance shall be accessed directly from the public sidewalk, court, or paseo.
2. Entrances may be recessed in an alcove no more than 5 feet to allow for door swing.
3. A minimum of 70% of the shopfront facade shall be comprised of display windows having clear glazing. Opaque or reflective glazing is not permitted.
4. Buildings shall have a base of no less than 18 inches, display windows shall not extend to the ground.
5. Display windows may encroach into the public right-of-way up to 18 inches in the form of bay windows or window boxes.
6. Awnings or architectural projections shall be located above all doors leading to lobbies and upper floor uses.

#### Guidelines

1. Shopfronts should be designed in harmony with building architecture.
2. Awnings are strongly encouraged to provide shade and shelter, and should be located above windows and entries. Awnings should be designed to span individual windows and entries. Awnings should not span across building walls or pilasters or span more than a single shopfront window.
3. Shopfronts should be designed in coordination with the horizontal massing and increment of building architecture.
4. Transom windows are encouraged.
5. Where located outside of the Downtown Core, portions of the shopfront may be setback a maximum of 10 feet to create opportunities for outdoor seating and display of goods. Setback areas must have hardscape treatment and be unobstructed.
6. A colonnade may be appended to shopfront and encroach into the public right-of-way to create a “gallery” as follows:
  - a. The colonnade shall be no less than 8 feet in depth.
  - b. Space between colonnade columns shall no less than 6 feet.
  - c. The colonnade should be designed to correspond to shopfront increments and building architecture.



Shopfront windows and recessed along Santa Fe Street.



Canvas awnings are common to commercial buildings.



Large display windows and entry on architectural awning create a welcoming shopfront setting.



## 2.2 DISTRICT ZONE REGULATIONS

---

### **2.2.8.B ARCADE**

Arcades are first floor colonnades that are covered by upper stories. This frontage type is well-suited for retail or commercial uses located on the ground floor, or may be used to create shaded pedestrian environments along commercial or residential buildings such as workplace commercial, multiplex, and live-work.

#### Standards

1. Minimum depth of arcade shall be 8 feet.
2. Minimum space between columns shall be 6 feet.
3. The colonnade shall be designed to correspond to building architecture.

#### Guidelines

1. Arcades should be designed to feel welcoming to pedestrians. Low walls or other obstructions should be avoided.
2. Plant materials can enhance and soften an arcade and create an attractive haven for pedestrians.



Arcade with terrace above

### 2.2.8.C FORMAL ENTRY

Formal entries define the primary entrance to a workplace commercial building or a lobby of a residential or mixed use building. Formal entries shall be prominent and easy to identify from the sidewalk. Entries shall have roof overhangs to provide shelter and to further distinguish the entrance. A portico, consisting of a roofed entrance supported by columns is a strongly recommended treatment for formal entries to add gravitas and grandeur.

#### Standards

1. Where formal entries are elevated above finished grade, stairs having decorative sidewalls and/or handrails shall be provided.
2. Entry roofs shall project from the building facade a minimum of 2 feet to provide adequate shelter.
3. Entries shall be designed in accordance with overall building architecture.
4. Formal entries shall be well-lit. Sconce lighting or other decorative lighting that frames the entry is strongly recommended.

#### Guidelines

1. Formal entries should be treated with significant architectural expression.
2. A grand stairway leading to a portico is a recommended treatment for large buildings.
3. Entrances may be inset slightly from the primary building wall and are typically raised above finished grade.



Formal entries to commercial block and workplace commercial buildings provide access to upper floor uses



Formal entry to lobby of multiplex building



Raised formal entry with portico on live-work Units.



## 2.2 DISTRICT ZONE REGULATIONS

---

### **2.2.8.D FORECOURT**

A recessed area where a portion of the primary building facade is significantly setback from the public sidewalk and enclosed by building volumes on adjacent sides. For residential development, the forecourt is ideally suited for shared gardens and plazas. For commercial and live-work development types, the space may be used for outdoor dining or display of goods.

#### Standards

1. The side of the forecourt that opens to the public sidewalk shall be a minimum of 15 feet wide and a maximum of 40 feet wide.
2. The forecourt shall not exceed 20 feet in depth.

#### Guidelines

1. Forecourts may be raised above the sidewalk and enclosed with a decorative wall or plant materials.
2. Fountains and other water features make an excellent amenity in a forecourt.



Forecourt serves as shared garden and patio for residents of this villa.

### 2.2.8.E STOOP

Stoops are entry stairs located close to the back of sidewalk and leading to one or more entries to residential buildings. Stoops may encroach into the front setback area. Stoops are well-suited for Downtown residences as they contribute to ‘eyes on the street’ and support a safe and community-oriented public realm.

#### Standards

1. Stair treads shall be no less than 4 feet wide.
2. Stoops shall comprise no fewer than 2 stairs.
3. Stairs shall be enclosed on both sides by a decorative stairwell and/or handrail.
4. A landing or recessed alcove of no less than 4 feet in depth shall be located at the top of the stairs.

#### Guidelines

1. A portico roof that overhangs the landing is encouraged to provide shelter where no alcove is present.
2. Where stairs approach the sidewalk grade, widening or ‘flaring’ of lower stairs is encouraged to create a welcoming condition.
3. Materials and colors for stoops should be selected to complement building design.
4. Recommended materials include wood and concrete. Where concrete is used, staining, coloring, or inlaying of tile or stone is recommended to enhance overall design.



Stoop and recessed alcove provide entry to multiplex.



Row houses with stoops and porches enhance residential character.



Shared stoop and porch on multiplex



Stoop and handrail designed in harmony with building architecture.



## 2.2 DISTRICT ZONE REGULATIONS

### 2.2.8.F FRONTYARD

Front yards are common to residential development where the primary building facade is setback from the right-of-way line.

Porches are ideal companions to front yards and may be enclosed within the primary building or may be appended to the front or side facade. Porches may encroach into the front or side setback area.

#### Standards

1. Where no porch is present, a front door shall be elevated above finished grade by no less than 18 inches and accented with a portico or other architectural roof overhang, or recessed into an alcove.
2. Porches shall be completely roofed.
3. Porches shall be a minimum of 6 feet in depth and 8 feet wide.
4. Front doors shall be accessed by stairs having sidewalls and/or decorative handrails.

#### Guidelines

1. Front yards and porches may serve multiple entries and dwellings.
2. Yards may be slightly raised above finished grade and retained with a low decorative wall to further distinguish the separation of private and public space.
3. Porches may wrap around building corners and may provide access to side yards.



Multiplex buildings having front yard with decorative fence.



Single-family homes with terraced front yard retained by decorative wall.



Multiplex building with terraced front yard retained by decorative wall.



Multiplex with common yard.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1 ARCHITECTURE

#### *Purpose and Intent*

*This section contains standards and guidelines to guide the look and feel of new and rehabilitated buildings throughout the Downtown Specific Plan Area. The information contained in this section is provided to ensure that new architecture fulfills the community's vision for built forms that are attractive, while preserving the existing neighborhoods and enhancing the city's small town character.*

*"Riverbank's strong sense of community identity is reflected in its public gathering places and activities, architectural variety, and the ways in which the City's riverfront location, railroad-oriented history, agricultural heritage, and other unique qualities are celebrated in the built environment." - Riverbank 2025 Vision*

#### **Applicability**

The architectural standards and guidelines contained in this section are provided to assist the City of Riverbank and future applicants in the following ways:

1. Establish high standards of design quality by building on the Policies for Community Character and Design established in the Riverbank 2025 General Plan.
2. Facilitate the application, design review, and planning approval process by establishing preferred criteria for key aspects of building design in support of Downtown revitalization.

#### **Introduction**

The City of Riverbank is fortunate to have a rich history of building forms emanating from its historical roots as an agrarian center located along the banks of the Stanislaus River. The city's continued relationship to agriculture, industry, and to the railroad has become a fundamental aspect of community identity and cultural heritage. The buildings that have evolved within this context embrace a style and character that is modest, distinctive, and authentic.

The homes, shops, and offices that are inhabited and viewed from city streets and public spaces communicate a great deal about community identity.

Unlike 'tract' housing and conventional 'tilt-up' commercial buildings, building forms throughout the Downtown Specific Plan shall be constructed of durable materials and embody an overall sense of quality that builds on the historic and authentic qualities of its surroundings. Well-articulated buildings throughout the Plan Area shall be built in support of the community's vision for an attractive, pleasant, quiet, friendly community with a distinctive small-town character.

To this end, applicants are responsible to follow the standards for new architecture, and are strongly encouraged to embrace the spirit of the guidelines. Each new development is responsible for adding to the community's valued character, and for contributing to the community's vision for a high-quality built environment.

## 2.3 DISTRICT -WIDE REGULATIONS

---

### **Contents**

Standards and Guidelines for building design criteria and components are as follows:

- A. General principles
- B. Building height articulation
- C. Building length articulation
- D. Design of corner buildings
- E. Design of windows
- F. Design of walls
- G. Design of roofs
- H. Design of doors and access
- I. Architectural style



## 2.3 DISTRICT -WIDE REGULATIONS

---

### **2.3.1.A GENERAL PRINCIPLES**

#### **Building Design**

##### Standards

1. Buildings shall embrace and support the city's small-town character.
2. Building materials and colors shall complement the historic character of the city and region without replicating it. Creativity in design is encouraged.
3. Architecture shall be based on a language of structural systems; wall openings along the primary facades shall correspond to internal spaces.
4. Building elements shall be real and operational. Pastiche shall be avoided.

##### Guidelines

1. Buildings should appear welcoming and support pedestrians through attractive facade design.
2. Buildings should be distinctive. Where multiple buildings are constructed as part of a single- development, each building should appear unique. Monotony should be avoided.
3. Dwellings should be designed with spaces such as porches and living rooms oriented toward the street and/or courtyard. Private rooms such as sleeping and service rooms should be oriented toward side and rear yards.

#### **Finish and Articulation**

##### Standards

1. All visible building facades shall maintain a high degree of finish and articulation.
2. Building facades that are visible from public spaces shall be designed and finished to be consistent with the primary building facade. All building facades should be unified in style and character.

#### **Ancillary Buildings and Carriage Houses**

##### Guidelines

1. The design of ancillary buildings including the style of roofs, windows, doors, building materials and colors, and overall architectural style should be consistent with those of the primary building.

#### **Materials**

##### Guidelines

1. Buildings should be constructed from durable materials.
2. Materials should be represented honestly; heavier and stronger materials such as masonry should generally support lighter materials such as wood.

#### **Energy Efficiency**

##### Guidelines

1. Building design should address solar heat gain through building orientation, site landscaping, and use of shading devices, deeply inset windows, and roof overhangs.
2. New development should optimize energy efficiency for site design, building materials, and building construction techniques where possible. Refer to a recognized green building rating system such as LEED (Leadership in Energy and Environmental Design) or Build It Green for applicable guidelines at the time of application.

## 2.3 DISTRICT -WIDE REGULATIONS

---



Building architecture shall build on the City's heritage.



Downtown has distinctive small-town character.



Riverbank's building stock is comprised of durable, authentic materials.



Downtown architecture shall be welcoming and support a Pedestrian friendly environment.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.B HEIGHT ARTICULATION

All buildings in the Downtown Specific Plan shall have a well-articulated base and roof line.

#### Building Base Treatment

##### Standards

1. A horizontal base treatment is required along the front facade of all buildings with the exception of live-work buildings and single-family houses.
2. The base treatment shall extend a minimum of 18 inches and a maximum of 4 feet from the ground plane.

##### Guidelines

1. Base treatment may be accomplished using a horizontal projection of the wall material and/or a change in materials and/or colors.
2. Where a colonnade is present, additional base treatments are not required.
3. Ceramic tile is strongly recommended as a base treatment for commercial block buildings having shop fronts.

#### Building Top Treatment

##### Standards

1. Cornices, parapets, building caps, or other architectural features shall accentuate the top of building walls where roof surfaces and overhanging eaves or other roof lines are not present.
2. Cornices shall project from the building facade a minimum of 6 inches and a maximum of 30 inches.

##### Guidelines

1. Compound cornices, having a series of horizontal courses are encouraged to add visual interest.

#### Intermediate Treatment

##### Guidelines

1. Varying the setback of building masses above the ground floor is an effective means to articulate building height.
2. Water tables, belly bands, and other horizontal courses are encouraged to accentuate upper stories or to delineate step back areas.



Base treatment, variation in materials, and unique roof forms create visual interest.



Recessed entry, balcony, belt courses and overhanging eave articulate building height.



## 2.3 DISTRICT -WIDE REGULATIONS

---



Building bays are offset to create a welcoming pedestrian environment.



Off-set of building bays and individual roof forms 'break down' overall building length.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.C LENGTH ARTICULATION

Horizontal building mass should be subdivided into sections to create a finely-grained rhythm indicative of small-town character. Long uninterrupted wall sections are not permitted and must be articulated as smaller scale (narrower) sections to support the pedestrian-oriented nature of Downtown.

#### Standards

1. Maximum uninterrupted building length shall be 30 feet.
2. Elements of length articulation shall be coordinated with the structural systems and building increment where possible. Articulation elements shall not appear 'tacked-on' or as 'after thoughts'.
3. Preferred methods for articulating building length include offsetting of adjacent building bays and volumes, and use of individual roof forms on each volume or bay. Where used, an offset volume shall be setback or protrude from the facade no less than 24 inches.



Offsetting of building bays and change in materials help to articulate this parking structure.

4. Use of vertical notches, pilasters, columns and piers are effective means to articulate length. Where used, a notch, pilaster, column, or pier shall recess or protrude no less than 4 inches and shall be no less than 8 inches wide.

#### Guidelines

1. Grouping of facade elements including windows and balconies may be used to further emphasize facade articulation.
2. Distinct color schemes or changes in materials or orientation (pattern) of materials should be used in combination with other architectural treatments to emphasize facade articulation.
3. Monotonous building facades should be avoided.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.D CORNER TREATMENT

The Regulating Plan requires buildings at certain locations to ‘hold’ the corner in order to accentuate a primary point of entry into the Downtown Specific Plan Area. In addition to these locations, it is generally desirable to articulate building corners on corner lots.

#### Standards

1. Corner treatment may encroach into the sidewalk or setback environment by no more than 8 feet.

#### Guidelines

1. Corner volumes can be accented by creation of a landmark roof form such as a domed, conical, or pyramidal roof.
2. Articulation of corner building masses can include horizontal and vertical massing elements that are distinct from adjacent building facades.
3. Special composition of windows and doors, upper story porches, specialized architectural trim, and changes to colors and materials, are recommend methods for articulating corner building volumes.
4. Corner building volumes can include prominent entries that may protrude from or be inset from the corner building volume.
5. Corner volumes can take the form of a tower having a unique roof form.
6. Corner towers may include rounded or faceted building facades to add visual interest.



Mixed use buildings with architecturally emphasized corner building volumes.



Mixed use building with prominent corner building mass and distinguished entry.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.E WINDOWS

Well-designed windows can contribute significantly to creating an attractive environment throughout Riverbank's Downtown.

#### Materials, design, and composition

##### Standards

1. All windows shall be highly energy efficient.
2. Windows shall not be flush with building walls. Window glass shall be inset a minimum of 2 inches. Exceptions include windows located in protruding bays, in between bays, or behind an arcade frontage type.
3. Large display windows shall comprise no less than 70 percent of shop fronts facades.

##### Guidelines

1. Windows should be true divided light. Snap-on mullions and those located between double-paned glass should be avoided.
2. Upper story windows should be operable. Non- operable windows should be used only when part of a group of operable windows, or when designed as a shop front display window.
3. Windows on upper stories should generally be smaller in size than ground-floor windows.
4. Transom windows are recommended above shopfront display windows and doors, and should be operable to assist with ventilation.

#### Elements

##### Standards

1. Window sills shall be wood, clad wood, brick, or metal, and consistent with overall building design.

##### Guidelines

1. Window glass should be clear. Specialty windows may comprise stained glass or other distinguished qualities in coordination with building design.
2. Vinyl covered frames should be integrally colored.
3. Window shutters should be sized to cover the window opening.
4. Shade devices should be large enough to reduce light emission. "Eye brow" and other purely ornamental shade devices should be avoided.



True divided light windows provide important visual interest and shadow lines.



Shopfront awning and shade devices reduce light emissions and enhance appeal.



## 2.3 DISTRICT -WIDE REGULATIONS

---



A variety of window types, shapes, and sizes adds to visual interest.



Light weight siding and earth tones support the community's vision for downtown.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.F WALLS

Building walls should reflect and build on the materials and styles indicative of Riverbank's rich history of built forms. Natural and sustainable materials should be used where possible. Where visible from the street, special care should be taken to ensure that building walls communicate a high level of craftsmanship and are built of durable materials.

#### Wall Materials

##### Standards

1. Permitted materials include brick, stone, masonry, wood, metal, ceramic tile, cement fiber (Hardie-Plank or equivalent), cement plaster, and materials of equivalent quality, durability, and appearance.
2. T-111 plywood and equivalent materials are not permitted.
3. Where simulated materials are used, they shall be of exceptional quality and durability.

##### Guidelines

1. For commercial buildings, pre-cast and cast concrete with a texture finish is recommended for building base treatments, columns, pilasters, and unique facade areas. Masonry blocks and 'tilt-up' walls should be avoided.



Stucco finishes should be smooth. Wood and terra-cotta are appropriate accent materials.



Wood clapboard and wood trim accents are appropriate materials.



Variety of roof forms in light and medium brown colors are appropriate.



Terra-cotta tiles and deep overhang accentuate this Spanish Revival building.

2. Lap siding should be clapboard, tongue-and-groove, board and batten, shingles, and shakes.
3. Stucco finishes and hand applied trowel finishes should employ very simple textures.
4. Metal buildings should be designed with exceptional detail and craftsmanship. Barrel vault and deep reveals can be used to add variety and visual interest. Corrugated metal finishes are strongly discouraged.
5. 'Plinth' blocks at building bases are recommended and should be constructed of concrete, cut stone or masonry.

## 2.3 DISTRICT -WIDE REGULATIONS

---

### **Accent Materials**

#### Standards

1. All materials listed as permitted in the preceding section are appropriate as accent materials.

#### Guidelines

1. Glazed ceramic or clay tile in rich colors can be used at window and door surrounds, bulkheads and other distinguished areas.
2. Terra-cotta is encouraged to be used as an accent material, especially with Spanish and Mediterranean styles.
3. Painted wood materials, ornamental tile, natural stone, and brick are strongly encouraged around the base of buildings.
4. Low-grade simulated materials, plastics, and other non-durable materials should not be used for building accent.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.G ROOFS

Roofs should be designed to complement overall architectural style, materials, and details. A variety of roof forms is encouraged.

#### Standards

1. Permitted materials include clay, slate, or integrally colored concrete tiles, wood shingles, high-quality metal roofing, and architectural grade composition shingles.
2. Colors for roofs include light and medium shades of earth tones. Medium browns, tans, cooper, bronze, and grays may be used.
3. Roof overhangs:
  - a. On pitched roofs, eaves and rakes shall overhang building walls a minimum of 18 inches.
  - b. Roofs overhanging sidewalks, courtyards, paseos or other pedestrian areas, shall be 8 feet clear in height.
  - c. Brackets and corbels may be used to add variety when applicable to architectural style.
  - d. Soffits shall be designed with a level of finish and detail consistent with architectural facades.



Roof overhangs and use of brackets support residential design.



Roof form reflects dwelling unit increment.



Pedestrian doors should be prominent and in accordance with overall building design.



Garages shall be recessed and accessed from the rear of buildings where possible.

#### Guidelines

1. Green roofs, garden roofs, and vegetated roofs are highly encouraged. Solar panels should be located on roofs or awnings where possible.
2. Roof types and design should be selected in consideration of climate, pitch, drainage and maintenance. Permitted roof types include flat roofs, barrel vaults, and pitched roofs including gable, hip, and pyramidal. Shed roofs are permitted for accessory buildings.
3. Roof design should reflect building increment where possible.

## 2.3 DISTRICT -WIDE REGULATIONS

---

### **2.3.1.H DOORS AND ACCESS**

Entry design shall be integral to building facade composition and be composed of similar materials.

#### **Pedestrian Doors**

##### Guidelines

1. Pedestrian doors should be built of wood, clad- wood, metal, or glass.
2. Porticos, columns, alcoves and other design features should be used to accentuate entries.
3. Primary access to upper stories should be through a formal entry facing the street. Carriage houses may be accessed from an exterior stairway.
4. Where shop front doors are recessed, they should have a clear view and unobstructed path at 45 degrees to the sidewalk.
5. Metal 'roll-down' security gates are strongly discouraged.

#### **Garage Doors**

##### Standards

1. Garages shall be located and accessed at the rear of properties where possible.
2. Garage doors shall be recessed no less than 8 inches into the building facade.
3. Single-car garage doors shall be used wherever possible and may be grouped to access multiple spaces. Double-car doors shall be a maximum of 18 feet wide.

##### Guidelines

1. Garage doors should include small windows and design features to reduce overall visual impact.

#### **Loading and Service**

##### Standards

1. Service entries shall be located to the rear or side of building and not visible from the primary street wherever possible.
2. Service areas shall be constructed of durable materials, and be designed and finished in accordance with overall building design and materials.
3. Trash enclosures shall be located to the rear of buildings and be compatible with building design.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.1.I STYLE

#### *Purpose and Intent*

*This section describes some of the prominent architectural styles found in Riverbank and throughout the region.*

*The style guidelines contained herein are provided as a basic primer on 'authentic' details commonly associated with a particular style. To truly achieve an representation of a given style, additional aspects of massing, composition, and design features will be required.*

#### **Introduction**

This Regulating Code does not dictate architectural style. The Riverbank community desires a Downtown Specific Plan Area that embraces its architectural heritage, but does not necessarily replicate it.

Unlike other sections of this Regulating Code, these style guidelines are not regulatory. Applicants are not required to select an architectural style. Rather, applicants are encouraged to design buildings that draw from local building traditions, styles, and character, and may refer to these guidelines for context in doing so. Design creativity and innovation are strongly encouraged.

When new construction or rehabilitation of existing Riverbank structures is proposed, the following style descriptions provide a guide and context for the treatment of building elements.

#### **Contents**

- Early 20th Century Commercial
- Craftsman
- Spanish / Mission Revival
- Art Deco / Modern
- Colonial Revival
- California Contemporary
- Victorian

#### **Early 20th Century Commercial (Main Street Commercial)**

##### **Application**

Common to commercial block and workplace commercial building types.

1. A single simple volume or single dominant volume having additional wings of similarly shaped volumes. The ground floor may read as the building base articulated by large shop front windows, and often includes walls or columns in different materials than upper floors.
2. Roofs are typically flat, hipped or gabled. Well- detailed cornices and parapets are common.
3. Building facades are flat, often composed of brick, wood, or masonry work including precast concrete.
4. Canvas or fabric awnings are common above shop front windows and above formal entries.
5. Upper story windows have vertical proportions. Transom windows are common above shop fronts and entrance doors.
6. Materials for walls include brick, wood, masonry, and stained wood. Base treatments often include concrete and stone plinths, and may be decorated with ornate colored tiles. Masonry



## 2.3 DISTRICT -WIDE REGULATIONS

block shall be avoided.

7. Arcades supporting upper story terraces are common.



Decorative cornice lines lend a 'western' flare to building style.



Single story building with brick and masonry facades.



Distinctive columns separate individual shop fronts.

### Craftsman

#### Application

Common to residential, office, and lodging uses. Building types typically include multiplex and single-family dwellings.

1. Buildings are composed of horizontal single and two-story masses. The ground floor is often elevated above grade.
2. Large, shallow pitched gabled roofs cover primary building volumes and often partially conceal upper stories.
3. Dormers may be used to provide light and air into upper story rooms and the attic space.
4. Overhanging eaves, roof rafters, wood braces and brackets are common.
5. Heavy timber throughout the roof and veranda (porch) structures are common.
6. Porches, loggias, and trellises adorned with tapered columns create a variety of outdoor spaces.
7. Walls are typically wood shingle, clapboard, board and batten, stucco (California bungalow), stained wood or painted wood in dark to medium earth tones. An emphasis on rustic surfaces is common.
8. Base and entry stairs may be adorned with concrete, stone, or brick.

## 2.3 DISTRICT -WIDE REGULATIONS



Brackets and large porches are common.



Craftsman buildings are often elevated above the sidewalk.



This home uses a limited palette of brick and wood.

### Spanish Revival (Mediterranean)

#### Application

Common to all building types and uses.

1. Horizontal building volumes accentuated with vertical towers, especially at corners.
2. Exterior walls are typically single plane expanses of smooth plaster wall (stucco) and may be articulated with traditional building ornament of stone or cast concrete.
3. Roofs are either flat or gabled, with overhangs to create deep shadow lines. Roofs may be clad in red or brown clay tiles.
4. Windows and doors are deeply recessed into the wall surface.
5. Windows are vertical in proportion and may be arched in key locations. Large windows should be multi-paned and window groups may be separated by columns.
6. Double-hung and casement windows are common. Aluminum and/or white-vinyl should be avoided.
7. Building facades are typically pale shades of grey, white or flesh tones.
8. Stairs, balconies, terraces, and loggias may be accentuated with color tile, wrought iron, and lightly painted wood.



## 2.3 DISTRICT -WIDE REGULATIONS



Roof treated with red tile.



Deep overhangs and gallery create shadow lines.



Tiled courts are common to Spanish Revival and Mediterranean architecture.

### Art Deco / Modern

#### Application

Common to commercial block, workplace commercial, mixed-use, civic and lodging buildings.

1. Rectangular building volumes.
2. Primary walls may be constructed of cast concrete or plaster.
3. Roofs are typically flat, with exterior columns and pilasters extending vertically beyond the roof line to form parapet walls.
4. Horizontal planes dominate building facades and may be accentuated with vertical ornamentation.
5. Corners may be rounded or extruded to create a streamline appearance.
6. Windows may 'wrap' around corners or may be located between pilasters and recessed.
7. Metal window grates and window ornamentation including stained and tinted glass may be used.
8. Cornices are extruded and may project from the building facade and/or roof forms. Compound cornices having multiple steps and volumes are common.
9. Base treatment may consist of concrete plinths, stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile.
10. Use of decorative motifs are common to building facades and elements such as columns, entries, and roof articulation.

## 2.3 DISTRICT -WIDE REGULATIONS



Art deco is often appropriate for entertainment uses.



Chevrons and similar stylistic ornament is common.



Distinctive columns separate individual shopfronts and often break the roof plane

### Colonial Revival

#### Application

Common to workplace, commercial, residential, and lodging building types.

1. Rectangular simple volume, may be more square in the case of 'classic box' and more vertical for row houses.
2. Roofs are typically low-pitched hipped or gabled and may contain a front dormer. Wide, over- hanging eaves are common.
3. Windows are vertically proportioned and may be adorned with sills, protruding trim, and shutters.
4. Windows are typically arranged symmetrically on building facades, and align between stories.
5. Doors are commonly accentuated with porticos and are centered on the primary building facade.
6. Walls are typically composed of horizontal wood siding, and may contain classical trim elements including pilasters and cornices.
7. Building entries may be enhanced with columns located symmetrically about the entry.
8. Classical detailing includes stained glass windows, dentils, pilasters, and columns.



## 2.3 DISTRICT -WIDE REGULATIONS



Front dormer, gabled roof and roof overhangs are common.



Framed formal entry, classical detailing.



Distinctive colonial style supports small- town character.

### California Contemporary Application

Common to all building types.

1. Simple accentuated rectilinear or square building volumes. Volumes may be more vertical (urban) for attached row houses and live-work buildings and more horizontal for commercial and work- place buildings.
2. Roofs may be flat, pitched, shed, sloped or domed. Barrel vaults and gables may be asymmetrical.
3. Horizontal and vertical masses may be accentuated with extruded materials or contrasting colors.
4. Windows may be large and square compared with other more traditional styles, and may be stylistic and asymmetrical.
5. Materials may be contemporary or modern including brushed metals, painted woods or stuccos with a smooth finish.
6. Detailing is very minimal and rarely ornate.
7. Building materials and massing may provide visual interest through use of shadow lines.
8. Buildings may be accentuated with bold colors and unique or industrial materials.
9. Green roofs, green technology and solar panels are commonly used on flat roofs.



## 2.3 DISTRICT-WIDE REGULATIONS



Interlocking rectilinear volumes and planes.



Residential lofts.



Rowhouses in the California Contemporary style

### Victorian

#### Application

Common to residential, live-work, commercial and mixed-use building types.

1. Vertically proportioned masses clad in wood, stone and masonry.
2. Asymmetrical and picturesque building volumes.
3. Porches, gables, protruding window bays, angled or rounded corners combine to create complex structures.
4. Decorative elements including window moldings, cornices, and decorative brackets create visual interest.
5. Roofs may be composed of a series of gables in both perpendicular and parallel orientation. A prominent gable may dominate the front facade, or roof lines may be partially hidden behind prominent facades and/or parapets. Steeply sloping pitched roofs may adorn unique building volumes.
6. Windows are typically multi-paned and vertically proportioned. Windows and doors are often framed with decorative wood trim including scalloped shingles, latticework and spindles.
7. Balconies, awnings, bay windows, arcades, columns and galleries articulate building mass.

## 2.3 DISTRICT -WIDE REGULATIONS

---



Decorative wood trim and prominent dormer.



Double-hung windows and overhanging eaves.



Ornate decoration, bold colors, and arched windows.

## 2.3 DISTRICT -WIDE REGULATIONS

---

### **2.3.2 LANDSCAPE AND OPEN SPACE**

#### ***Purpose and Intent***

*This section contains standards and guidelines to guide the development of landscapes and open spaces throughout the Plan Area. Outdoor spaces in the Downtown Specific Plan Area shall be welcoming, attractive, and supportive of small-town character.*

#### **Applicability**

The standards and guidelines herein are applicable to all District Zones. New development throughout the Downtown Specific Plan is required to provide open space according to the standards contained in this section. Open space standards establish the minimum provisions of open space required for each building type. Design guidelines are provided to assist with the composition and style of open spaces in Downtown.

#### **Notes:**

1. Setback areas do not count towards required provision of open space.
2. Refer to Stanislaus County and City of Riverbank for storm water managements requirements.

#### **Contents**

- A. Setback Areas
- B. Open Space
- C. Parking Lots
- D. Plant Materials
- E. Fences, walls, and Screening
- F. Lighting



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.2.A SETBACK AREAS

1. Where shop fronts are present, front, side, and side yard setback areas shall be hardscape and used for pedestrian activities including outdoor seating, dining, the display of goods, or similar uses.
2. Front setback areas in the Downtown General, Mixed Use Neighborhood and Highway Boulevard shall be comprised of hardscape, gardens, courts, and other landscape design that are welcoming and supportive of pedestrian activity. Side setbacks, side yard setbacks, and the space between buildings may contain paseos leading to building entrances and parking areas.
3. In the Downtown Neighborhood, front, side, and side yard setback areas, and the space between buildings must be landscaped. Small hardscape courts are permitted and may not exceed 15 feet in length in any direction. This standard is intended to ensure that there shall be no parking or storage of autos in setback areas.



Setback area is hardscaped to encourage pedestrian use.



Landscaped front setback area adjacent to multiplex.



Hardscaped setback area at base of live-work building.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.2.B OPEN SPACE

#### Standards

1. Provisions: Open space provisions must be met on-site (see chart below for open space requirements and descriptions).
2. Courtyards and common yards shall be rectangular and have a minimum dimension of 20 feet.
  - a. Courtyards shall contain hardscape areas, outdoor seating, and plant materials.
  - b. Courtyards shall be connected to the public right-of-way by attractive pathways.
3. Private yards shall be rectangular and have a minimum dimension of 12 feet. Private yards shall be accessible from the respective dwelling unit.
4. Terraces and balconies shall be functional outdoor spaces and have a minimum dimension of 5 feet.

#### Guidelines

1. Courtyards and common yards serving multiple dwellings should have hardscape and landscape areas, and should provide outdoor seating.
  - a. A water feature or fountain is an attractive centerpiece for a courtyard.
2. Private yards may be differentiated from common areas using low decorative fences and ornamental planting.
3. At least one large deciduous tree shall be provided for each unit in each courtyard, common yard, and private yard.
4. Terraces and balconies should have at least partial roof overhang and should be constructed of durable and attractive materials.



Balcony.



Tiled court.



Common yard.

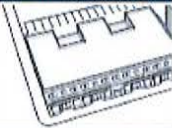
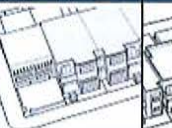
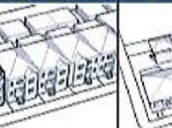


Private yard.



## 2.3 DISTRICT -WIDE REGULATIONS

OPEN SPACE PROVISIONS CHART

| Building Types   | Commercial Block                                                                  | Workplace Commercial                                                              | Multiplex                                                                         | Courtyard Housing                                                                                          | Live-Work                                                                           | Rowhouse                                                                            | Single-family Detached                                                              |
|------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                  |  |  |  |                           |  |  |  |
| Open Space       |                                                                                   |                                                                                   |                                                                                   |                                                                                                            |                                                                                     |                                                                                     |                                                                                     |
| Minimum Required | 40 sq.ft. per dwelling unit upper story                                           | 40 sq.ft. per dwelling unit upper story                                           | 150 sq.ft. usable outdoor space per ground floor unit                             | Central courtyard plus:<br>40 sq.ft. each upper story unit<br>100 sq.ft. each single-family detached unit, | 200 sq.ft. per unit                                                                 | 240 sq.ft. per unit                                                                 | 300 sq.ft. per unit                                                                 |
| Type             | Loggia, terrace, balcony, courtyard, roof garden                                  | Loggia, terrace, balcony, courtyard, roof garden                                  | Loggia, terrace, yard, courtyard, common yard, roof garden                        | Upper units: terrace, balcony.<br>Single-family detached units: private yard                               | Private yard, common yard, workspace                                                | Private yard                                                                        | Private yard                                                                        |

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.2.C PARKING AREAS

#### Standards

1. Parking lots shall be setback no less than 4 feet from any public right-of-way.
2. Parking lots shall include clearly defined path-ways to adjacent buildings and sidewalks. Path-ways shall be no less than 5 feet wide and shall be separated from vehicular areas by curbs.
3. Setback areas shall be planted with fast-growing deciduous trees at 24 feet on center maximum spacing. Trees may be located in planting strips or in decorative planters. Low lying ground cover is also appropriate but shall not obstruct visibility to and from the parking areas.
4. Trees in parking areas shall be planted in curbed islands or flush-mounted grates between parking stalls at no less than 1 tree per 4 parking stalls.
5. Permanent irrigation shall be provided.
6. Parking lots shall be illuminated using pedestrian scale decorative lights along pathways and where pedestrians cross vehicular travel ways.

#### Guidelines

1. Parking lot surfaces and concrete surfaces should utilize permeable materials where possible to increase infiltration and reduce run-off
2. Light colored concrete and brick surfaces are recommended to reduce heat glare compared with typical asphalt.



Parking lot with shade trees.



Pervious materials can be used to decrease run-off.



Bioswale water detention system internal to parking lot.



## 2.3 DISTRICT -WIDE REGULATIONS

### **2.3.2.D PLANT MATERIALS**

#### Standards

1. Plant materials shall be included in all site development to preserve small-town character.
2. Mature, existing trees shall be preserved where possible pursuant to the City's Oak and Heritage Tree Ordinance.
3. Plant materials should be drought tolerant, low maintenance and plants should be selected to fit the space they are intended to occupy. Plant selections should be made from the palette of the region.
4. Deciduous trees in the Downtown Core and Downtown General shall be consistent with the landscaping pallet of the Downtown Renovation Project
5. Trees shall be located on the southwest and west side of buildings where possible to maximize energy efficiency.
6. Comply with RMC related to water efficient landscape standards.

#### Guidelines

1. Seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated; adjacent to pathways and sidewalks, and positioned where they frame and accent unique building features and entries.
2. Evergreen shrubs may be used for screening along rear property lines and near trash and service areas.



Create landscape buffer between residential and commercial use.



Trees should allow views to shops and signage.



Ornamental planting used to frame entry.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.2.E FENCES, WALLS AND SCREENING

#### Standards

1. All fences and walls shall be built with attractive, durable materials in the character of adjacent building design.
2. Roof-mounted equipment, utility access and refuse equipment shall be located in enclosures or screened from view using architectural features, a fence or hedge.
3. The solid portion of a fence or wall shall not exceed 3 feet; 'open' design areas such as lattice work, wrought iron, or grille work may extend the total fence height to 6 feet.
4. Barbed wire and chain link fencing is prohibited.

#### Guidelines

1. Preferred materials for fences and walls include wood, masonry, stone, and other durable and natural materials.
2. Fence and wall designs should include a base treatment and cap treatment or may be include a series of piers and ornate grille work to 'break down' the fence or wall into segments.
3. Where visible from public areas, low walls should incorporate decorative elements.
4. Use of security fences should be minimized, and limited to locations where additional safety is needed such as adjacent to the railroad tracks.
5. Security fences, where needed, should incorporate decorative grille work or art murals to enhance their overall appeal.



Low masonry wall with decorative wrought iron grille work.



Masonry piers, caps, and ironwork.



Low wall and planting complement building architecture.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.2.F LIGHTING

#### Standards

1. Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.
2. Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.
3. Streetlight light sources shall be between 11 and 16 feet in all Downtown Specific Plans.
4. All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.
5. LED and other energy efficient technologies shall be used for street lighting.
6. Area lights shall not throw light onto upper stories or onto residential buildings.
7. Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.
8. Low pressure sodium vapor or other lights casting an orange glow are prohibited.

#### Guidelines

1. Commercial buildings and landscapes should be illuminated indirectly; uplighting and decorative lighting of building facades is strongly encouraged throughout the Downtown Core and Downtown General.
2. Bollard-mounted lights and in-ground lights are encouraged for pedestrian areas.



Buildings in the Downtown Core should be indirectly illuminated and/ or illuminated from within.



Low level interior lighting adds visual interest.



Pedestrian-scale street lights support small town character.



## 2.3 DISTRICT-WIDE REGULATIONS

### 2.3.3 PARKING

#### *Purpose and Intent*

*This section contains standards and guidelines to guide the development of parking supply throughout the Downtown Specific Plan. Regulations ensure that parking throughout Downtown is convenient and accessible, accommodates all land uses, and preserves Downtown's small-town character.*

*"Although we welcome automobiles, Riverbank is a place for PEOPLE. Those who choose not to drive can easily and safely walk, bicycle, or use public transit to get to work, school, shopping or a local park." - Riverbank 2025 Vision*

#### **Applicability**

New development is required to provide parking, based on land use category, as stated in the Parking Provisions Chart. Parking requirements for renovations, enlargements, or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher use intensity.

#### **Approach**

Riverbank's Downtown has historically been a walkable and pedestrian-oriented district. Businesses that choose to locate Downtown do so primarily to be part of the city's most community-oriented district. These businesses tend to rely in part on pedestrian activity rather than 'drive-by' shoppers, and they know that Downtown is most effective when it fosters an atmosphere that is attractive to walkers and repeat visitors.

#### Objectives

The following 'park once' objectives support new and existing businesses by ensuring that 'walkability' remains a top priority. Residents and visitors shall be encouraged to park their vehicle and to explore Downtown on-foot.

1. Maximize on-street parking supply for shoppers and visitors.
2. Increase flexibility for redevelopment of Downtown parcels.
3. Share parking spaces among multiple users.

#### **Satisfying Requirements**

1. Residential parking shall be provided on-site as well on street.
2. Non-residential parking requirements may be provided on-site, or off-site within 800 feet of the project site which is within two City blocks.
3. All or part of non-residential parking requirements may be satisfied through payment of a one time in-lieu fee per each space of required parking.
4. Off street parking spaces located in shared parking lots:

Private parking spaces are encouraged to be shared by more than one use. Shared Parking is defined as the practice whereby two or more independent land uses use the same parking spaces and count them towards satisfying the requirements. Requests for shared parking reductions may be approved by the Community Development Department (CDD) if the following conditions are satisfied:

- a. Peak requirements among users occur at different times. Methods to determine occupancy rates shall include analysis of business type showing parking demand broken

## 2.3 DISTRICT -WIDE REGULATIONS

- down into six-hour intervals for each day of the week.
- b. All users are located within 800 feet of the parking supply.
- c. Directional signage is provided if appropriate, and pedestrian links between businesses and parking are clear and unobstructed.
- d. Adjacent lots provide reciprocal easements to ensure unobstructed access.

### Location

Not all users of parking have similar needs. Parking supply should be designed to accommodate a variety of users as described in the following chart.

| PARKING OVERVIEW |                                                                                                       |           |                                                                                                            |
|------------------|-------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|
| Parking Term     | Description                                                                                           | Duration  | Location                                                                                                   |
| Short Term       | Convenience parking for shoppers, pick-up and drop-off, quick errands etc.                            | 0-2 hours | On-street, off-street in nearby shared lots.                                                               |
| Mid Term         | Users of personal and business services, restaurant customers, guests of residents, theatergoers etc. | 2-4 hours | On-Street and off-street in shared lots in the Downtown Core, Downtown General, and Mixed-use Neighborhood |
| Long Term        | Employees of district businesses, government employees                                                | 4-8 hours | Off-street lots, perimeter lots throughout Downtown                                                        |
| Special Events   | Civic events and special events                                                                       | full day  | Off-street lots, perimeter lots throughout Downtown                                                        |

### Provisions

1. Minimum and maximum parking requirements apply only to surface lots.
2. There is no maximum for structured or underground parking supply.

| PARKING PROVISIONS    |                                    |                                                                                                   |                           |
|-----------------------|------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------|
| LAND USE CATEGORY     | MINIMUM REQUIREMENT                | MAXIMUM PERMITTED                                                                                 | SHARED REDUCTION          |
| Main Street Retail    | 2 spaces per 1000 sq. ft.          | 2.5 spaces per 1000 sq. ft.                                                                       | 1 space per 1000 sq. ft.  |
| General Commercial    | 2 spaces per 1000 sq. ft.          | 4 spaces per 1000 sq. ft.                                                                         | 1 space per 1000 sq. ft.  |
| Corridor Commercial   | 2 spaces per 1000 sq. ft.          | 4 spaces per 1000 sq. ft.                                                                         | 1 space per 1000 sq. ft.  |
| Destination Retail    | meeting with CDD required          | meeting with CDD required                                                                         | meeting with CDD required |
| Residential           |                                    |                                                                                                   |                           |
| Studio / 1 Bedroom    | 1 space                            | 2 spaces + 1 guest space per 4 units                                                              | N/A                       |
| 2 Plus Bedrooms       | 1 space                            | 2 spaces + 1 guest space per 4 units                                                              | N/A                       |
| Work Place            | 2 spaces per 1000 sq. ft.          | 4 spaces per 1000 sq. ft.                                                                         | 2 spaces per 1000 sq. ft. |
| Light Industrial      | 1 spaces per 300 sq. ft.           | N/A.                                                                                              | 1 spaces per 1000 sq. ft. |
| Lodging               | 1 space per lodging unit           | 1 space per lodging unit + 1 space for owner/occupier + 1 space for each full-time staff position | N/A                       |
| Theaters              | 1 space per every third fixed seat | 1 space per every third fixed seat                                                                | Per CDD requirement       |
| Churches              | 1 space per every third fixed seat | 1 space per every third fixed seat                                                                | Per CDD requirement       |
| Public Assembly Areas | 1 space per every third fixed seat | 1 space per every third fixed seat                                                                | Per CDD requirement       |



## 2.3 DISTRICT -WIDE REGULATIONS

---

### **Access**

1. Parking spaces shall be accessed from alleys wherever possible.
2. Garages shall be located to the rear or side of buildings wherever possible.
3. Auto access to parking lots may not be provided along Santa Fe Street between Second and Third Street, or between Third and Fourth Streets.
4. Maximum number of curb cuts associated with non-residential buildings in the Downtown Core is 1 two-lane or 2 one-lane curb cuts. All curb cuts must be approved by the CDD appealable to the Planning Commission.
5. For residential development, driveways that connect to the primary (fronting) street should be constructed with two paved wheel-ways separated by a porous material such as landscape material or decorative pavers set in a sand base.
6. Corner lots shall be accessed from the rear or side street where possible.

### **Dimensions**

1. Standard diagonal and head-in parking spaces in surface lots shall be a minimum of 9 feet wide and between 17 and 20 feet long.
2. Compact diagonal and head-in parking spaces in surface lots shall have a minimum size of 8 feet wide and 16 feet long.
3. Parallel parking stalls shall be between 7 feet wide by 20 feet long and 8 feet wide by 22 feet long. Where a vertical element such a curb is present at either end of the stall, dimensions may be lengthened to 22 feet.
4. Drive aisles shall be a minimum of 10 feet wide for each travel lane to allow for backing up of parked cars.
5. Width of one-way curb cut shall not exceed 12 feet.
6. Width of two-way curb cut shall not exceed 22 feet.

### **Increasing the parking supply**

1. The City should work with the Business Community to develop off-street surface parking to accommodate 'mid-term' and 'long-term' users including business and government workers.
2. If demand justifies development of a parking structure, the City should work with the Business Community to identify the proper location and determine a method of fair share assessment to pay for the facility.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4 SIGNAGE

#### *Purpose and Intent*

*This section contains standards and guidelines to control the location, type, and size of signage throughout the Downtown Specific Plan.*

#### **Applicability**

New development that chooses to adorn their building or buildings with signage, whether to attract customers or to welcome home its residents, is required to follow the standards for permitted sign types contained within this section. Guidelines in this section suggest additional qualities that will help to shape the future look of Downtown as it continues to grow.

#### **Overview**

Signs in the Downtown Specific Plan shall embrace the qualities of scale and materials that are supportive of Riverbank's small-town character. Permanent signs throughout the Downtown are limited to types that are incorporated into building architecture or are affixed to buildings and/or the landscape.

#### **Permitted Sign Types**

| Downtown Specific Plan Zones | Downtown Core | Downtown General | Mixed-Use Neighborhood | Highway Boulevard | Downtown Neighborhood | Cannery District |
|------------------------------|---------------|------------------|------------------------|-------------------|-----------------------|------------------|
| <b>Sign Types</b>            |               |                  |                        |                   |                       |                  |
| A. Wall Sign                 | permitted     | permitted        | permitted              | permitted         | ---                   | permitted        |
| B. Awning / Canopy Sign      | permitted     | permitted        | permitted              | permitted         | ---                   | permitted        |
| C. Projected / Blade Sign    | permitted     | permitted        | permitted              | permitted         | ---                   | permitted        |
| D. Window Sign               | permitted     | permitted        | permitted              | permitted         | ---                   | permitted        |
| E. Marquee Sign              | permitted     | permitted        | ---                    | permitted         | ---                   | permitted        |

#### **Prohibited Sign Types**

Any sign type not expressly permitted by this Code shall be prohibited. Examples of prohibited sign types include but are not limited to the following:

- Pole mounted signs
- Signs referring to off-site commercial uses on non-contiguous parcels.
- Billboards
- Flags & Bunting
- Sandwich boards which block pedestrian access to public sidewalks and thoroughfares.

#### **General Standards and Guidelines for all Types**

- For each establishment, 2 feet of total sign area is allowed per lineal foot of building frontage, distributed among permitted sign types.
- Signs shall be located to coordinate with building architecture. Signs should be coordinated with architectural features, and shall not obscure or interfere with them.
- Animated signs are discouraged. Electronic displays, blinking, flashing, or otherwise motioning signs should be designed in consideration of Riverbank's small-town character.
- Signs shall promote the aesthetic of the envisioned Downtown Specific Plan. Signs shall in



## 2.3 DISTRICT -WIDE REGULATIONS

---

no way detract from the attractiveness of the Downtown as a place to live, work, and shop.

5. No permanent or temporary sign shall project above the roof lines or cornice or parapet lines of a building, except when the sign is an integral feature of the building such as a marquee sign.
6. Community directory signs such as public information signs shall not be deducted from the sign allotment of the private property on which it is located.
7. Temporary construction signs are limited to a maximum size of 16 square feet. No off-site construction signage is permitted. Such sign shall be removed 30 days after construction has been completed.

### **Content**

1. Content may identify, advertise, or attract attention only to a business, product, service, event, or activity located on the premises.
2. Permanent signs should not include price information or phone numbers.

### **Materials and Colors**

1. Materials should be consistent with building architecture and may include wood, metal, glass, and ceramic.
2. Synthetic materials including plastics and acrylics should be discouraged and only used if they are designed to a high level of quality and craft.
3. Each permanent sign shall be constructed using durable materials and shall be structurally secured to the building by direct attachment to a rigid wall, frame, or structural element.
4. Colors should relate to and contribute to overall building design and aesthetic. A simple palette of colors that creates attractive contrast between letters and background or graphics and borders is preferred.
5. Fluorescent colors are strongly discouraged.
6. Cabinet signs shall be discouraged.

### **Lighting**

1. Lighting of signs should be considered an element of overall building and site design and presents an opportunity to heighten overall district character.
2. Signs should be illuminated directly from external lighting sources located immediately adjacent to the sign. Preferred methods include direct spot lighting, front lighting from above or below, and backlighting letter volumes to project a shadow or halo on a backing surface.
3. Lighting shall not cause glare on surrounding rights-of-way, properties, or adjacent structures.
4. Individual letters should be back-lit using low-level lighting that does not cause glare or cast light on other building elements, or shall be internally illuminated.
5. Recommended light sources include compact fluorescent, LED, neon gas signs, low wattage incandescent, and other energy-efficient modes.
6. High-pressure sodium, low pressure sodium, and tube fluorescent lighting is strongly discouraged.

### **Temporary Signs**

A temporary sign includes any impermanent sign or banner advertising a business promotion, grand opening, sale, or community event. Only one temporary sign per business is permitted and shall be removed no longer than 30 days after the first day of the event.



### **Display Boards, Menu Boards, and Sidewalk Signs**

Temporary signs including menu display boards and other pedestrian-oriented signs are encouraged for commercial uses throughout the Downtown Specific Plan Area. Signs shall be constructed with a heavy base and durable materials and should incorporate a free-swinging message board placed within an open designed, non- rectangular frame. Signs shall be located so that they do not interfere with pedestrians or sight distance requirements.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4.A WALL SIGNS

Located on and parallel to a building wall.

#### Standards

1. Maximum of 1 wall sign is permitted per business.
2. Maximum individual sign area is 1 square foot per 1 linear foot of primary business frontage.
3. One additional wall sign such as masonry or bronze plaque bearing an owner's or building's name is permitted in the building's cornice or parapet wall or under the eaves, not to exceed 8 square feet.
4. Maximum height of sign shall be 48 inches.
5. Letters should be 3 dimensional, created by raised letter forms mounted to the building's facade or sign panel. Maximum height of letters shall be 18 inches.
6. Signs shall be mounted a minimum of 2 feet below parapet or eave line.

#### Guidelines

1. Preferred locations for ground-floor uses include sign bands and architectural features within shop front architecture, above first floor windows, and between upper story windows.
2. Upper story uses may locate signs on walls centered between upper story windows.



Wall sign located in sign band.



Wall sign on workplace commercial building



Wall sign on mixed use building.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4.B AWNING & CANOPY SIGNS

#### Standards

1. Maximum of 1 sign is permitted per awning
2. Maximum sign area is 50% of awning valence area.
3. Maximum height of letters on valence is 18" or 2/3 of valence height, whichever is smaller.

#### Guidelines

1. Signs may be painted directly on the awning or attached. Letters may also be 'punched' into or cut out of metal awnings.
2. Awnings should be illuminated using external lighting sources.
3. Colors of letters and graphics should complement building architecture yet provide contrast to be visible and attractive.



Business name on valence.



Business name on valence and on wall sign.



Sign on side of ornate canopy.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4.C PROJECTED & BLADE SIGNS

#### Standards

1. Maximum of 1 sign is permitted per business frontage.
2. Maximum sign area is 8 square feet.
3. Signs must remain minimum 8 foot clear above the sidewalk.
4. Signs shall be mounted using durable structural elements.

#### Guidelines

1. Signs should be made of wood, metal, or other architecturally compatible material.
2. Signs should be consistent with overall character of building architecture.
3. Signs should be illuminated using external lighting sources.



Projecting blade sign.



Community directory sign.



Blade sign projecting from upper story.



## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4.D WINDOW SIGNS

#### Standards

1. Maximum of 1 sign is permitted per business window.
2. Maximum sign area shall be 25% of window area.
3. Maximum letter height is 18 inches.
4. Letters may be painted on windows or signs may be suspended behind or appended to the interior of windows.

#### Guidelines

1. Exposed neon tube illumination should be limited to a single color.
2. The combination of all window signs, including both primary and temporary window signs should not cover more than 25 percent of the total window area.
3. Window signs should present a neat and aligned appearance.
4. Adhesive 'stick-on' letters should not be used.
5. Signs identifying hours of operation, menus, newspaper reviews and other customer information should be framed, board-mounted, or laminated for a finished appearance.



Subtle window sign lettering complements building style.



Window and door signs designed to be compatible.



Simple text makes for an effective window sign.

## 2.3 DISTRICT -WIDE REGULATIONS

### 2.3.4.E MARQUEE SIGNS

#### Standards

1. Marquee sign is limited to Theater, Playhouse, or similar Civic/Cultural Use.
2. Maximum of 1 sign is permitted per business.
3. Signs shall project a maximum of 12 feet from the façade of the building.
4. Signs must maintain a minimum 8 foot clear area above the sidewalk.

#### Guidelines

1. Signs should be consistent with overall character of building architecture.
2. Signs should be illuminated using external bulbs, exposed neon tubes, internal, or external lighting.



Grand marquee sign on historic theater building



Neon light details the Grand Lake marquee.



Grand blade sign announce the theater.



## 2.3 DISTRICT-WIDE REGULATIONS

### 2.3.4.F MONUMENT SIGNS

A free standing sign resting on the ground (not pole mounted) used to announce an address, building name, or name of business(s).

#### Standards

1. Maximum of 1 sign is permitted for each building.
2. Maximum permitted height of letters on monument is 18 inches.
3. Signs shall be constructed with a base treatment and a cap treatment.
4. Monument shall not exceed 6 feet in length and 5 feet in height. Maximum sign area occupied by text shall be 24 square feet.
5. Signs shall be located to allow sufficient sight distances at all intersections and driveways and to maintain adequate visibility for pedestrians, vehicles, and bicycles.

#### Guidelines

1. Monuments signs should be constructed of materials and style similar to that of primary building architecture. Recommended materials include masonry, wood, stucco, brick and pre-cast concrete.
2. Monument signs should be illuminated from external light sources only.
3. Colors of letters and graphics should complement building architecture yet provide contrast to be visible and attractive.



Building address and business names on monument.



Low lying monument set in landscape.



Monument sign designed as part of decorative fence.

## 2.3 DISTRICT -WIDE REGULATIONS

---

THIS PAGE INTENTIONALLY LEFT BLANK TEMPORARILY



### *Purpose and Intent*

*This section contains an overview of the Cannery District and a description of Special Conditions related to its development.*

### **Applicability**

Development in the Cannery District shall be in accordance with District Zone Regulations for the Cannery District as shown in the Regulations Summary Chart and all District-Wide Regulations. Additional Special Conditions applicable to development of the Cannery District are described on the following pages.

The Cannery District is defined on the Regulating Plan with a red-dashed line. It is comprised of two parcels west of the BNSF railroad. Parcel 1 (Assessor Parcel No. 132-034-012) comprises approximately 28 acres and is bounded by Patterson Road to the south, the railroad to the east, State Route 108 to the north, and property between Atchison Street, Topeka Street, Santa Fe Street, Stanislaus Street, Sierra Street, and Railroad Avenue. Parcel 2 (Assessor Parcel No. 132-023-020) is bound by Parcel 1 to the east, and comprises 3.13 acres between Santa Fe Street and Stanislaus Street. Parcels east of the BNSF Railroad: APN 132-034-017 (1.04 acres) + APN 132-010-027 (.11 acres) are currently owned by the Sun Garden Gangi group, but because of the physical separation of these properties from the special development area of the “Cannery District” these properties are treated differently.

### **Overview**

Redevelopment of the Cannery District is vital to achieving the community’s vision for Downtown. The Cannery District presents an excellent opportunity to encourage revitalization by providing compatibility and connection to the Downtown Core that will attract residents, visitors, and workers throughout the region. The Cannery District will likely play a vital role in attracting new investment in Downtown Riverbank Area.

It is anticipated that the redevelopment of the Cannery District will help the older downtown area regain a foothold in the city-wide (and regional) competition for residents, businesses, and customers. It is a parallel goal of this plan to increase Downtown’s overall vibrancy through a public private investment relationship.



The Cannery District

### **Objectives**

#### Urban Form:

1. Maintain the intimate scale and setting that makes Riverbank a desirable place to live and to visit.
2. Create a pleasant and functional public realm consisting of common open spaces and attractive streets that encourage slow vehicular speed, and support walkability.
3. Build on Riverbank's small-town character by establishing compact, identifiable neighborhoods with distinctive character.
4. Embrace high-quality design that complements Riverbank's history of authentic forms.
5. Establish clear and direct connections between the Cannery District and the Downtown Core.

#### Land Use:

1. Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
2. Provide a range of housing types and densities to support Riverbank's growing community.
3. Permit commercial development that creates a regional draw to increase the Downtown Specific Plan's overall appeal and customer base. Focus Main Street Retail uses where they will activate and support a new Cannery District Plaza.



### **2.4.1 DISTRICT STRUCTURE**

The following special conditions create opportunities for new development in the Cannery District to enrich Downtown's walkable urbanism while supporting the community's vision for small-town character.

#### **Approach**

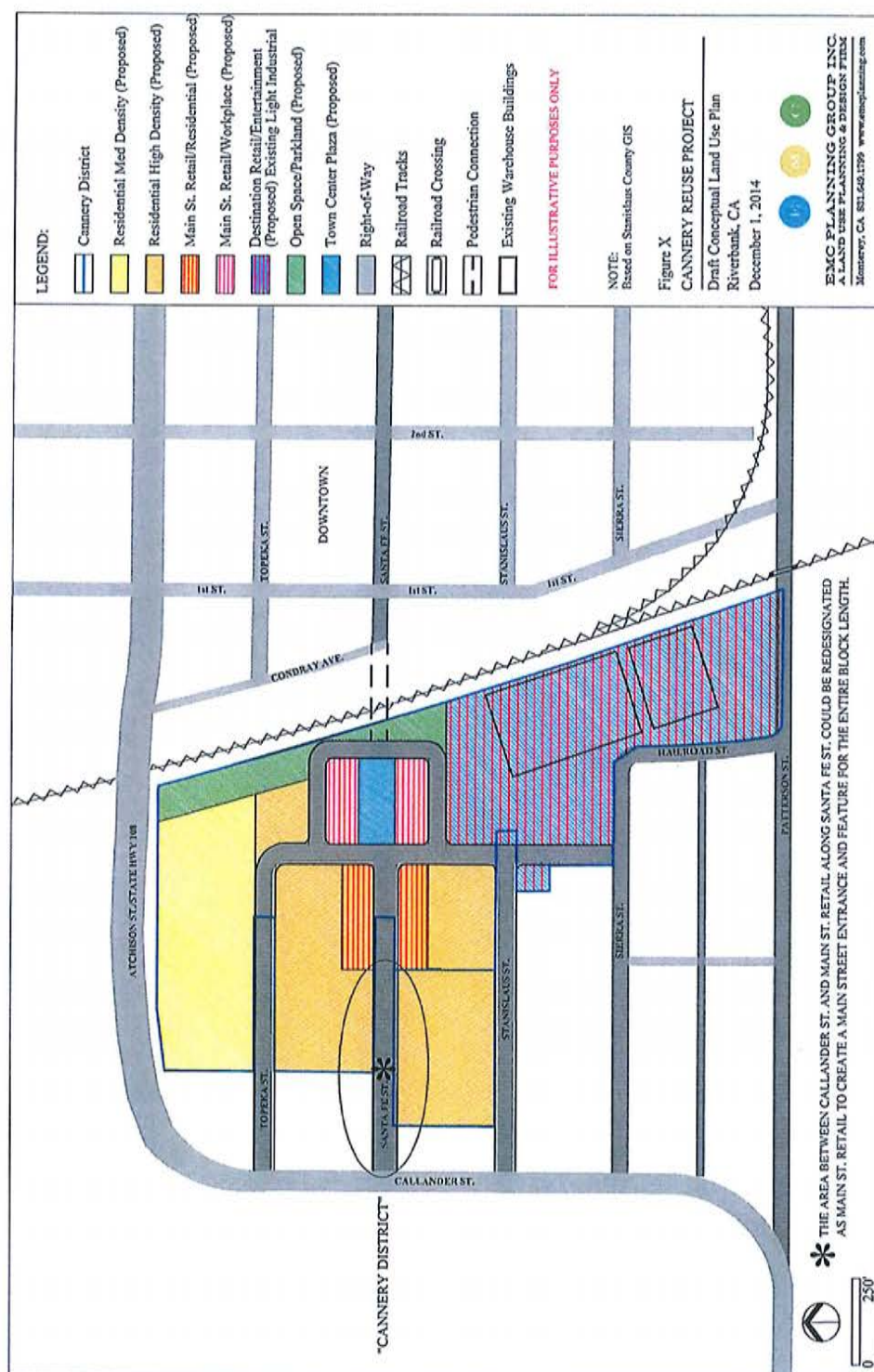
Development in the Cannery District is likely to occur incrementally and over time. When project applicants propose projects for areas within the Cannery District, they are required to show how their proposed project is designed to work with other developed and undeveloped areas within the Cannery District to result in a walkable, pedestrian-oriented neighborhood at full build out.

#### **Special Conditions**

1. The Cannery District shall be comprised of streets, blocks, and open spaces primarily organized parallel with and perpendicular to Santa Fe Street.
2. Buildings in the Cannery District shall front on to public streets and open spaces. Buildings shall not have frontage onto parking lots.
3. Santa Fe Street shall have a clear and direct connection between Callander Avenue and the proposed railroad underpass with the exception of the required Plaza, and shall be designed in accordance with the 'New Streets' standards and guidelines.
4. Roselle Ave. shall extend north of Patterson Road and shall connect directly to Santa Fe Street.
5. Blocks should be bisected by alleys where possible to provide access to the rear of buildings, carriage houses, parking, and services.
6. A centrally-located Town Center Plaza shall be located within the Cannery District in accordance with standards and guidelines for Town Center Plaza on the following pages.
7. Maximum block length for new block faces not backing onto the railroad or onto Atchison Street shall be 400 feet which is similar in length to the existing Riverbank Townsite
8. Open space: In addition to open spaces required per standards and guidelines for landscape and open space, the City will work with the developer to satisfy fee obligations for open space requirements per section 152.037 of the Municipal Code. The following open space strategies are provided for consideration and are not required outcomes:
  - a. A landscaped public open space consisting primarily of open grassy areas and deciduous shade trees.

## 2.4 The Cannery District

The following illustration is a suggested layout of streets, blocks and possible Cannery District Land Uses. They are presented to illustrate networks of streets, blocks, and open spaces that build on Downtown's historic block pattern and neighborhood fabric.





### **2.4.2 NEW STREETS**

#### **Applicability**

The following standards and guidelines for new streets shall be employed by applicants to satisfy street and block requirements in the Cannery District. If an applicant wishes to propose significant modifications to the street designs, they must demonstrate their design's capacity to enhance the pedestrian character of the streetscape environment. All proposed modifications must be approved by the Planning Commission.

#### **General Standards and Guidelines for New Streets**

##### Standards

1. Permitted street types include Santa Fe Street, Neighborhood Streets, and Plaza Streets.
2. Streets shall be paved using concrete, asphalt concrete, or unit pavers.
3. Sidewalks shall be constructed of integrally-colored and scored concrete or unit pavers.
4. Crosswalks shall be clearly demarcated.
5. New streets shall intersect at right-angles where possible. Turning radii shall be minimized to reduce vehicle speeds and auto-oriented character.

##### Guidelines

1. Bulb-outs may be used to reduce crossing distances at intersections.
2. In addition to required street trees, trees may be planted within the parking lane (between on-street parking stalls) to increase shade.
3. Benches, bicycle racks, and decorative plant materials are encouraged in bulb-out areas.

### **2.4.2.A SANTA FE STREET**

Santa Fe Street serves a crucial role in connecting the Cannery District and the Downtown Core. It shall be designed to be a highly attractive and amenitized street that embraces the qualities and character of the Downtown Beautification treatment in the Downtown Core.

#### Description:

Two travel lanes and on-street parking shall extend between Callander Avenue and the railroad under- pass. On-street parallel parking shall be standard. Angled parking may be provided to increase parking supply for commercial uses, public open space, and/ or the plaza. Santa Fe Street may be designed as one-way couplet when adjacent to or circumscribing a public open space or plaza.

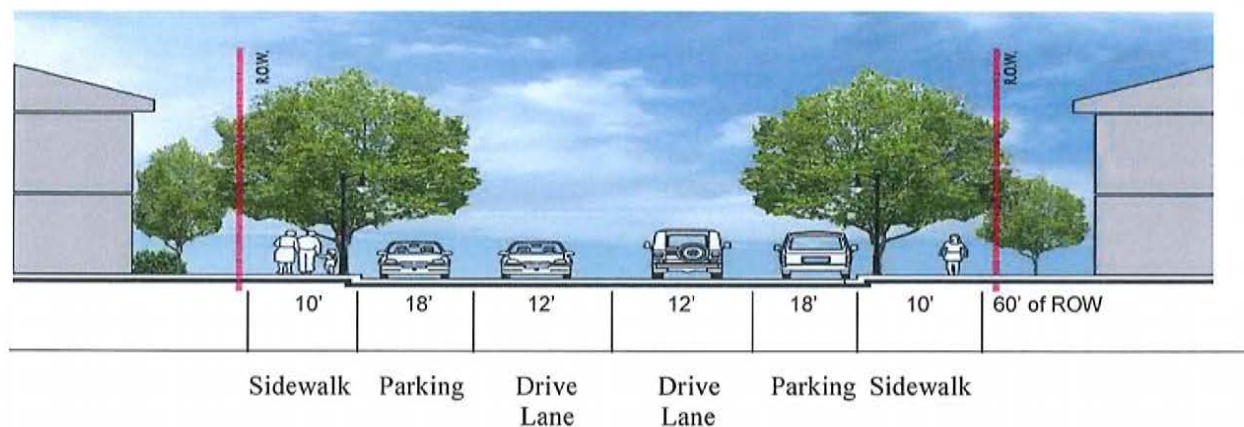
#### Standards

1. Travel lanes shall be 12' wide maximum.
2. Parking
  - a. Parallel spaces shall be maximum of 8' wide.
  - b. Angled parking lanes shall be 18' wide.
3. Sidewalks shall be a minimum of 8' wide.
4. Street trees shall be planted at the back of curb 30' on-center maximum spacing.
5. Decorative pedestrian-scale streetlights shall be located at the back of curb 45' on-center maximum spacing.
6. At the intersection of Santa Fe Street and Callander Avenue, bulb-outs shall extend into the Santa Fe right-of-way to announce the transition between the corridor and the more pedestrian nature of the Cannery District.

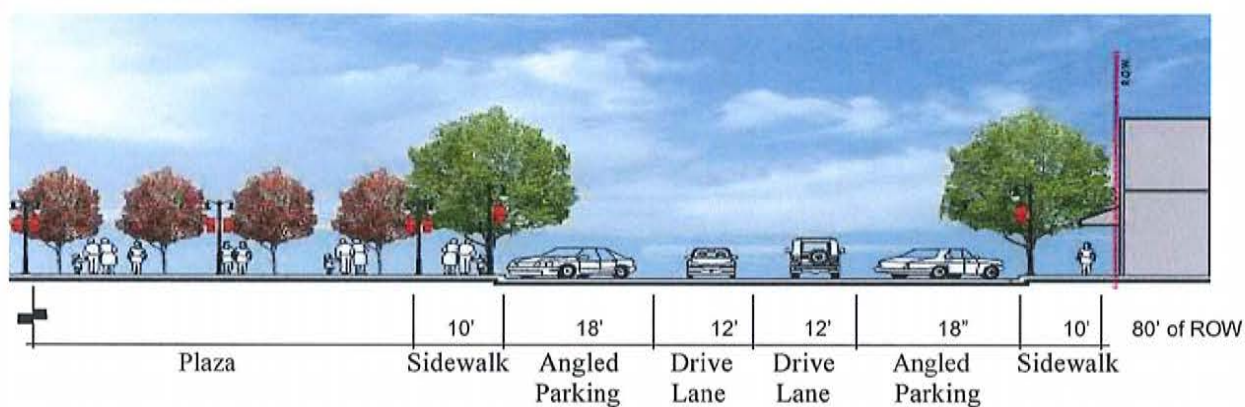
#### Guidelines

1. Trees shall be planted in tree wells or in flush- mounted grates.
2. Trees should be fast-growing and deciduous to achieve a high canopy, and shall be consistent with the landscaping pallet of the Downtown Renovation Project.
3. At the intersection of Santa Fe Street and Callander Avenue, decorative double-head or candelabra streetlights should be used to announce the gateway location.
4. Streetlights along Santa Fe Street should employ banner arms to announce businesses and plaza events where applicable.
5. Use of banner poles, decorative street trees and up lighting of trees should be used where Santa Fe Street is adjacent to a public open space or plaza to draw attention and highlight key public locations.

## 2.4 The Cannery District



Santa Fe Street - Parallel parking condition in support of adjacent residential and workplace development.



Santa Fe Street - Angle parking condition in support of adjacent retail, commercial, and plaza development.

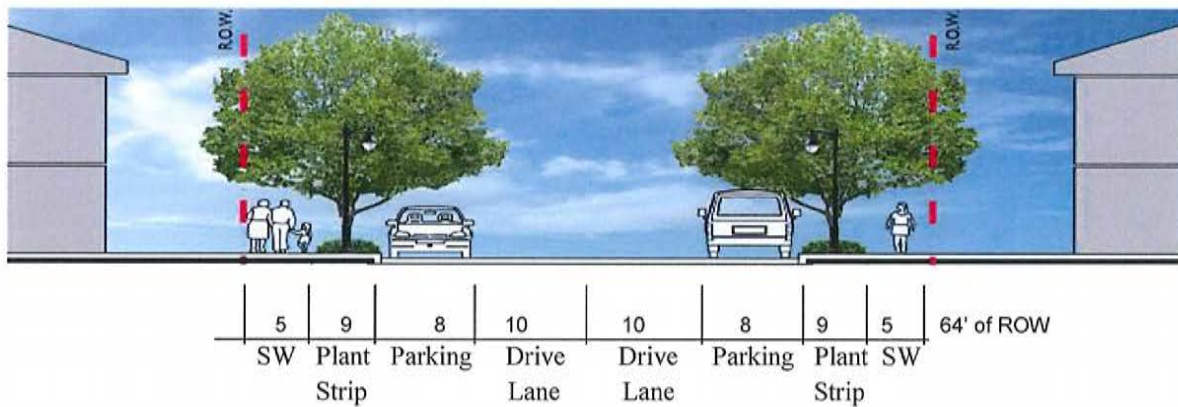


### 2.4.2.B NEIGHBORHOOD STREETS

Neighborhood Streets in the Cannery District shall contain two travel lanes and on-street parallel parking to support a range of neighborhood uses and pedestrian activity. To this end, the following standards and guidelines are intended to guide the design of Neighborhood Streets in the Cannery District.

#### Standards

1. Travel lanes shall be a 10 and 12 feet wide.
2. Parallel parking lanes shall be a maximum of 8 feet wide.
3. Sidewalks shall be minimum 5 feet wide.
4. Planting strips shall be located at the back-of-curb and be 9 feet wide minimum.
5. Street trees shall be planted in the planting strip 30 feet on-center maximum spacing.
6. Decorative pedestrian-scale streetlights shall be located at the back of curbs 45 feet on-center maximum spacing and coordinated with tree planting.
7. New alleys shall be a maximum of 22 feet wide, and shall contain decorative lighting to support pedestrian safety.



Neighborhood Street typical condition



### **2.4.2.C PLAZA STREETS**

The following standards and guidelines are applicable to streets built adjacent to the Town Center Plaza.

#### Description:

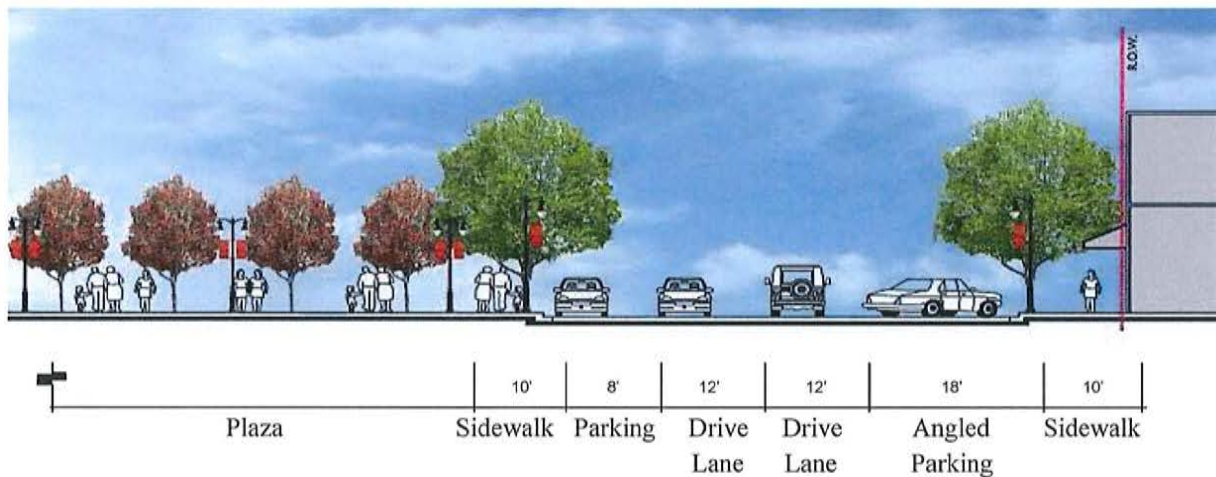
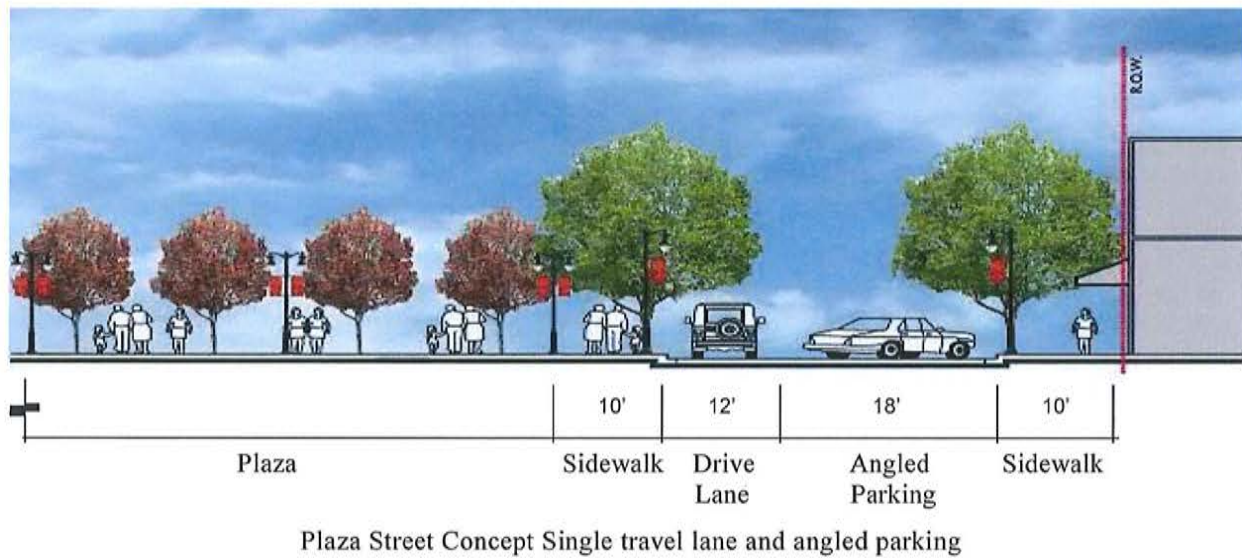
One or two way streets are permitted, with angled parking adjacent to shopfronts, and angled or parallel parking adjacent to the plaza.

#### Standards

1. Travel lanes shall be 12 feet wide.
2. Angled parking lanes shall be 18 feet wide
3. Parallel parking lanes shall be a maximum of 10 feet wide.
4. Sidewalks shall be a minimum of 8 feet wide.
5. Street trees shall be planted at the back-of-curb adjacent to shopfronts at 24 feet on-center maximum spacing.
6. Decorative pedestrian-scale streetlights shall be located at the back of curbs 36 feet on-center maximum spacing.

#### Guidelines

1. Decorative concrete unit-pavers are highly recommended for Plaza Streets to enhance overall pedestrian character.
2. Bollards may be used instead of vertical curbs to create a flush condition between shopfronts and the plaza environment.



Two travel lanes, angled parking adjacent to commercial or mixed-use development, parallel or angled parking adjacent to plaza.

### **2.4.3 TOWN CENTER PLAZA**

A centrally-located Town Center Plaza (plaza) shall be located along Santa Fe Street within the Cannery District. The plaza shall serve as a unique public gathering space, should provide a forum for significant cultural special events and festivities, and should serve in a regular role as a beautiful respite for the District's residents and visitors. The town center plaza shall be dedicated to the City as a public park.

#### Standards

1. At least one edge of the plaza shall front directly onto Santa Fe Street.
2. The plaza shall be rectilinear with no side exceeding 400 feet in length.
3. The plaza shall include hardscape areas and constructed of high-quality durable materials.
4. Where buildings front directly onto the plaza, primary access to the buildings shall be from the plaza. Buildings shall not 'side' or 'back' onto the plaza.
5. No surface parking lot shall have frontage on any side of the plaza.
6. Where Santa Fe Street or Plaza Streets are present, a vertical curb or row of bollards shall distinguish between pedestrian and automobile areas.
7. Where buildings have frontage directly on the plaza, a minimum of 8 foot shall be maintained between the building facade and any permanent plaza furnishing to allow for shop front access.

#### Guidelines

1. Trees and decorative planting should be used throughout the plaza.
2. Decorative paving, ornamental lights, high-quality planter boxes, decorative bollards and other decorative elements should be used to furnish the plaza for pedestrian comfort.
3. A central water feature or series of water features is highly recommended to create an attractive pedestrian atmosphere.
4. Plaza design should correspond to design of adjacent architecture. For example, if Spanish/Mediterranean architecture is prominent, the plaza design could incorporate extensive use of tiles, water features, and painted murals.
5. Up lighting of trees within and adjacent to the plaza is highly encouraged.
6. The plaza may be elevated above adjacent streets and treated with a decorative wall and formal stair. All areas of the plaza shall be accessible.

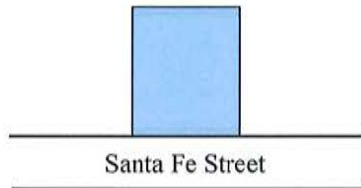
#### Suggested Plaza configurations

The following plaza configuration diagrams illustrate plausible relationships between Santa Fe Street and the plaza. These configurations are not required outcomes and are provided for reference only. The diagrams are not drawn to scale.

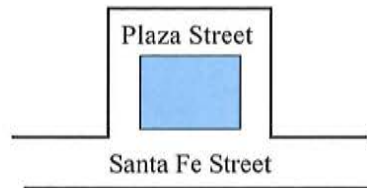


## 2.4 *The Cannery District*

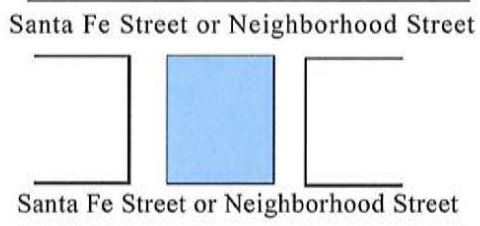
Plaza having frontage only on Santa Fe Street. Buildings open directly onto plaza on other three sides.



Plaza surrounded on three sides by Plaza Streets. Neighborhood Streets may extend Plaza Streets to the north, east, and west.

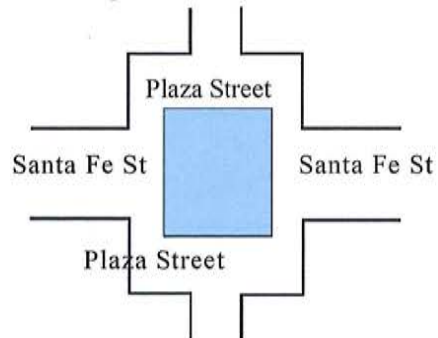


Plaza between Santa Fe Street and either Topeka or Stanislaus Street.



Santa Fe Street is 'interrupted' by Plaza, which is surrounded by Plaza Streets. Neighborhood Streets may also lead to plaza.

NS = Neighborhood Street





### **2.4.4 CANNERY DISTRICT LAND USES**

In addition to the definitions for permitted and conditional Land Use Categories in Section 2.1.2, the following provisions for new land uses are applicable to the Cannery District:

#### **Main Street Retail**

1. Main street retail uses are permitted in shopfronts fronting into the plaza and along Santa Fe Street where buildings are adjacent to and directly across from the plaza.
2. Vendors may apply for use permits to establish impermanent vending stations for the making and sales of food and crafts.

#### **General Commercial**

1. General commercial uses are conditionally permitted in buildings having frontage on Callander Avenue, Santa Fe Street, and Plaza Streets.

#### **2. Parking Structure**

A parking structure is permitted within the Cannery District should new development create an increased demand for parking supply as follows:

- The structure should be located adjacent to the plaza and connected to the plaza with pedestrian pathways designed as an extension of the plaza's overall aesthetic.
- The parking structure shall be designed in accordance with height and length articulation standards and guidelines for Workplace Commercial buildings.

#### **Destination Retail / Entertainment**

Destination Retail and Entertainment uses are conditionally permitted within the Cannery District. The following conditions apply.

1. Uses may not create conditions that will adversely affect public health and/or safety of the neighborhood.
2. Entertainment uses such as films, music and theater are conditionally permitted within or adjacent to the plaza. Drive-in venues are not permitted.

#### **Residential**

Residential development in the Cannery District should provide a range of housing types to attract new residents to the Downtown.

#### **Workplace**

New workplace uses shall not create conditions that will adversely affect public health and/or safety of the neighborhood.

#### **Light Industrial**

Industrial uses may occupy existing buildings in accordance with definitions for Light Industrial uses found in Section 2.1.2

#### **Civic**

Civic uses are encouraged adjacent to the Plaza.

#### **Lodging**

Lodging uses are permitted throughout the Cannery District.

### **2.4.5 CANNERY DISTRICT BUILDING TYPES**

In addition to the building types permitted for the Cannery District in the Regulation Summary Chart, reuse of buildings existing at the time of the Plan's adoption is permitted according to the following conditions:

1. It can be shown by master plan that buildings can be incorporated into anticipated overall street and block network in a way that supports pedestrian activity.
2. Buildings can be treated architecturally through facade improvements supportive of neighborhood character.

### **2.4.6 CANNERY DISTRICT ARCHITECTURE**

In general, new building architecture in the Cannery District shall be in accordance with all District Zone Regulations and District-Wide Regulations. All proposed building types and architecture that do not comply with this Code's standards and guidelines are subject to design review and must be approved by the Planning Commission. "Themed architecture" that simulates architectural character and site design elements common to distinctive historical styles, is subject to the conditions below.

1. The applicant shall meet with the Community Development Director to discuss the proposed project concept, associated building types, and architectural styles prior to submittal of the application.
2. The applicant shall work with a highly-qualified and professionally licensed architect for the duration of the design and permitting process. The project architect shall have a record of successfully built projects in the style of the proposed architecture.
3. All buildings and site furnishings shall be constructed of high-quality durable materials.
4. All buildings in the Cannery District shall support the community's overall vision for a highly-walkable and pedestrian-oriented district.



## 2.4 *The Cannery District*



Spanish mission revival



Spanish traditional



Chinese contemporary



Spanish mission revival



Mural, Lynnwood, CA



Fountain, Lynnwood, CA



Mayan theme courtyard detail



Mayan theme fountain detail



Mexican theme, Lynnwood, CA



**Section 3**

**IMPLEMENTATION**

### 3.1.1 OVERVIEW

#### *Purpose*

*This chapter contains an overview of recommended Implementing Actions to be taken by the City to assist with revitalization as set forth in this Specific Plan.*

#### **Introduction**

Realizing the goal of growing, strengthening, and revitalizing Downtown so that it is able to adapt to the unique vision of the community will require a comprehensive approach consisting of private investment and public assistance. This means that a variety of planning efforts must be coordinated and directed toward similar objectives. The City of Riverbank's implementation strategy is action oriented. The following strategies and actions are intended to enable and catalyze desired transformation.

#### **Contents**

The actions to be taken to assist revitalization of the plan area are broadly divided into Capital Improvements, Financing Strategies, Infrastructure, and Environmental Review as follows:

Capital Improvements set the stage for revitalization. The anticipated benefits for improvements such as new streetscapes, the Town Center Plaza and the construction of connection between the Cannery District and the Downtown Core railroad overpass and way finding are as follows:

- First, by creating signs of investment in areas that have not received private investment for some time, capital improvements attract the interest of prospective new investors.
- Second, improvements recondition the physical space within the public rights of way to provide the type of environment in which desired land uses will best perform. Therefore, new capital investments serve to "set the stage" for new investment by creating ideal places for envisioned development.
- Finally, by building support from both the private sector and the public community, capital improvements can act as a starting point to generate the momentum needed to revitalize Downtown. The investment that the City of Riverbank has made in its public realm serves as physical evidence indicating the City's intentions and its commitment to revitalization.

Financing Strategies provides a brief description of methods and potential financial sources available to assist with revitalization efforts including capital improvements and public assistance programs.

Infrastructure addresses the proposed distribution, location, extent, and intensity of essential facilities proposed in the Specific Plan Area.

Environmental Review describes the process in which assessment of environmental impacts pursuant to this Specific Plan has been coordinated within the overall Program EIR for the Specific Plan certified by the City Council 3-25-2013 and the integration with the Riverbank 2025 General Plan.

### **3.2.1 CITY DOCUMENTS**

#### General Plan

The City of Riverbank 2025 General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction.

The Specific Plan implements the goals and policies of the General Plan and supplements these goals and policies by providing specific direction to reflect conditions unique to the Specific Plan area. Prior to the initial approval of this Specific Plan, a comprehensive citywide update to the General Plan was approved, which incorporated the appropriate land use and policy framework to reflect the Specific Plan development program. The Specific Plan is consistent with the City's 2025 General Plan as adopted.

#### Zoning & Other Codes

The City of Riverbank Municipal Code is one of the primary tools for implementing the General Plan. Included in the Municipal Code is the City's Zoning Code, which will be used in conjunction with the Specific Plan to implement the development program. Other related components of the Municipal Code include the Subdivision Ordinance, Sign Ordinance, and Tree Ordinance, all of which will be used to implement the Specific Plan where applicable.

The Specific Plan modifies the permitted uses, development standards, and other regulations of the City's Municipal Code. In these cases, the standards and regulations provided in the Specific Plan supersede those in the Municipal. Where the Specific Plan is silent, regulations in the Municipal Code remain applicable. If a conflict occurs between the requirements of the Specific Plan and the City's Municipal Code, the requirements of the Specific Plan shall prevail.

#### Standard Specifications

The City of Riverbank Standard Specifications provide detailed drawings and design standards to guide public improvement projects within the City. Topics addressed include safety, streets, lighting, water, sewer, storm drains, parking, walls, fire standards, utilities, landscaping, irrigation, standard measures, backflow and cross connections, and bike and pedestrian trails.

The Specific Plan includes plans, standards and guidelines that supplement the City's adopted Standard Specifications. If a conflict occurs between the requirements of the Specific Plan and the City's Standard Specifications, the requirements of the Specific Plan shall prevail.



### **3.2.2 SPECIFIC PLAN DOCUMENTS**

#### Environmental Impact Report

An Environmental Impact Report (EIR) was certified for the Specific Plan by the City Council through the adoption of resolution No. 2013-015 on March 25, 2013. The EIR, prepared in accordance with CEQA, examines the potential direct and indirect environmental effects of the project and identifies appropriate mitigation measures, where feasible, to reduce impacts determined to be potentially significant.

The environmental analysis for the Specific Plan is part of a larger analysis prepared for the City's 2025 General Plan update. A single EIR was prepared, which examines the General Plan update at a programmatic level, and development of the Specific Plan at a more detailed project level. This EIR serves as the base environmental document for purposes of evaluating subsequent development entitlements, discretionary permits, and ministerial approvals. Included is a Mitigation Monitoring and Reporting Programs to be used by the City and project developers in ensuring compliance with adopted mitigation measures as the Specific Plan area builds out. The Specific Plan Mitigation Monitoring and Reporting Program is included as Appendix A.



#### **3.3.1 EFFECTUATION OF ENTITLEMENTS**

Concurrent with adoption of this Specific Plan, the City will rezone all properties within the Specific Plan Area to SP-3 pursuant to Section 153.309 of the Riverbank Municipal Code. In order to fully effectuate land use and zoning entitlements, and allow development on any property within the Specific Plan Area to proceed, the following subsequent approvals are required:

##### Development Agreement

Development agreements are anticipated for Cannery District of the Downtown Specific Plan. Key topics which might be addressed in development agreement for Cannery properties include, as applicable:

- Vested rights (subject to subsequent project entitlements), and applicable laws and regulations
- Applicability and contribution towards, fees, taxes and assessments.
- Affordable housing requirements, participation, and subsidies (if any).
- Outside agency approvals, permits and responsibilities.
- Public improvements (on-site and off-site) to be dedicated constructed or financed by Specific Plan area and individual properties.
- Park and ride lots.
- Parks, open space and trail dedication, thresholds, construction, and financing.
- Police, fire, and general fund contributions.
- Community wide financing mechanisms formation and obligations (infrastructure, services and maintenance).
- Credits and reimbursements.
- Project phasing/sub-phasing, including “large lot” parcelization and/or subdivisions.
- Defaults, remedies and termination.
- Hold harmless agreement.
- Other relevant provisions.

A development agreement must be approved and executed prior to or concurrent with final City approval of any subsequent development entitlements for an applicable property. Development agreements are to be processed in accordance with the Riverbank Municipal Code, and run with the subject property.

##### City Project Entitlements

Individual development projects within the Specific Plan are subject to review and approval of subsequent permits and entitlements by the City. Typical entitlements may include architectural and site plan review, use permits, variances, parcel maps, subdivision maps, and/or other permits. Application and processing requirements shall be in accordance with the City’s Zoning Code and other regulations, unless otherwise modified by this Specific Plan.

### 3.3 SUBSEQUENT APPROVALS

---

All subsequent development projects, public improvements, and other activities shall be consistent with the provisions of the Specific Plan, applicable development agreements, and pertinent City of Riverbank policies, requirements and standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Specific Plan and all then applicable plans and regulations.

#### Outside Agency Approvals

Other permits and approvals may be required by federal, state and/or regional agencies. These agencies may include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Services, California Department of Fish and Game, California Department of Transportation, Regional Water Quality Control Board, San Joaquin Valley Air Pollution Control District, and others as applicable.

#### Subsequent Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The program EIR, certified for the Specific Plan serves as the base environmental document for subsequent entitlements within the Specific Plan. Development applications are to be reviewed on a project-by-project basis to determine consistency with the EIR.

The EIR prepared for the Specific Plan identifies specific mitigation measures to be applied to projects within the Specific Plan as applicable. Some of the mitigation measures necessitate additional study or review to be undertaken prior to a project moving forward. Such measures include:

See the Specific Plan Mitigation Monitoring and Reporting Program (Appendix A) for a full listing of applicable mitigation measures.

#### Existing Uses

At the time of Specific Plan approval, there were a number of existing homes and related structures within the Specific Plan Area. While some of these uses may remain either indefinitely or for an extended period, it is expected that many will ultimately be replaced to accommodate new development consistent with Specific Plan land uses.

Certain existing land uses that were legal under prior land use regulations may not conform to the standards specified in this Specific Plan. Since the Specific Plan is oriented towards the future, it is intended that these nonconforming uses will eventually be phased out consistent with the City's Zoning Code. Permits should not be granted for expansion of structures to accommodate nonconforming uses, but routine interior and exterior maintenance is permitted under certain circumstances. This Specific Plan does not establish a specific time frame for non-conforming uses to comply.



### **3.4.1 STREETSCAPE IMPROVEMENTS**

#### **ATCHISON STREET**

##### Description

New street improvements to Atchison Street are an opportunity to restructure the Highway Boulevard District so it is attractive to pedestrians, and supportive of a mix of desired land uses. Streetscape improvements will restructure the corridor to create an attractive setting for residential, mixed-use, workplace, and commercial investment. The City will work closely with CalTrans to coordinate efforts prior to anticipated relinquishment of the roadway.

One Travel lane, one bicycle lane, and one parallel parking lane in either direction. The central median narrows to allow for left turn lanes at major intersections and key locations. A planting strip with deciduous trees creates a buffer adjacent to the sidewalk. Decorative street lights have both boulevard scale luminaires and pedestrian scale luminaires.

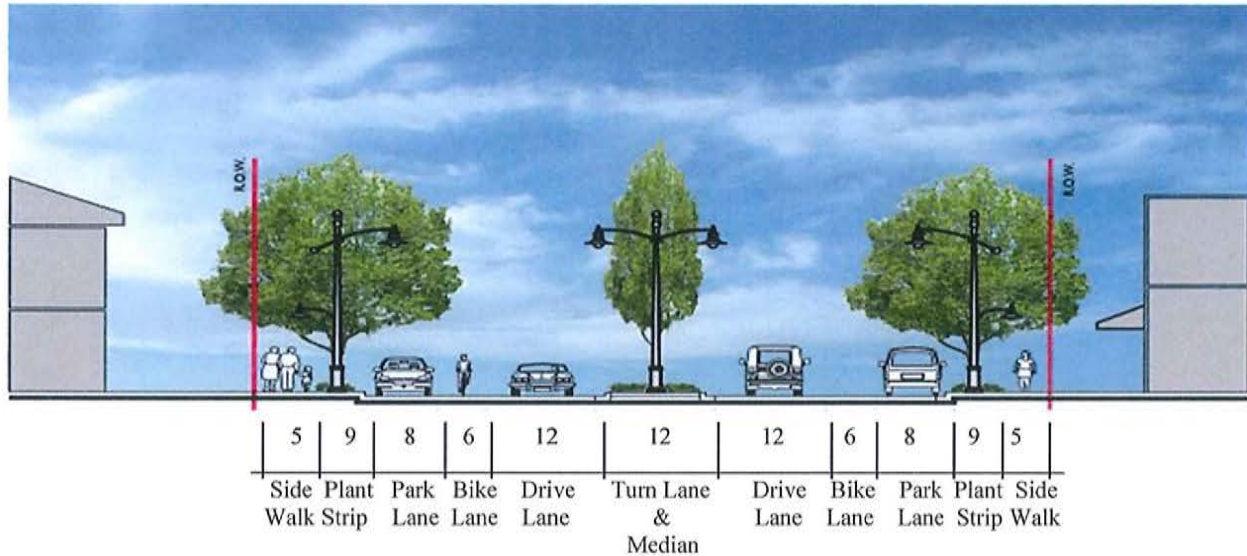
##### Standards

1. Travel lanes shall be 10 feet wide.
2. Parallel parking lanes shall be a maximum of 8 feet wide.
3. Sidewalks shall be minimum 5 feet wide.
4. Bicycle lanes shall be a minimum of 6 feet wide.
5. Planting strips shall be located at the back-of-curb and be 9 feet wide minimum.
6. Street trees shall be planted in the planting strip 30' on-center maximum spacing.
7. Decorative pedestrian-scale streetlights shall be located at the back of curb 45' on-center maximum spacing and coordinated with tree planting.

##### Guidelines

1. Decorative paving may be used along sidewalks and in crosswalk areas.
2. Landscaping on the median can be enhanced using drought-tolerant ground cover beneath deciduous trees.
3. Bulb-outs may be used to reduce crossing distances at intersections.
4. Benches and bicycle racks are encouraged in bulb-out areas and transit areas.

### 3.4 CAPITAL IMPROVEMENTS



#### Atchison Street

Pedestrian and bicycle-friendly environment  
in support of envisioned residential, workplace, and commercial development.

Atchison Street existing Conditions photos



### **PATTERSON ROAD**

#### Description

Improvements to Patterson Road will help to support new and existing residential, workplace, and commercial development along the Downtown Specific Plan southern edge. East of the railroad, the streetscape shall comprise one travel lane and one bicycle lane in either direction. A planting strip and sidewalk support pedestrians along the south side of the street, and a planted buffer on the north side of the street creates an attractive setting for transit shelters and buffers the eastern spur of the railroad.

#### Standards

1. Travel lanes shall be between 10 and 12 feet wide.
2. Parallel parking lane not allowed.
3. Sidewalk shall be a minimum of 5 feet wide.
4. Bicycle lanes shall be a minimum of 6 feet wide.

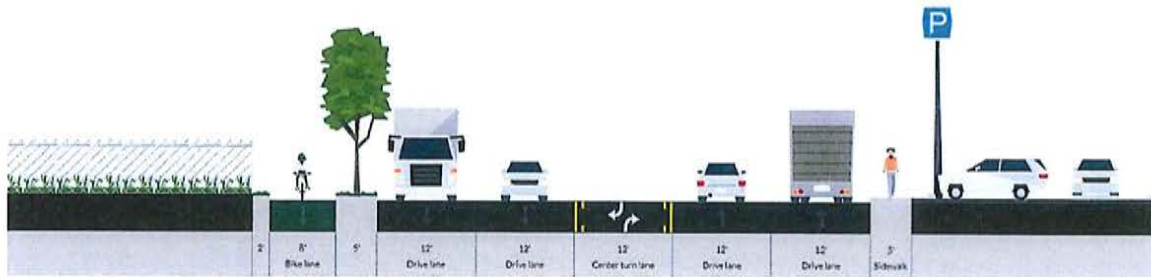


### 3.4 CAPITAL IMPROVEMENTS

5. Planting strip shall be located at the back-of-curb and be 5 feet wide minimum.
6. Street trees shall be planted in the planting strip 30 feet on-center maximum spacing.
7. Decorative pedestrian-scale streetlights shall be located at the back of curbs 45 feet on-center maximum spacing and coordinated with tree planting.
8. The planted buffer on the north side of the street shall incorporate attractively paved areas for pedestrians waiting at transit shelters.

#### Guidelines

1. Decorative paving may be used along sidewalks and in crosswalk areas.
2. Landscaping on the median can be enhanced using drought-tolerant ground cover beneath deciduous trees.
3. Bulb-outs may be used to reduce crossing distances at intersections.
4. Benches and bicycle racks are encouraged in bulb-out areas and transit areas.



#### Patterson Road (80' Row)

Pedestrian and bicycle-friendly environment in support of envisioned residential and workplace development.

#### Patterson Road existing Conditions photos



### **NEIGHBORHOOD STREETS**

#### Description

The majority of streets throughout the Plan Area support existing residences and are envisioned to continue in that role. As funds become available, the City shall redesign neighborhood streets throughout the Plan Area to better support residential and compatible development, encourage walking, and increase safety by reducing the overall auto-oriented character of the public realm.

### 3.4 CAPITAL IMPROVEMENTS

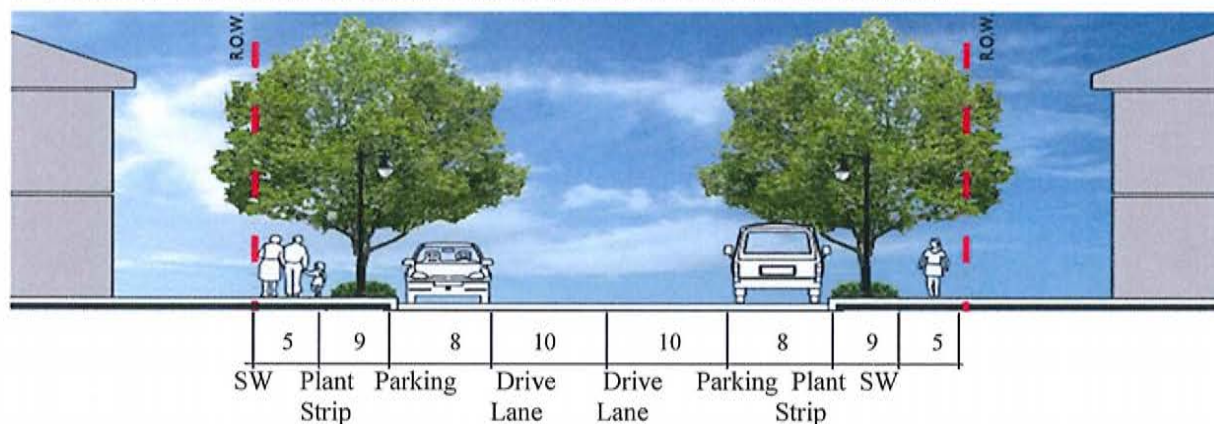
Neighborhood Streets shall contain two travel lanes and on-street parallel parking. The following standards are provided as a general template for the design of Neighborhood Streets. Where public rights-of-way exceed the 64 feet accounted for in the adjacent street section concept, additional width may be allocated to planting strips and sidewalk environments to increase pedestrian safety and walkability.

#### Standards

1. Travel lanes shall be 10 feet wide. A fog line may be used to delineate a 10 foot lane where wider street conditions are present.
2. Parallel parking lanes shall be a maximum of 8 feet wide.
3. Sidewalks shall be maximum of 5 feet wide.
4. Planting strips shall be located at the back-of-curb and be 9 feet wide minimum.
5. Street trees shall be planted 30 feet on-center maximum spacing.
6. Decorative pedestrian-scale streetlights shall be located at the back of curbs 60 feet on-center maximum spacing and coordinated with tree planting.
7. New alleys shall be a maximum of 22 feet wide, and shall contain decorative lighting to support pedestrian safety.

#### Guidelines

1. Decorative paving may be used along sidewalks and in crosswalks.
2. Bulb-outs may be used to reduce crossing distances at intersections.
3. In addition to required street trees, trees may be planted within the parking lane (between on-street parking stalls) to increase shade.
4. Benches, bicycle racks, and decorative plant materials are encouraged.



#### Neighborhood Street (typical)

Pedestrian and bicycle-friendly environment  
in support of envisioned residential and compatible development



#### 3.4.2 SANTE FE AVENUE CONNECTIVITY THROUGH THE BNSF RAILROAD RIGHT OF WAY

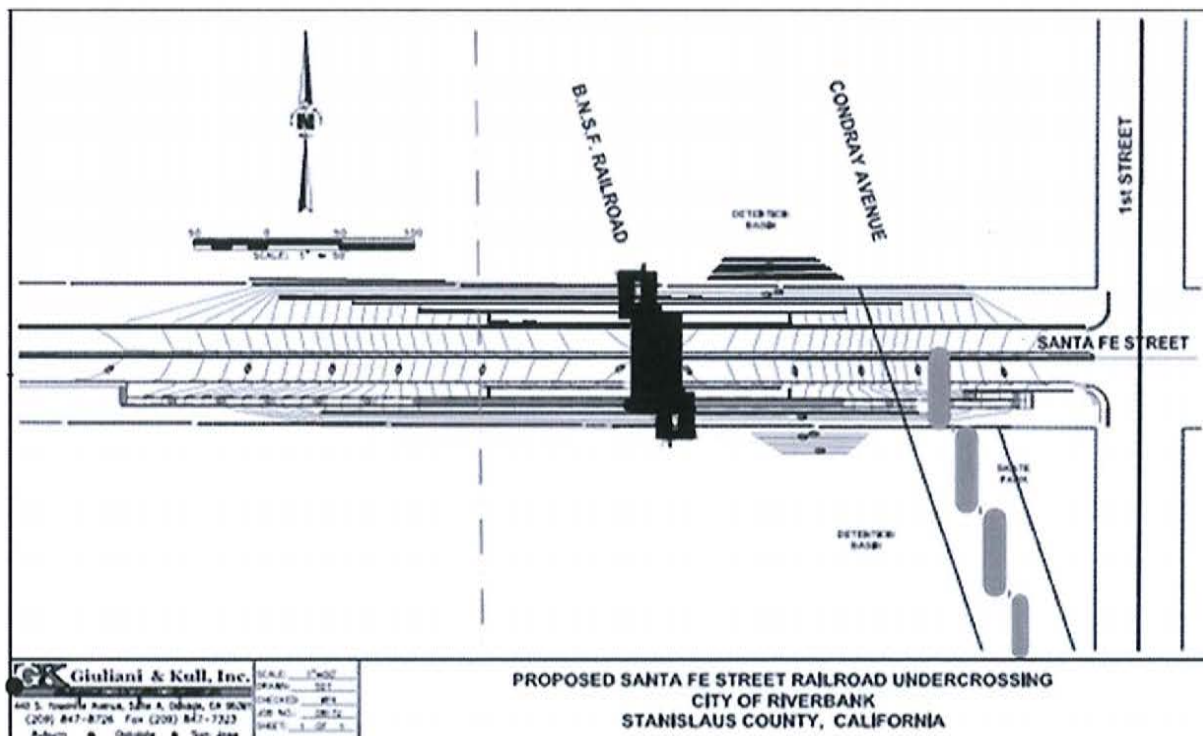
##### Description

The City will manage the design, funding and construction of a point of connectivity between the potential redevelopment of “The Cannery District” and the Riverbank Downtown Core area. The method of connectivity may consist of a multi-modal undercrossing beneath the B.N.S.F. railroad or a pedestrian bridge over the B.N.S.F. railroad using the Sante Fe Street alignment. The City Council based on a complete review of the connectivity options shall decide which method of connectivity is the best for the community of Riverbank.

##### Objectives

1. Provide a point of connectivity along the Santa Fe Street alignment between the Downtown Core and Callander Avenue.
2. Create attractive pedestrian and/or automobile connections between the Downtown Core and the Cannery District.
3. Ensure that the connection incorporates highly attractive and decorative lighting to increase safety.
4. Incorporate opportunities for public art such as murals, sculpture, or other artwork to enhance the overall character of the structure.
5. Avoid auto-oriented materials, furnishings, and decor.
6. Enhance the sidewalk environment on either side of the point of connectivity with trees, decorative street lights, and street furniture adjacent to the entries.
7. Use decorative paving such as colored concrete or unit pavers for pedestrian areas.

Concept B.N.S.F. Undercrossing.



### Option #1 - Vehicular Undercrossing





### Option #2 - Pedestrian Overpass



Pedestrian Overpass Concepts



### 3.4.3 WAY FINDING

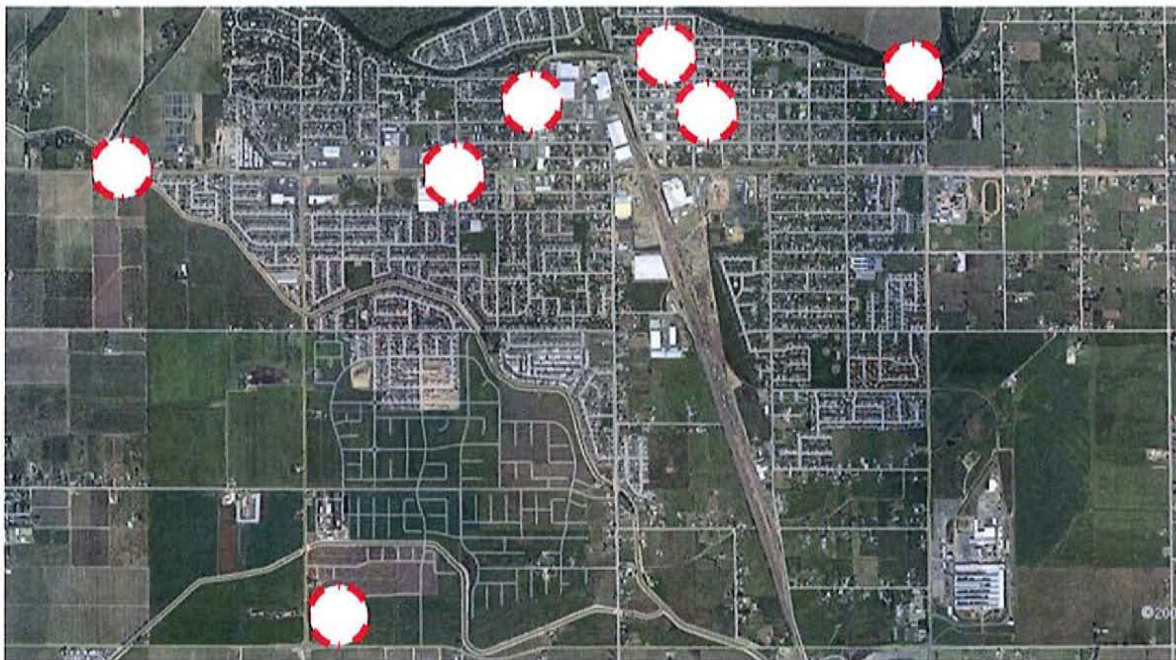
#### Description

Announce the Downtown Specific Plan at key locations along the City's well-traveled corridors and at key destinations to encourage Riverbank's residents and visitors to frequent the Downtown Core. Signage should include simple directions and distances.

For example, a sign located east of Downtown along Atchison Street might include the following information:

*Historic Downtown Riverbank 1 mile ahead, left on Third Street*

See below for map and key for preferred wayfinding improvement locations.



#### Keys to Wayfinding Map

1. Signage along Atchison Street.
2. Signage at the intersection of First Street and Atchison Street.
3. Signage along Patterson Road.
4. Information kiosk located at the intersection of Third Street and Santa Fe Street.
5. Signage announcing Downtown at the intersection of Santa Fe Street and Callander Avenue.
6. Signage or kiosk located at the Crossroads regional center announcing and directing visitors to the Downtown.

#### **3.4.4 TRAFFIC SIGNAL IMPROVEMENTS**

Description

The City shall work closely with CALTRANS and other appropriate agencies to coordinate the establishment of a traffic signal at the intersection of Callander Avenue and Santa Fe Street.

The traffic signal will serve to control traffic at this key entry point into the Downtown Specific Plan and to support the safety of pedestrians and bicyclists.



#### **3.5.1 FINANCING**

Identification and utilization of financial resources necessary for capital improvements and public assistance to businesses will most likely be a combination of the methods outlined below, and will be determined in a way that maximizes public benefit.

Factors the City shall consider when selecting the financing methods include:

- A. Required timing of the improvements.
- B. Feasibility of constructing an improvement on a “pay as you go” basis compared to “all at once” construction requiring bond or tax-increment financing.
- C. Feasibility of simultaneous processing of several development applications to assure an adequate basis for financing major improvements.
- D. Capacity to coordinate the timing and approval of individual bonds and other funding sources with construction requirements.

#### **Possible Funding Sources:**

- General Obligation Bonds
- Federal and State Grants including Community Development Block Grants
- Business improvement districts
- Facility fees
- Enterprise fund fees
- Development impact fees
- Community Facility Districts
- Other Special Assessment Districts

#### **Financing Strategy Principles**

The following principles govern the implementation of the financing strategy for the Specific Plan area:

- Consistent with General Plan policies, the Specific Plan Area shall fund the full cost of all required services and on-site/off-site infrastructure and facilities required to serve the project with no added cost, or decline in service levels, to existing residents and businesses in the City.
- The Specific Plan area shall fund the maintenance of public infrastructure facilities within and serving the project including private parks, open space areas, drainage and water quality basins, landscape corridors, gateways/entries, and similar public-use facilities through mechanisms such as formation of a CFD Maintenance Community.
- Each benefitting property in the Specific Plan Area is required to pay its fair (pro-rata) share of the backbone infrastructure and public facilities construction, maintenance and land acquisitions cost.
- Existing City and other agency fee programs will be used to fund Specific Plan area improvements to the degree the improvements are eligible for such funding. Fee credits are to be applied where the developer designs and constructs such fee based improvements, or such improvements are included in Specific Plan area financing mechanisms/districts.
- The City will consider establishment of appropriate debt financing (e.g., community facilities districts, assessment districts) to help finance construction and maintenance of



backbone infrastructure, facilities and services. When using debt financing, the total annual special tax and /or assessment rates for developed land shall not exceed fiscally prudent standards constituent with State and City guidelines.

- Establishment of special financing district(s) will not preclude a property owner from paying a cash amount equivalent to its proportionate share of the costs for such district(s) prior to the issuance of bonds.
- Concurrent with the formation of any special financing district(s), the property owners and City shall enter into a shortfall agreement whereby property owners will covenant to finance their fair share of the costs of the special financing district(s) improvement to the extent that bonds issued by the district do not provide sufficient funding for the completion of such improvements.
- Funding mechanisms shall consider establishment of a reserve fund for the repair and replacement of infrastructure and facilities serving the Specific Plan area.
- The City will use best efforts to establish appropriate reimbursements in the event that the Specific Plan area or an individual landowner is required to pay for oversizing of backbone infrastructure and facilities, dedicate land, or incur other costs beyond the Specific Plan area's/property's fair share benefit through mechanisms such as the CFF for projects with city-wide benefit and a Specific Plan infrastructure fee of benefit area for projects with a more focused benefit.
- Prior to effectuating full development entitlements for a property, the landowner shall be required to enter in to a development agreement with the City, consenting to participation in the Specific Plan area financing mechanisms, improvement obligations, land/easement dedications, maintenance, and related obligations (see Section 5.2).
- The Specific Plan Public Facilities Financing Plan shall be finalized, and appropriate financing mechanisms established, prior to City recordation of any Final Maps or other final entitlements. Payment schedules and sources of funds for the repayment of any proposed debt will be determined for each mechanism.
- The Specific Plan Public Facilities Financing Plan is to be updated as appropriate if significant new information becomes available regarding backbone infrastructure and/or funding strategies. All financing mechanisms are to include a method for adjusting the amount of funding to reflect current costs at the time of construction.

#### Specific Plan Fee

The Downtown Specific Plan Area is comprised of multiple property ownerships with varying motivations for future development and redevelopment. The City of Riverbank over the past several years has expended a substantial amount of community investment in both the Downtown Beautification project as well as this Specific Plan. It is the expectation of the City Council that the costs associated with the preparation of the Downtown Specific Plan and EIR be recovered through the enforcement of a reimbursement fee paid at the time of Building Permit issuance for any new construction within the Specific Plan Area. Government Code Section 65456 allows a legislative body to impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the adopted specific plan. The fees assessed cannot exceed the amount of dollars invested in the specific plan by the legislative body .

**The Specific Plan Fee suggested here will not be imposed on existing businesses or residences wishing to conduct minor remodels and/or to conduct ordinary maintenance and repairs.**

#### Informational Assistance

Public assistance may be provided to business owners and operators to help create a unique and customer-friendly experience in Downtown that customers are unlikely to find in larger regional commercial centers. The City may provide assistance directly to business owners, or work with the Chamber of Commerce to invest in education for business practices that encourage successful customer relations.



### **3.6.1 INFRASTRUCTURE**

#### **Overview**

Generally, the infrastructure (public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities) in the Specific Plan Area are either adequate or are actively being upgraded to serve the proposed level of development included in the Specific Plan.

#### **Objectives and General Policies**

The following general policies are applicable to the provision of water, sewer and storm drainage infrastructure to new infill development within the Downtown Specific Plan Area.

1. In general, financing the cost of necessary utility improvements is the responsibility of the benefited properties. Use of the existing utility infrastructure where adequate will reduce overall investment costs. Where modifications or upgrading of existing utility facilities is necessary in conjunction with new development, it is anticipated that the cost of such improvements have been programmed through the City of Riverbank's System Development Fees as are modified from time to time. The cost of providing or upgrading on-site utilities to an individual property will be borne by the applicant for new development of the site, and on-site improvement costs serving more than one property will be shared proportionately by the benefiting developments based on project demand and/or discharge.
2. Development in the Downtown Specific Plan shall not result in flows of storm water that diminish the prior quality of receiving waters, nor shall such development create an overall increase in storm water flows. Specific requirements pertaining to utility construction and landscape improvements should be considered for each individual project prior to construction.
3. New development within the Cannery District will be required to provide infrastructure and associated facilities as development occurs, including the requirement to underground all dry utility infrastructure including transformers and secondary boxes.

### **3.6.2 ENVIRONMENTAL REVIEW**

A Program EIR has been certified for the Specific Plan which evaluates and addresses environmental impacts anticipated from likely build-out of the Plan Area. The EIR focused on Land Use, Noise, Public Facilities and Services, Air Quality and Traffic.

The majority of possible impacts resulting from build-out of the Specific Plan Area are associated with changes to permitted land uses within the Cannery District. Build-out of the remaining Specific Plan Area is expected to have very minimal impacts. Not including the Cannery District, there is less than 5 acres of vacant land in the Plan Area, making development of any particular site categorically exempt pursuant to laws governing Class 32, infill Development.

The Downtown Specific Plan EIR was prepared at a Program level and was intended to supplement the EIR work performed as part of the 2025 General Plan Comprehensive Update. The Downtown Specific Plan EIR serves as the base environmental document for purposes of evaluating subsequent development entitlements, discretionary permits, and ministerial approvals. Included is a Mitigation Monitoring and Reporting Program to be used by the City and project developers to ensure compliance with adopted mitigation measures as the Specific Plan builds out. The Downtown Specific Plan EIR Mitigation Monitoring and Reporting Program is included in this document as Appendix A.

It is possible that additional project-specific environmental review may be necessary especially in the area of potential noise and vibration impacts associated with any new residential development in close proximity to the B.N.S.F. tracks. The City will make determinations for the need for supplemental environmental review when new development projects are presented through the approval process.



### **3.7.1 ADMINISTRATION**

The City of Riverbank is responsible for the administration, implementation, and enforcement of the Specific Plan. Implementation of the Specific Plan is anticipated to occur over several years, and over time conditions may change that necessitate interpretation, minor modification, and possible amendment to the Specific Plan. It is intended that the Specific Plan be administered with flexibility and creativity to allow the City and property owners to react quickly to changes in the market place within the intent of the Specific Plan.

#### **3.7.2 INTERPRETATIONS**

Interpretations of any standards, guidelines, and requirements included within this Specific Plan are to be made at the discretion of the Community Development Director (Director). In making an interpretation, the Director shall determine that the interpretation is consistent with, and will not otherwise obstruct the attainment of, the Specific Plan. The Director may forward any interpretation directly to the Planning Commission for determination. All interpretations of the Director or Planning Commission may be appealed in accordance with the Riverbank Zoning Code.

For purpose of interpretation the terms “shall”, “will”, “must”, “are to”, and “is to” are mandatory. “Should” and “encouraged” are highly recommended, and “may” is permissive.

#### **3.7.3 ALTERNATIVE DEVELOPMENT & DESIGN STANDARDS**

The Specific Plan allows for the approval of alternative development and design standards that differ from those specified in the Specific Plan. The intent is to provide flexibility to respond to evolving market conditions, promote innovation design, and consider the merits of individual projects. Alternative standards may be approved by the Planning Commission and do not require amendment to the Specific Plan when they:

- Provide for efficient, diverse, and innovative development.
- Encourage the mixing of uses.
- Enhance pedestrian orientation, connectivity, and social interaction.
- Promote attractive and active streetscapes.
- Support high quality and district design that strengthens community character and identity.
- Respect the character and quality of adjacent uses.
- Respond to unique natural, cultural, and/or scenic resources.
- Are consistent with the intent and character of the Specific Plan and the 2025 General Plan.
- Achieve the original design intent to a same or better level.

A request for alternative standards is to be submitted and approved concurrent with the subdivision map or site plan review application required for the applicable project. The request shall include explanation and illustration of the proposed alternative standards. How they achieve the above criteria and any other information deemed necessary for evaluation by the Community Development & Services Director.

In reviewing a request for alternative standards, the Planning Commission shall consider whether the application complies substantially with the above criteria.

#### **3.7.4 MINOR SPECIFIC PLAN MODIFICATIONS**

The Specific Plan allows for approval of minor modifications to the Specific Plan. The Community Development Director (Director) shall determine whether a proposed revision is minor, and may act upon a minor modification administratively without amendment to the Specific Plan. A minor modification may be approved if determined by the Director to be in substantial conformance with:

- The vision and overall intent of the Specific Plan;
- Applicable development agreement(s);
- The City of Riverbank General Plan;
- The Specific Plan Environmental Impact Report.

Examples of minor modifications include, but are not limited to:

- Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Specific Plan area.
- Other modifications determined by the Director to be in substantial conformity with the Specific Plan.

A request for a minor modification is to be submitted to the Director. The request shall include explanation of how the request is in substantial conformance with the above, and any other information deemed necessary for evaluation by the Director. The Director may forward any minor modifications to the Planning Commission for determination. All minor modifications to the Specific Plan may be appealed in accordance with Riverbank Municipal Code.



#### **3.7.5 SPECIFIC PLAN AMENDMENTS**

When it is determined that a specific development project or requested interpretation, alternative standard, or minor modification is not in substantial conformity with the Specific Plan, an amendment to the Specific Plan will be required. A Specific Plan amendment may be initiated by a developer, property owner, or the City. Specific Plan amendments are to be processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council as specified in Section 36-21 of the Riverbank Municipal Code. Depending upon the nature of a Specific Plan amendment, a concurrent amendment to the General Plan, Municipal Code, Development Agreement, or other related City and Specific Plan documents may be required.

All requests for a Specific Plan amendment and related documents shall include text (redline/strike-out), graphics and other materials suitable to replace or augment the sections being amended. The graphic format and style of the original documents is to be followed for ease of incorporation and consistency. All amendments to the Specific Plan and related documents are subject to compliance with CEQA.

**3.7.6 SPECIFIC PLAN ENFORCEMENT**

Any violation of the requirements of this Specific Plan is to be enforced in the same manner as a violation of the Municipal Code.

**3.7.7 SERVERABILITY**

If any section, subsection, phrase, regulation, condition, program or portion of this Specific Plan, or any future amendment, is for any reason held to be invalid or unconstitutional by any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan, or any future amendment.

## **EXHIBIT A**

---

### Summary of Impacts and Mitigation Measures





| <p><b>Table 1-1</b><br/><b>Summary of Impacts and Mitigation Measures</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significance<br>after<br>Mitigation |
| <b>4.1 Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <p><b>4.1-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.</b> Construction-related emissions associated with development of the proposed project would not exceed SJVAPCD's mass emission thresholds of significance for ROG, NO<sub>x</sub>, or PM<sub>10</sub> (10 tpy, 10 tpy, and 15 tpy, respectively). The impact is considered less than significant.</p>                                                                                                                                                                                                                             | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |
| <p><b>4.1-2: Consistency with Air Quality Planning Efforts.</b> Development anticipated under the project would be consistent with that allowed under the current General Plan and current air quality plans. This impact is considered less than significant.</p>                                                                                                                                                                                                                                                                                                                                                                                 | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |
| <p><b>4.1-3: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Precursors.</b> Long-term operation-related activities would result in emissions of ROG and NO<sub>x</sub> that exceed SJVAPCD's significance threshold of 10 TPY. Thus, operation-related emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations, especially considering the nonattainment status of Stanislaus County. This impact is considered significant.</p> | S                                    | <p><b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br/>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the project. As mentioned above, the project includes a number of policies that are consistent with the BPS recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law, would result in a minimum 33% reduction in NO<sub>x</sub> emissions and a 50% reduction in PM<sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.</p> | SU                                  |
| <p><b>4.1-4: Generation of Long-Term, Operational, Local Mobile-Source Emissions of CO.</b> Local mobile-source emissions of CO would not be expected to result in or substantially contribute to</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LTS                                 |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Significance<br>after<br>Mitigation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| emissions concentrations that exceed the 1-hour ambient air quality standard of 20 ppm or the 8-hour standard of 9 ppm. The impact is considered less than significant.                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |
| <b>4.1-5: Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants.</b> Construction and operation of the proposed project could result in increased health risk levels associated with short- and long-term emissions of TACs. With the implementation of existing regulations and policy, the impact is considered less than significant.                                                                                                                                                                                                                              | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LTS                                 |
| <b>4.2 Cultural Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |
| <b>4.2-1: Cause a Substantial Adverse Change in the Significance of an Historic Resource.</b> Implementation of the project would involve demolition of buildings on the former cannery site (called the Cannery District in the project), which contains buildings that could represent resources. Given the age and number of resources in the Cannery District it is possible that some are historically significant. The rest of the project also contains structures that are 45 years old or older. The effect on architectural resources is considered potentially significant. | PS                                   | <b>4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources</b> <ul style="list-style-type: none"> <li>▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and CRHR evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.</li> <li>▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.</li> <li>▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.</li> <li>▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives.</li> </ul> | SU                                  |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significance<br>after<br>Mitigation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the CHRIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | <b>4.2-1b: Avoid Impacts to Significant Architectural Resources in project site</b> <ul style="list-style-type: none"> <li>▶ Project applicants outside the Cannery District that propose physical changes to structures of 45 years or older shall provide an inventory and CRHR evaluation of such structures. Based on this evaluation, the significance of architectural resources will be evaluated.</li> <li>▶ If the subject project could affect potentially significant historic resources, the project applicant shall consider redesign to avoid adverse impacts to significant architectural resources that appear to be eligible for the CRHR or NRHP.</li> <li>▶ If redesign of the project to avoid adverse impact to the significant architectural resource is not feasible, the City will ensure that HABS / HAER documentation is completed.</li> </ul> | LTS                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      | <b>4.2-1c: Conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in the Event of Relocation</b> <ul style="list-style-type: none"> <li>▶ In the event of building rehabilitation or relocation, the City will require that any alterations to significant buildings or structures conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                         | LTS                                 |
| <b>4.2-2: Cause Damage to or Destruction of a Significant Prehistoric or Early Historic-era Archaeological Resource.</b><br>The CCIC notes that the City of Riverbank and the surrounding area, due in large part to the presence of numerous perennial water sources, is highly sensitive for containing presently undocumented prehistoric cultural resources. Because such resources, which could be "historical" resources per CRHR criteria, could be inadvertently disturbed during ground-disturbing activities this impact is considered potentially | PS                                   | <b>4.2-2 : If Unrecorded Cultural Resources are Encountered during Project-Related Ground-Disturbing Activities, a Qualified Cultural Resources Specialist Shall be Contacted to Assess the Potential Significance of the Find</b> <ul style="list-style-type: none"> <li>▶ If an inadvertent discovery of cultural materials (e.g. unusual amounts of shell, animal bone, bottle glass, ceramics, structure/building remains, etc.) is made during project-related construction activities, ground disturbances in the area of the find will be halted and a qualified professional</li> </ul>                                                                                                                                                                                                                                                                           | LTS                                 |



**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significance<br>after<br>Mitigation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                      | <p>archaeologist will be notified regarding the discovery.</p> <ul style="list-style-type: none"> <li>▶ The archaeologist shall determine whether the resource is potentially significant as per the CRHR and develop appropriate mitigation, as directed by Public Resources Code Section 21083.2.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <p><b>4.2-3: Subsurface Disturbances Could Potentially Uncover Unmarked Historic-Era and Prehistoric Native American Burials.</b> While no known evidence for prehistoric or early historic interments occurs within the project site in surface contexts, this does not preclude the existence of buried subsurface human remains. California law recognizes the need to protect historic era and Native American human burials, skeletal remains, and items associated with Native American interments from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code §7050.5 and §7052 and California Public Resources Code §5097. Because it is possible that implementation of the project could involve unearthing of human remains, particularly those that were determined to be Native American in origin, this impact is considered potentially significant.</p> | PS                                   | <p><b>4.2.3: If Human Remains are Uncovered during Ground-disturbing Activities, all Excavation/Construction Activity in the Vicinity of the Find shall cease and State of California law applied.</b></p> <ul style="list-style-type: none"> <li>▶ In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California PRC 5097.9.</li> <li>▶ Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has</li> </ul> | LTS                                 |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| <b>Impacts</b>                                                                                                                                                                                                                                                                                      | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Significance<br/>after<br/>Mitigation</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|                                                                                                                                                                                                                                                                                                     |                                               | <p>taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being are granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendents, or other culturally appropriate treatment may be discussed. PRC 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:</p> <ol style="list-style-type: none"><li>1. Record the site with the NAHC or the appropriate Information Center</li><li>2. Utilize an open-space or conservation zoning designation or easement</li><li>3. Record a document with the county in which the property is located</li></ol> <p>► The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p> |                                              |
| <b>4.3 Global Climate Change</b>                                                                                                                                                                                                                                                                    |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |
| <b>4.3-1: Generation of Construction-Related GHG Emissions.</b><br>Construction associated with development that could occur under the project would result in increased generation of GHG emissions. As a result, this impact is considered cumulatively considerable and potentially significant. | PS                                            | <b>4.3-1: Construction-Generated GHG Emissions.</b><br>Applicants for development projects permitted under the project shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following:<br><br>► Use alternative fueled (e.g., biodiesel, electric) construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SU                                           |

| Table 1-1<br>Summary of Impacts and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Significance<br>after<br>Mitigation |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      | <p>vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent;</p> <ul style="list-style-type: none"> <li>► Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and</li> <li>► Recycle or reuse at least 50 percent of construction waste or demolition materials.</li> </ul> |                                     |
| <b>4.3-2: Generation of Long-Term Operational GHG Emissions.</b> Operation development projects permitted under the project over time would result in increased generation of GHGs, which would contribute considerably to cumulative GHG emissions. However, land use change accommodated under the project would generate GHG emissions at a rate that is consistent with that needed statewide for land-use-related sectors to achieve the AB legislative mandate. The impact is considered less than cumulatively considerable and less than significant.                                                 | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LTS                                 |
| <b>4.3-3: Consistency with Plans, Policies, and Regulations Related to Greenhouse Gases.</b> The project would not conflict with the AB 32 Scoping Plan or any plans, policies, or regulations related to GHG emissions. Therefore, the impact is considered less than significant.                                                                                                                                                                                                                                                                                                                           | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LTS                                 |
| <b>4.4 Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |
| <b>4.4-1: Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise.</b> Short-term construction source noise levels could exceed the applicable City standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. This impact is considered potentially significant. | PS                                   | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                        | SU                                  |

| <p><b>Table 1-1</b><br/><b>Summary of Impacts and Mitigation Measures</b></p>                                                                                                                                                                                                                                                                                                                      |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                            | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Significance<br>after<br>Mitigation |
| <b>4.4-2: Increases in Ambient Noise Levels.</b> Under the project, future development of new noise-generating land uses could occur within areas containing noise-sensitive land uses. The impact is considered potentially significant.                                                                                                                                                          | PS                                   | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |
| <b>4.4-3: Traffic Noise.</b> Future development of new noise-sensitive land uses would occur under the project in areas that are either currently affected by noise from transportation noise sources or will be in the future. Increases in traffic attributable to project development would also affect existing noise-sensitive land uses. The impact is considered significant.               | S                                    | None available beyond policy language included in the project on page Implementation 3:11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SU                                  |
| <b>4.4-4: Increases in Vibration Levels.</b> Construction of projects within the project site could cause temporary, disruptive vibration for nearby sensitive receptors. Under the project, future development of new vibration-sensitive land uses could occur within vibration-generating areas (e.g., railroads). This impact would be considered significant.                                 | S                                    | None available beyond policy language included in the project on pages Implementation 3:11 and 3:12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LTS                                 |
| <b>4.4-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.</b> Implementation of the proposed project would result in locating new noise-sensitive land uses within 60 dBA L <sub>dn</sub> railroad noise contours. Therefore, this impact is considered potentially significant.                                                                          | PS                                   | None available beyond policy language included in the project on page Implementation 3:12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SU                                  |
| <b>4.5 Transportation and Traffic</b>                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| <b>4.5-1: Unacceptable Operations at the Intersection of SR 108 (Callander Avenue) and Santa Fe Street.</b> Implementation of the proposed project would result in LOS F conditions at the intersection of SR 108 (Callander Avenue) and Santa Fe Street, and forecasted traffic volumes reach the level that satisfies traffic signal warrants. The impact is considered potentially significant. | PS                                   | <p><b>4.5-1: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b></p> <ul style="list-style-type: none"> <li>► Projects within the project site shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> <li>► The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul> | LTS                                 |
| <b>4.5-2: Unacceptable Operations at the Intersection of SR 108</b>                                                                                                                                                                                                                                                                                                                                | PS                                   | <b>4.5-2: Contribute to Fair Share toward the Cost of Modifying</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | LTS                                 |



| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                    |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                     | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Significance<br/>after<br/>Mitigation</b> |
| <b>(Callander Avenue) and Patterson Road.</b> Implementation of the project would result in LOS F conditions. The impact is considered potentially significant.                                                                                                    |                                               | <b>the SR 108 (Callander Avenue) / Patterson Road Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add either a second northbound through lane or a separate right turn lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                  |                                              |
| <b>4.5-3: Unacceptable Operations at the Intersection of Patterson Road and Roselle Avenue.</b> Implementation of the project would result in LOS F at the intersection of Patterson Road and Roselle Avenue. The impact is considered potentially significant.    | PS                                            | <b>4.5-3: Contribute Fair Share toward the Cost of improving the Patterson Road / Roselle Avenue Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of improving the Patterson Road / Roselle Avenue intersection by paying adopted infrastructure fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                          | LTS                                          |
| <b>4.5-4: Acceptable Operations at the Intersection of Santa Fe Street and 1st Street.</b> Side-street LOS at the Santa Fe Street / 1st Street intersection under the project would reach LOS E. The impact is considered potentially significant.                 | PS                                            | <b>4.5-4. Install All-Way Stop</b> <ul style="list-style-type: none"> <li>▶ The City shall have installed an all-way stop sign at the intersection of Santa Fe Street and 1st Street as traffic volumes grow with land use change under the project in order to deliver satisfactory LOS.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                           | LTS                                          |
| <b>4.5-5: Unacceptable Operations at the Intersection of Patterson Road and 1st Street.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 1st Street. The impact is considered potentially significant. | PS                                            | <b>4.5-5: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 1st Street</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> <li>▶ The intersection and crossing gates shall be coordinated to ensure safe circulation in the area surrounding this intersection and the BNSF railroad crossing.</li> </ul> | LTS                                          |
| <b>4.5-6: Unacceptable Operations at the Intersection of</b>                                                                                                                                                                                                       | PS                                            | <b>4.5-6: Contribute Fair Share toward the Cost of Signalizing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LTS                                          |

| <b>Table 1-1<br/>Summary of Impacts and Mitigation Measures</b>                                                                                                                                                                                                                                                            |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Impacts</b>                                                                                                                                                                                                                                                                                                             | <b>Significance<br/>before<br/>Mitigation</b> | <b>Mitigation Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Significance<br/>after<br/>Mitigation</b> |
| <b>Patterson Road and 3rd Street.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 3rd Street. The impact is considered potentially significant.                                                                                                               |                                               | <b>the Intersection of Patterson Road and 3rd Street</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signaling the intersection of Patterson Road and 3rd Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                  |                                              |
| <b>4.5-7: Unacceptable Operations at the Intersection of Patterson Road and 8th Street During the A.M. Peak Hour.</b> Implementation of the project would result in LOS F conditions at the intersection of Patterson Road and 8th Street during the a.m. peak hour. The impact is considered potentially significant.     | PS                                            | <b>4.5-7: Contribute Fair Share toward the Cost of Signaling the Patterson Road / 8th Street Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of signaling the intersection of Patterson Road and 8th Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                             | LTS                                          |
| <b>4.5-8: Worsening of Unacceptable Operations at the Intersection of Atchison Street (SR 108) and Claus Road.</b> Implementation of the project would exacerbate the LOS F conditions already occurring at the intersection of Atchison Street (SR 108) and Claus Road. The impact is considered potentially significant. | PS                                            | <b>4.5-8: Contribute Fair Share toward the Cost of Improving the Intersection of SR 108 and Claus Road</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of improving the intersection of SR 108 and Claus Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                                                    | LTS                                          |
| <b>4.5-9: Need for Left-Turn Channelization.</b> Implementation of the project would add traffic to intersections, creating the need for left-turn lanes. The impact is considered potentially significant.                                                                                                                | PS                                            | <b>4.5-9: Contribute Fair Share toward the Cost of Adding Left-Turn Lanes</b> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of adding northbound and southbound left-turn lanes at the intersection of Patterson Road and Roselle Avenue and left-turn lanes on both the Santa Fe Street and 1st Street approaches at the intersection of Santa Fe and 1st Streets.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul> | LTS                                          |
| <b>4.5-10: Increased Traffic Volumes for SR 108 Roadway</b>                                                                                                                                                                                                                                                                | PS                                            | <b>4.5-10: Contribute Fair Share toward the Cost of Widening</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SU                                           |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Significance<br>after<br>Mitigation |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <p><b>Segments.</b> Implementation of the project Area would add traffic to SR 108 and would exacerbate the LOS F conditions already identified for the two-lane portion of SR 108 (Patterson Road) west of the Callander Avenue intersection, for the two-lane portion of SR 108 (Callander Avenue) north of Patterson Road to Atchison Street, for the two-lane portion of SR 108 (Atchison Street) from 1st Street to 8th Street and for SR 108 east of Claus Road. This impact is considered potentially significant.</p> |                                      | <p><b>Callander Avenue</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site and shall include this improvement in an updated infrastructure fee program.</li> </ul> |                                     |
| <p><b>4.5-11: Increased Traffic Volumes on Patterson Road between Roselle Road and 1st Street.</b> Implementation of the project would increase the daily traffic volume on Patterson Road between Roselle Road and 1st Street and reduce the LOS E conditions that occur today to LOS F. This impact is considered potentially significant.</p>                                                                                                                                                                              |                                      | <p><b>4.5-11: Contribute Fair Share towards the Cost of Widening Patterson Road</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Patterson Road by paying adopted fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                         | LTS                                 |
| <p><b>4.5-12: Increased Traffic Volumes on 1st Street north of Atchison Street (SR 108).</b> Land use change accommodated under the project would increase the volume of traffic on 1st Street north of Atchison Street (SR 108) and resulting volumes are indicative of LOS E, which exceeds the City's LOS D minimum. This impact is considered potentially significant.</p>                                                                                                                                                | PS                                   | <p><b>4.5-12: Contribute Fair Share towards the Cost of Adding Southbound Right-Turn Lane</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                    | LTS                                 |
| <p><b>4.5-13: Increased Traffic Volumes on Patterson Road east of 1st Street to Terminal Avenue.</b> Land use change accommodated under the project would increase the volume of traffic on Patterson Road east of 1st Street to Terminal Avenue and LOS E conditions are forecast. This impact is considered a potentially significant.</p>                                                                                                                                                                                  | PS                                   | <p><b>4.5-13: Contribute Fair Share towards the Cost of Widening Patterson Road</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Patterson Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the project site.</li> </ul>                                                                                                                                                | LTS                                 |
| <p><b>4.5-14: Increased Traffic Volumes and Safety at the BNSF Railroad Crossings.</b> Land use change accommodated under the project would increase the volume of vehicular traffic on BNSF railroad crossings. The impact is considered potentially significant.</p>                                                                                                                                                                                                                                                        | PS                                   | <p><b>4.5-14: Contribute Fair-Share towards the Cost of Maintaining and Improving Railroad Crossings</b></p> <ul style="list-style-type: none"> <li>▶ The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of</li> </ul>                                                                                                                                                                           | LTS                                 |

| <p><b>Table 1-1</b><br/><b>Summary of Impacts and Mitigation Measures</b></p>                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Significance<br>after<br>Mitigation |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      | <p>the project surrounding at-grade railroad crossings.</p> <ul style="list-style-type: none"> <li>▶ As appropriate and feasible, the City will condition approval of projects under the project that add traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</li> <li>▶ Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City's infrastructure fee program, as appropriate.</li> </ul>   |                                     |
| <p><b>4.5-15: Conflicts between Automobiles and Pedestrians.</b> Land use change in the project site could result in conflicts between automobiles, pedestrians and automobiles. The impact is considered potentially significant.</p>                                                                                                                                                                                                                                   | PS                                   | <p><b>4.5-15: Construct Pedestrian and Bicycle Amenities and Appropriate Connections to Existing Facilities</b></p> <ul style="list-style-type: none"> <li>▶ The City will ensure that pedestrian and bicycle amenities needed to serve the project site are constructed and accompanied by appropriate connections to existing facilities that avoid "gaps" in the circulation system.</li> <li>▶ Projects within the project site shall construct frontage improvements, as required by the City, to provide sidewalks and other streetscape improvements.</li> </ul>                                                                     | LTS                                 |
| <p><b>4.5-16: Increased Demand for Transit Services.</b> Land use change under the project would be anticipated to increase demand for transit services provided by Stanislaus Regional Transit (StaRT) and the Riverbank –Oakdale Transit Authority (ROTA). The impact is considered less than significant.</p>                                                                                                                                                         | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LTS                                 |
| <p><b>4.5-17: Increase in Traffic Volumes under Cumulative Conditions on SR 108 would exceed the City's LOS D Policy.</b> Land use change under the project would increase the volume of traffic on SR 108 (Callander Avenue and Atchison Street) and the conditions in excess of the City's LOS D policy already projected under full buildout of the General Plan will be exacerbated by project site traffic. This is considered a significant cumulative impact.</p> | S                                    | <p><b>4.5-17: Contribute Fair Share to Widening Callander Avenue</b></p> <ul style="list-style-type: none"> <li>▶ Projects within the project site shall contribute on a fair-share basis to the cost of widening Callander Avenue to a four-lane section.</li> <li>▶ The fair-share contribution shall include frontage improvements as applicable and widening SR 108 at the Santa Fe Street intersection when traffic signals are installed to as to accommodate two through lanes in each direction when the balance of the roadway is also widened.</li> <li>▶ The City shall collect fair-share traffic fees from projects</li> </ul> | LTS                                 |



| Table 1-1<br>Summary of Impacts and Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Significance<br>after<br>Mitigation |
| developed within the project site.                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>4.5-18: Increase in Traffic Volumes under Cumulative Conditions on 1st Street would exceed the City's LOS D Policy.</b> Land use change accommodated under the project, along with past, present, and future development in the vicinity would increase the volume of traffic on 1st Street north of Atchison Street (SR 108) and resulting volumes are indicative of LOS E. This is considered a significant cumulative impact.                                 | S                                    | <b>4.5-18: Contribute Fair Share towards the Cost of Widening 1st Street</b><br>► Implement Mitigation Measure 4.5-12.                                                                                                                                                                                                                                                                                                                                                                                                     | LTS                                 |
| <b>4.5-19: Increased Traffic Volume at Intersection of SR 108 and Santa Fe Street under Cumulative Conditions.</b> Implementation of the project would exacerbate the LOS F conditions projected at the intersection of SR 108 and Santa Fe Street. This is considered a significant cumulative impact.                                                                                                                                                             | S                                    | <b>4.5-19: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b><br>► Implement Mitigation Measure 4.5-1.                                                                                                                                                                                                                                                                                                                                                                     | LTS                                 |
| <b>4.5-20: Increased Traffic Volume at the Intersection of SR 108 (Callander Avenue) and Patterson Road under Cumulative Conditions.</b> Land use change under the project will combine with past, present, and future projects in the vicinity to exacerbate LOS F conditions expected under full buildout of the General Plan at the signalized intersection of SR 108 (Callander Avenue) and Patterson Road. This is considered a significant cumulative impact. | S                                    | <b>4.5-20: Contribute Fair Share towards the Cost of Modifying the Intersection of SR 108 (Callander Avenue) and Patterson Road</b><br>► Projects within the project site shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add a second northbound through lane.<br>► The City shall collect fair-share traffic fees from projects developed within the project site and add this improvement to the City's infrastructure fee program. | LTS                                 |
| <b>4.5-21: Worsen Unacceptable Conditions at the Intersection of Patterson Road and 3rd Street under Cumulative Conditions.</b> Land use change in the project site would exacerbate the LOS F conditions projected at the intersection of Patterson Road and 3rd Street, and projected traffic volumes satisfy traffic signal warrants. This is considered a significant cumulative impact.                                                                        | S                                    | <b>4.5-21: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b><br>► Implement Mitigation Measure 4.5-6.                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |
| <b>4.5-22: Increased Traffic Volume at the Intersection of Patterson Road and 8th Street under Cumulative Conditions.</b> Land use change within the project site would exacerbate the                                                                                                                                                                                                                                                                              | S                                    | <b>4.5-22: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 8th Street</b><br>► Implement Mitigation Measure 4.5-7.                                                                                                                                                                                                                                                                                                                                                             | LTS                                 |

**Table 1-1  
Summary of Impacts and Mitigation Measures**

| Impacts                                                                                                                                                                                                                                                                                                                                                                                                               | Significance<br>before<br>Mitigation | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Significance<br>after<br>Mitigation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| LOS F conditions projected at the intersection of Patterson Road and 8th Street, and projected traffic volumes satisfy traffic signal warrants. This is considered a significant cumulative impact.                                                                                                                                                                                                                   |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |
| <b>4.5-23: Increased Traffic Volume at the Intersection of Claus Road and Santa Fe Street under Cumulative Conditions.</b> Land use change within the project site would exacerbate the LOS F conditions projected at the intersection of Claus Road and Santa Fe Street and under cumulative conditions, LOS F is forecast. This is considered a significant cumulative impact.                                      | S                                    | <b>4.5-23: Contribute Fair Share toward the Cost of Signalizing the Clause Road / Santa Fe Intersection</b> <ul style="list-style-type: none"> <li>► Projects within the project site shall contribute on a fair-share basis to the cost of signalizing the intersection of Claus Road and Santa Fe Street.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the project site and add this improvement to the City's infrastructure fee program.</li> </ul> | LTS                                 |
| <b>4.5-24: Traffic Volumes and Safety at the BNSF Railroad Crossings under Cumulative Conditions.</b> Land use change accommodated under the project would increase the volume of vehicular traffic on BNSF railroad crossings. If additional traffic volumes cause congested conditions near at-grade railroad crossings, this could represent a safety concern. This is considered a significant cumulative impact. | S                                    | <b>4.5-24: Contribute Fair Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <ul style="list-style-type: none"> <li>► Implement Mitigation Measure 4.5-14.</li> </ul>                                                                                                                                                                                                                                                                                                      | LTS                                 |
| <b>4.6 Water Supply</b>                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |
| <b>4.6-1: Have Sufficient Water Supply Available to Serve Buildout of the project.</b> The City would have adequate water supplies to meet the projected buildout of the project during normal, single-dry, and multiple-dry years. This impact is considered less than significant.                                                                                                                                  | LTS                                  | No mitigation is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | LTS                                 |

## **EXHIBIT B**

---

### Mitigation Monitoring and Reporting Program





# **MITIGATION MONITORING AND REPORTING PROGRAM**

## **1.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENT**

Where a CEQA document has identified significant environmental effects, Public Resources Code Section 21081.6 requires adoption of a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Implementation of the 2005-2025 General Plan for Downtown Riverbank (the project), as set forth in the Final Environmental Impact Report (FEIR).

The City of Riverbank (City) is the Lead Agency that must adopt the MMRP for development and operation of the project. This report will be kept on file with the City of Riverbank Development Services Department, 6707 Third Street, Riverbank, CA 95367.

The CEQA Statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the project, as identified in the EIR.

## **1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM**

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP is intended to be used by City staff and others responsible for project implementation.

This document identifies the individual mitigation measures, timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and space to confirm implementation of the mitigation measures.

## **1.3 ROLES AND RESPONSIBILITIES**

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Riverbank. Applicants of projects proposed under the project will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP.

The table attached to this report identifies the mitigation measure, the responsible agency for the monitoring action, and timing of the monitoring action. The City would be responsible for overall administration of the MMRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure.

## **1.4 CHANGES TO MITIGATION MEASURES**

Any substantive change in the MMRP shall be reported in writing. Modifications to the mitigation measures may be made by the City subject to one of the following findings, documented by evidence included in the public record:

- ▶ The mitigation measure included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist, or to occur at a level which makes

the impact less than significant as a result of changes in the project, changes in environment conditions, or other factors.

OR,

- ▶ The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the FEIR and the MMRP; and,
- ▶ The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project; and,
- ▶ The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can ensure implementation.

## **1.5 SUPPORT DOCUMENTATION**

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with this MMRP and shall be made available to the public upon request.

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| Table 1-1<br>Summary of Mitigation Measures, Responsible Parties, and Timing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                     |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                     |                                           |
| <b>Toxic Air Contaminants</b> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                     |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                     |                                           |
| <p><b>Toxic Air Contaminants</b></p> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                     |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                     |                                           |
| <p><b>Toxic Air Contaminants</b></p> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| Table 1-1<br>Summary of Mitigation Measures, Responsible Parties, and Timing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                     |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                     |                                           |
| <b>Toxic Air Contaminants</b> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                       | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                    |                                           |
| <b>Lighting</b> <ul style="list-style-type: none"> <li>▶ Lighting fixtures shall include cut-off and other 'dark-sky' technology to reduce light pollution.</li> <li>▶ Street lights shall consist of a decorative base, and luminaire, and shall be pedestrian-scale.</li> <li>▶ Streetlight light sources shall be between 11 and 16 feet in all Downtown districts.</li> <li>▶ All lights shall incorporate prismatic lenses, diffusers, or refractors to avoid glare.</li> <li>▶ LED and other energy efficient technologies shall be used for street lighting.</li> <li>▶ Area lights shall not throw light onto upper stories or onto residential buildings.</li> <li>▶ Pedestrian areas including sidewalks, pathways, parking areas and courts shall be illuminated to increase safety and provide clear views to and within the site.</li> <li>▶ Low pressure sodium vapor or other lights casting an orange glow are prohibited.</li> </ul> | City of Riverbank                | Prior to issuance of building permit                                                                                                               |                                           |
| <b>Air Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                    |                                           |
| <b>4.1-3: Require Implementation of SJVAPCD On-Site Mitigation Measures for Development Projects</b><br>The City shall require each project applicant, as a condition of project approval, to design of all development projects to include feasible on-site mitigation measures for development projects as recommended by SJVAPCD. An example of a mitigation measure would be to provide bicycle parking and storage facilities, such as indicated by Policy AIR-1.7 of the Draft Specific Plan. As mentioned above, the Draft Specific Plan includes a number of policies that are consistent with the on-site mitigation measure recommended by the SJVAPCD. Compliance with SJVAPCD Rule 9510 and Regulation VIII for operational emissions, as required by law,                                                                                                                                                                                | City of Riverbank and SJAPCD     | Throughout design and operational phases of projects accommodated under the Specific Plan that would trigger review by the SJVAPCD under Rule 9510 |                                           |

| Table 1-1<br>Summary of Mitigation Measures, Responsible Parties, and Timing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                     |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                     |                                           |
| <b>Toxic Air Contaminants</b> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |



| Table 1-1<br>Summary of Mitigation Measures, Responsible Parties, and Timing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                     |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
| would result in a minimum 33% reduction in NO <sub>x</sub> emissions and a 50% reduction in PM <sub>10</sub> emissions, according to estimates provided by SJVAPCD. The City will provide the SJVAPCD with contact information for project proponents to facilitate communication related to Rule 9510.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                     |                                           |
| <b>Toxic Air Contaminants</b> <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.4: The City will discourage major arterial roadways within new or existing neighborhoods and will require new line sources of air pollution, such as a proposed major freeway or major arterial roadway, to be located an adequate distance from sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Implementation Strategy AIR-8: The City will</li> </ul> | City of Riverbank                | Prior to issuance of building permit for projects proposing sensitive receptors near sources of known toxic air contaminants or projects that could generate toxic air contaminants |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant. Also, the City will require health risk assessments for major arterial roadways or major freeways proposed near sensitive land uses and sensitive land uses proposed near existing or planned major freeways. Major freeways, for these purposes, are those that handle more than 50,000 vehicles per day. In general, the City will apply the California Air Resources Board Air Quality and Land Use Handbook (California Air Resources Board 2005), and relevant updates, for recommendations on siting distances for sensitive or noxious uses.  |                                  |                              |                                           |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                              |                                           |
| <b>3.4-1: Pre-Construction Survey</b><br>► For projects proposing demolition or construction within 250 feet of the edge of the riparian area associated with the Stanislaus River north of the Specific Plan Area between February 1st and September 15th, surveys for active Swainson's Hawk nests shall be conducted by a qualified biologist no more than 10 days prior to the start of construction. This survey shall include riparian areas with mature trees on the south side of the Stanislaus River within 250 feet of the edge of the proposed demolition/ construction site. A distance of 250 feet is used because beyond this distance potential disturbance would be screened by existing development or riparian vegetation.<br>► If no active nests are observed, no further action is required.<br>► If an active nest is observed, a qualified biologist shall be consulted to determine whether | City of Riverbank                | Prior to construction        |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant. Also, the City will require health risk assessments for major arterial roadways or major freeways proposed near sensitive land uses and sensitive land uses proposed near existing or planned major freeways. Major freeways, for these purposes, are those that handle more than 50,000 vehicles per day. In general, the City will apply the California Air Resources Board Air Quality and Land Use Handbook (California Air Resources Board 2005), and relevant updates, for recommendations on siting distances for sensitive or noxious uses.  |                                  |                              |                                           |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                              |                                           |
| <b>3.4-1: Pre-Construction Survey</b><br>► For projects proposing demolition or construction within 250 feet of the edge of the riparian area associated with the Stanislaus River north of the Specific Plan Area between February 1st and September 15th, surveys for active Swainson's Hawk nests shall be conducted by a qualified biologist no more than 10 days prior to the start of construction. This survey shall include riparian areas with mature trees on the south side of the Stanislaus River within 250 feet of the edge of the proposed demolition/ construction site. A distance of 250 feet is used because beyond this distance potential disturbance would be screened by existing development or riparian vegetation.<br>► If no active nests are observed, no further action is required.<br>► If an active nest is observed, a qualified biologist shall be consulted to determine whether | City of Riverbank                | Prior to construction        |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>demolition/construction activities shall be rescheduled or whether operations should be managed in order to avoid disturbance. Factors to be considered in this evaluation would include whether there is any line of sight between the proposed demolition/construction site (including any proposed buildings) and the active nest; construction noise levels in the context of State Route 108 noise levels; and construction vibrations levels in the context of vibration from truck traffic along State Route 108.</p> <ul style="list-style-type: none"> <li>► If demolition/construction is determined by the qualified biologist, based on this assessment, to have the potential to disturb the active nest, demolition/construction shall be rescheduled to occur outside the breeding season or shall be managed to avoid disturbance, as determined by a qualified biologist.</li> <li>► If demolition/construction activities cannot be managed in a way that would avoid disturbance, as determined by a qualified biologist, then demolition/construction activities must wait to initiate until after birds have fledged and are no longer reliant upon the nest or parental care for survival.</li> </ul> |                                  |                              |                                           |
| <p><b>3.4-2: Implement Policies CONS-5.2 and CONS-5.4 of the General Plan</b></p> <p>Where necessary to avoid potential impacts to candidate, sensitive, or special-status species, projects proposed under the Specific Plan shall implement the following:</p> <p>Policy CONS-5.2. Development applications involving areas with important habitat shall submit site plans that specifically show how development will avoid impacts to habitat that is rare, declining, unique, or supportive of special-status species.</p> <p>Policy CONS-5.4. When the loss of important habitat is unavoidable, mitigation measures will be designed</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | City of Riverbank                | Prior to construction        |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Party Responsible for Monitoring | Timeframe for Implementation                          | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------|-------------------------------------------|
| to reduce impacts to the maximum extent feasible. This mitigation may include, but is not limited to off-site mitigation banking with restoration and enhancement components. For projects that would affect the function and value of river, stream, lake, pond, or wetland features, each of these features shall be delineated. For wetlands, the delineation shall be conducted in accordance with the USACE Wetland Delineation Manual and verified by USACE. The project applicant shall determine the exact acreage of important habitat (including those protected by federal, state, regional, and/or local regulations) that would be impacted by project implementation. A mitigation plan to replace or rehabilitate affected habitats in a manner that ensures no net loss of habitat functions and values shall be prepared and implemented in accordance with applicable regulations. The plan shall be reviewed and approved by the appropriate regulatory agencies and all relevant permits and authorizations shall be obtained. Mitigation monitoring shall be conducted to ensure performance criteria are met. |                                  |                                                       |                                           |
| <b>Cultural Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                                       |                                           |
| <b>3.5-1: Worker Training and Paleontological Resources Recovery Plan</b><br>To minimize potential adverse impacts on unique, scientifically important paleontological resources, the project applicant(s) shall do the following:<br>Before the start of grading or excavation activities on the project site, the project applicant(s) shall retain a qualified paleontologist or archaeologist to train all construction personnel (including the site superintendent) involved with earthmoving activities, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered.<br>If paleontological resources are discovered during earthmoving activities, the construction crew shall                                                                                                                                                                                                                                                                                                           | City of Riverbank                | Prior to, and during grading or excavation activities |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Party Responsible for Monitoring | Timeframe for Implementation                               | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------------|-------------------------------------------|
| immediately cease work in the vicinity of the find and notify the City Public Works Department. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a proposed recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations determined by the City to be necessary and feasible shall be implemented before construction or demolition activities can resume at the site where the paleontological resources were discovered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                                                            |                                           |
| <b>4.2-1a: Conduct Historic Inventory and Evaluation Architectural Resources</b> <ul style="list-style-type: none"> <li>▶ As part of the future project-level analysis conducted prior to construction activities, the City will require project applicant/s to conduct an inventory and CRHR evaluation for architectural resources for the former cannery site. The inventory and evaluation will be prepared by a qualified architectural historian and will include conducting an intensive field survey, background research on the history of the area, and property-specific research.</li> <li>▶ Based on this research, the significance of architectural resources will be evaluated by the architectural historian using criteria for listing in the CRHR.</li> <li>▶ If any on-site historic resources are determined to be significant, the City will encourage the project applicant to incorporate such significant resources into the project in a manner that preserves the historic integrity.</li> <li>▶ If avoidance of a significant architectural resource is not feasible, the City will ensure that Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)</li> </ul> | City of Riverbank                | Prior to construction or demolition on former cannery site |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation                                                              | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------|
| documentation is completed. The HABS and HAER are programs to formally document historic resources through the use of large-format photography, measured drawings, written architectural descriptions, and historical narratives. Such documentation packages are entered into the Library of Congress, and a second copy generally is archived in the regional information centers of the CHRIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                                                                           |                                           |
| <b>4.2-1b: Avoid Impacts to Significant Architectural Resources in Specific Plan Area</b> <ul style="list-style-type: none"> <li>► Project applicants outside the Specific Plan Cannery District that propose physical changes to structures of 45 years or older shall provide an inventory and CRHR evaluation of such structures. Based on this evaluation, the significance of architectural resources will be evaluated.</li> <li>► If the subject project could affect potentially significant historic resources, the project applicant shall consider redesign to avoid adverse impacts to significant architectural resources that appear to be eligible for the CRHR or NRHP.</li> <li>► If redesign of the project to avoid adverse impact to the significant architectural resource is not feasible, the City will ensure that HABS / HAER documentation is completed.</li> </ul> | City of Riverbank                | Prior to renovation, demolition, or construction involving structure of 45 years or older |                                           |
| <b>4.2-1b: Conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in the Event of Relocation</b> <ul style="list-style-type: none"> <li>► In the event of building rehabilitation or relocation, the City will require that any alterations to significant buildings or structures conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             | City of Riverbank                | Prior to renovation, rehabilitation, or relocation of significant historic buildings      |                                           |
| <b>4.2-2 : If Unrecorded Cultural Resources are</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City of Riverbank                | During construction and earth                                                             |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring                                           | Timeframe for Implementation                        | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------|
| <p><b>Encountered during Project-Related Ground-Disturbing Activities, a Qualified Cultural Resources Specialist Shall be Contacted to Assess the Potential Significance of the Find</b></p> <ul style="list-style-type: none"> <li>► If an inadvertent discovery of cultural materials (e.g. unusual amounts of shell, animal bone, bottle glass, ceramics, structure/building remains, etc.) is made during project-related construction activities, ground disturbances in the area of the find will be halted and a qualified professional archaeologist will be notified regarding the discovery.</li> <li>► The archaeologist shall determine whether the resource is potentially significant as per the CRHR and develop appropriate mitigation, as directed by Public Resources Code Section 21083.2.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                            | disturbing activities                               |                                           |
| <p><b>4.2.3: If Human Remains are Uncovered during Ground-disturbing Activities, all Excavation/ Construction Activity in the Vicinity of the Find shall cease and State of California law applied</b></p> <ul style="list-style-type: none"> <li>► In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent shall immediately halt potentially damaging excavation in the area of the burial and notify the County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated MLD shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that</li> </ul> | City of Riverbank, County Coroner, and Native American Heritage Commission | During construction and earth disturbing activities |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California PRC 5097.9.</p> <p>► Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. PRC 5097.9 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. The following is a list of site protection measures that the landowner shall employ:</p> <ol style="list-style-type: none"> <li>1. Record the site with the NAHC or the appropriate Information Center</li> <li>2. Utilize an open-space or conservation zoning designation or easement</li> <li>3. Record a document with the county in which the property is located</li> </ol> <p>► The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD or the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also re-inter the remains in a</p> |                                  |                              |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                                                                     |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Party Responsible for Monitoring | Timeframe for Implementation                                                        | Monitoring Compliance (Provide Name/Date) |
| location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                                                                                     |                                           |
| <b>Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                     |                                           |
| <p><b>3.6-1: Geotechnical Report for the Santa Fe Underpass</b><br/>The City shall require the preparation of a soils report as described in Section 155.06 (e) of the Riverbank Code of Ordinances. The design of the underpass shall incorporate the recommendations of the soils report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Riverbank                | During design and construction phases for Santa Fe Street underpass                 |                                           |
| <b>Hazards and Hazardous Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                                                     |                                           |
| <p><b>3.8-1: Use, Storage, Transport, and Disposal of Hazardous Materials</b><br/>Project applicants within the Specific Plan Area shall implement Policy SAFE-1.8 of the General Plan: Policy SAFE-1.8: The City will require that hazardous materials are used, stored, transported, and disposed in a safe manner and in compliance with local, State, and federal safety standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | City of Riverbank                | During construction and operational phases of uses that require hazardous materials |                                           |
| <p><b>3.8-2: Address Hazardous Materials Issues</b><br/>To reduce health hazards associated with potential exposure to hazardous substances, project applicants within the Specific Plan Area shall implement the following measures before the start of ground-disturbing or demolition activities, as they apply to future project sites developed within Specific Plan Area:</p> <ul style="list-style-type: none"> <li>▶ Prepare a Phase I Environmental Site Assessment (ESA) investigation before development. <ul style="list-style-type: none"> <li>○ If recommended by the Phase I(s), a Phase II ESA investigation is also required.</li> <li>○ These investigations shall follow Phase I and/or II ESA guidelines and shall include, as necessary, analysis of soil and/or groundwater samples taken at or near the potential</li> </ul> </li> </ul> | City of Riverbank                | Before ground-disturbing activities or demolition                                   |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>contamination sites.</p> <ul style="list-style-type: none"> <li>Recommendations in the Phase I and/or II ESA(s) to address any contamination that is found shall be implemented before ground-disturbing activities are initiated in these areas.</li> <li>If Phase I and/or Phase II ESAs indicate the presence of soil and/or groundwater contamination on a subject project site, a site remediation plan shall be prepared pursuant to Section 25401.05(a)(1) that identifies any necessary remediation activities appropriate for proposed land uses, including excavation and removal of on-site contaminated soils, redistribution of clean fill material on the project site, and remediation of contaminated groundwater (e.g., installation of groundwater extraction and treatment [GET] facilities). The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil and building debris removed from the site (e.g., compliance with Division of Traffic Operations (DTO) and Caltrans transport regulations, and disposal at facilities permitted by EPA and/or DTSC to accept hazardous wastes).</li> <li>If contaminated groundwater is encountered during site excavation activities, the contractor shall report the contamination to the Stanislaus County Department of Environmental Resources, DTSC, and other appropriate regulatory agencies, and shall follow required actions specified by the regulatory agencies (e.g., dewater the excavated area, properly dispose of contaminated groundwater, or set up GET facilities as required). The contractors of all project phases shall be required to comply</li> </ul> |                                  |                              |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Party Responsible for Monitoring | Timeframe for Implementation  | Monitoring Compliance (Provide Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------|-------------------------------------------|
| <p>with the site remediation plan, which shall outline measures for specific handling and reporting procedures for hazardous materials, and disposal of hazardous materials removed from the site at an appropriately permitted off-site disposal facility.</p> <ul style="list-style-type: none"> <li>► If there are any underground storage tanks (USTs), LUSTs, or aboveground petroleum storage tanks (ASTs) within the project site, the applicant shall retain a licensed contractor to remove any subject tanks. Any stained soils associated with the debris piles, USTs, and/or ASTs shall also be removed by the licensed contractor, in accordance with Stanislaus County Department of Environmental Resources and Central Valley RWQCB regulations, including Division 7 of the California Water Code (Porter Cologne Water Quality Control Act) and the State Water Resources Control Board regulations (Underground Tank Regulations, CCR 23 Division 3, Chapter 16).</li> <li>► Retain a California Occupational Safety and Health Administration (Cal-OSHA)-certified Asbestos Consultant and Lead Based Paint Inspector/Assessor before demolition of any on-site buildings to investigate whether any asbestos-containing materials or lead-based paints are present. If any materials containing asbestos or lead are found, they shall be removed by an accredited contractor in accordance CCR 17 Section 36000 and 36100 (lead based paint) and Section 39658(b)(1) of the Health and Safety Code (asbestos). Construction or demolition in the vicinity of any on-site asbestos or lead-based paint materials shall comply with Cal-OSHA asbestos and lead worker construction standards. The materials containing asbestos and lead shall be disposed of properly at an appropriately permitted disposal facility.</li> </ul> |                                  |                               |                                           |
| <b>Cardozo Middle School</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City of Riverbank                | Prior to issuance of building |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Party Responsible for Monitoring | Timeframe for Implementation                                                      | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>► Policy AIR-3.1: The City will provide adequate sites for industrial development, while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.</li> <li>► Policy AIR-3.2: The City of Riverbank will require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations.</li> <li>► Policy AIR-3.3: The City of Riverbank will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors.</li> <li>► Policy AIR-3.5: The City will coordinate with the Air District to identify sources of toxic air emissions and determine the need for health risk assessments for proposed development. The City will consult with project proponents during a pre-application review process to avoid inappropriate uses at affected sites and during the environmental review process for general plan amendments and general plan updates.</li> <li>► Policy SAFE-1.10: The City will review development requests and require that any airborne, waterborne, windborne, and other hazardous materials issues are fully disclosed, analyzed, and mitigated to ensure against any risk relative to any nearby planned or existing land uses and their users.</li> </ul> |                                  | permit for projects that would generate, handle, or transport hazardous materials |                                           |
| <b>Emergency Response and Emergency Access</b> <ul style="list-style-type: none"> <li>► Policy SAFE-2.1: The City will require development and maintenance of a road system that provides adequate access for emergency equipment.</li> <li>► Policy SAFE-2.2: The City will consult with fire protection service providers in reviewing</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | City of Riverbank                | Prior to issuance of building permit                                              |                                           |

| <b>Table 1-1</b><br><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                      |                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
| development proposals. Development proposals will include City conditions that respond to concerns of fire protection service providers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                      |                                           |
| <b>Global Climate Change</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                                           |
| <b>4.3-1 : Construction-Generated GHG Emissions</b><br>Applicants for development projects permitted under the Specific Plan shall implement feasible measures for reducing GHG emissions associated with construction including, but not limited to the following: <ul style="list-style-type: none"> <li>▶ Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent;</li> <li>▶ Use locally sourced or recycled materials for construction materials (with a goal of at least 10% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials); and</li> <li>▶ Recycle or reuse at least 50 percent of construction waste or demolition materials.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>Hydrology and Water Quality</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                      |                                           |
| <b>Water Quality Standards</b> <ul style="list-style-type: none"> <li>▶ Policy CONS-4.2: Approved projects, plans, and subdivisions shall provide for collection, conveyance, treatment, detention, and other stormwater management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas (City of Riverbank 2008:CONS-6).</li> <li>▶ Policy CONS-6.2: The City will coordinate with appropriate regional, State, and federal agencies to address local sources of groundwater and soil contamination, including underground storage tanks, septic tanks, agriculture, and industrial uses standards (City of Riverbank 2008:CONS-8).</li> <li>▶ Policy CONS-6.4: The City will encourage the use</li> </ul>                                         | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>of permeable surfaces for hardscape. Impervious surfaces such as driveways, streets, and parking lots will be minimized so that land is available for a natural drainage system to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding.</p> <ul style="list-style-type: none"> <li>► Policy CONS-6.7: The City will require mitigation measures, in coordination with the Regional Water Quality Control Board, as a part of approved projects, plans, and subdivisions to address the quality and quantity of urban runoff, including that attributable to soil erosion.</li> <li>► Policy DESIGN-19.1: The City will establish site design criteria for allowing natural hydrological systems to function with minimum or no modification.</li> <li>► Policy DESIGN-19.2: The City will promote the use of rain gardens, open ditches or swales, and pervious driveways and parking areas in site design to maximize infiltration of storm water and minimize runoff into environmentally critical areas.</li> <li>► In general, financing the cost of necessary utility improvements is the responsibility of the benefited properties. Use of the existing utility infrastructure where adequate will reduce overall investment costs. Where modifications or upgrading of existing utility facilities is necessary in conjunction with new development, it is anticipated that the cost of such improvements will be provided for through the City of Riverbank standard fees that are charged to all new development on a proportionate basis. The cost of providing or upgrading on-site utilities to an individual property will be borne by the applicant for new development of the site, and on-site improvement costs serving more than one property will be shared proportionately by the benefiting developments based on project demand and/or discharge.</li> </ul> |                                  |                              |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>▶ Installation, operation and maintenance of utilities should not adversely affect significant natural resources. Where such impacts are unavoidable, they shall be mitigated.</li> <li>▶ Development in the Downtown District shall not result in flows of storm water that diminish the prior quality of receiving waters, nor shall such development create an overall increase in storm water flows. Specific requirements pertaining to utility construction and landscape improvements should be considered for each individual project prior to construction.</li> <li>▶ New development within the Cannery District will be required to provide infrastructure and associated facilities as development occurs.</li> <li>▶ Parking lot surfaces should utilize permeable surfaces where possible to increase infiltration and reduce run-off.</li> </ul>                  |                                  |                                      |                                           |
| <p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>▶ Policy CONS-4.2: Approved projects, plans, and subdivisions shall provide for collection, conveyance, treatment, detention, and other stormwater management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.</li> <li>▶ Policy CONS-6.1: The City will require that waterways, floodplains, watersheds, and groundwater recharge areas are maintained in their natural condition, wherever feasible.</li> <li>▶ Policy CONS-6.4: The City will encourage the use of permeable surfaces for hardscape. Impervious surfaces such as driveways, streets, and parking lots will be minimized so that land is available for a natural drainage system to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Party Responsible for Monitoring | Timeframe for Implementation                                                              | Monitoring Compliance (Provide Name/Date) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Erosion</b> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.5. New development shall be designed to control surface runoff discharges to comply with the National Pollutant Discharge Elimination System Permit and the receiving water limitations assigned by the Regional Water Quality Control Board.</li> <li>► Policy PUBLIC-4.6. The City will establish and new development shall implement nonpoint source pollution control measures and programs designed to reduce and control the discharge of pollutants into the City's storm drains and river.</li> <li>► Policy PUBLIC-4.8. The City will encourage pollution prevention methods, supplemented by pollutant source controls and treatment. Use small collection strategies located at, or as close to possible to the source (i.e., the point where water initially meets the ground) to minimize the transport or urban runoff and pollutants off-site.</li> <li>► Policy PUBLIC-4.9. The City will require the preservation and, where possible, will encourage that creation or restoration of areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.</li> <li>► Policy PUBLIC-4.11. The City will require that new development avoid development in areas that are particularly susceptible to erosion and sediment loss; or, will require that these areas are identified and protected from erosion and sediment loss.</li> <li>► Policy PUBLIC-4.12. The City will encourage and/or require the use of open, vegetated swales, stormwater cascades, and small wetland ponds instead of pipes and vaults, as a part of urban development proposed outside current City limits to mitigate stormwater impacts.</li> </ul> | City of Riverbank                | Prior to issuance of building permit and ongoing during project operation, as appropriate |                                           |
| <b>Flooding</b> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.1. The City will maintain and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | City of Riverbank                | Prior to issuance of building permit and during buildout of                               |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Party Responsible for Monitoring | Timeframe for Implementation                                                            | Monitoring Compliance (Provide Name/Date) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------|
| <p>improve, as necessary, existing public storm basins and flood control facilities, as identified in the Stormwater Master Plan.</p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-4.2. The City will coordinate with County and Regional agencies, as well as the railroad, in the maintenance and improvement of storm drainage facilities to protect the City's residents, property, and structures from flood hazards.</li> <li>► Policy PUBLIC-4.3. The City will consider a variety of means for floodplain management, depending on the context, which may include development, improvement, and maintenance of structural flood control facilities; land use policy and zoning to prohibit incompatible urban development within the floodplain; erosion control techniques; set backs from flood-prone areas; and other measures, as circumstances dictate.</li> <li>► Policy PUBLIC-4.4. The City will identify areas, such as wetlands, low-lying natural runoff areas, and pervious surfaces and percolation ponds, for natural storm water collection and filtration, in concert with the City's existing and future drainage infrastructure, to help reduce the amount of runoff and encourage groundwater recharge.</li> <li>► Policy PUBLIC-4.7. The City will require minimization of the amount of new impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, maximize onsite infiltration of stormwater runoff.</li> <li>► Policy PUBLIC-4.13. The City will enforce a no-net-runoff policy for areas proposed for development outside the current City limits.</li> </ul> |                                  | the Riverbank General Plan, as appropriate                                              |                                           |
| <p><b>Levee or Dam Failure</b></p> <ul style="list-style-type: none"> <li>► Policy SAFE-2.4. The City will coordinate with the County Office of Emergency Services to identify</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | City of Riverbank                | Prior to issuance of building permit and during buildout of the Riverbank General Plan, |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation                        | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------|-------------------------------------------|
| <p>evacuation routes and operational plans to be used in case of dam failure, flood disaster, and wildfire for any new growth areas in addition to any updates required to serve the existing developed City.</p> <ul style="list-style-type: none"> <li>► Implementation Measure SAFE-2. The City will, in coordination with the County Office of Emergency Services, implement and periodically update disaster plans, including the City's Emergency Operations Plan, to meet federal, state, and local emergency requirements. Included in this work will be the identification and planning for evacuation routes for dam failure, flooding, and wildfire that may affect existing developed areas of the City, as well as new growth areas.</li> <li>► Implementation Measure SAFE-3. The City will coordinate with public safety service providers serving the City to ensure proper training and disaster preparedness, and period testing of equipment and facilities, in coordination with the County Office of Emergency Services.</li> <li>► Implementation Measure SAFE-4. The City will work with emergency responders serving the City to support the purchase and maintenance of proper emergency communication systems and equipment, and other necessary tools dealing with emergencies.</li> </ul> |                                  | as appropriate                                      |                                           |
| <b>Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                                                     |                                           |
| <p><b>Construction Noise</b></p> <ul style="list-style-type: none"> <li>► Construction activities shall be prohibited between the hours of 6:30 p.m. and 6:00 a.m. on weekdays and between 5:00 p.m. and 8:00 a.m. on weekends and legal holidays.</li> <li>► Project applicants and contractors shall ensure that all construction equipment is equipped with noise-reduction devices, such as mufflers to minimize construction noise, and that all internal combustion engines are equipped with exhaust and intake silencers, in accordance with manufacturers'</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | City of Riverbank                | During site preparation and construction activities |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Party Responsible for Monitoring | Timeframe for Implementation                                                                                                                                                        | Monitoring Compliance (Provide Name/Date) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>specifications.</p> <ul style="list-style-type: none"> <li>▶ Electric construction equipment shall be used for construction activities occurring adjacent noise-sensitive uses to the greatest extent feasible.</li> <li>▶ Temporary noise barriers around construction sites and temporary barriers around noisy stationary construction equipment (generators, compressors, etc.) shall be used in construction of projects located adjacent to noise-sensitive land uses to the greatest extent feasible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                                                                                                                     |                                           |
| <p><b>Ambient Noise Increase</b></p> <ul style="list-style-type: none"> <li>▶ Signs shall be posted at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes.</li> <li>▶ Projects proposed under the Specific Plan shall enclose or otherwise shield noise-generating mechanical equipment that could create noise in excess of City standards to avoid impacts to adjacent noise-sensitive land uses.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                       | City of Riverbank                | Identify enclosures or shielding prior to approval of building permit, post signage in truck loading docks and truck loading areas during operation of relevant uses.               |                                           |
| <p><b>Traffic Noise</b></p> <ul style="list-style-type: none"> <li>▶ Project applicant(s) of projects under the Specific Plan that propose noise-sensitive land uses in areas affected by traffic noise in excess of City standards shall incorporate feasible measures to reduce interior and exterior noise to meet the City's noise standards.</li> <li>▶ Exterior noise levels for noise-sensitive land uses shall use all feasible mitigation to achieve a noise level of 60 dB Ldn or less as measured at outdoor activity areas (such as yards, common play areas, and other areas intended for gathering and recreation etc.) through the use of shielding with proposed buildings, site design, or other means. Where it is not possible to reduce noise in outdoor activity areas of proposed noise-sensitive uses to 60 dB Ldn or less using practical application of the best available noise reduction measures, an exterior noise level of up to</li> </ul> | City of Riverbank                | Identify strategies to reduce interior and exterior noise exposure, according to recommendations from an acoustical study, where appropriate, prior to issuance of building permit. |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation                                                                                   | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>65 dB Ldn may be allowed.</p> <ul style="list-style-type: none"> <li>▶ Interior noise levels for noise-sensitive uses shall be mitigated according to City standards through acoustical glazing (thicker glass or increased air space between panes) in frames with low air infiltration rates, using fixed (nonmovable) acoustical glazing, increasing wall mass (using stucco or brick in lieu of wood siding), isolating wall members by the use of double or staggered stud walls, mounting interior walls on resilient channels, reducing door area, using solid-core doors, acoustically sealing door perimeters with suitable gaskets, roof treatments, and/or other feasible and effective means.</li> <li>▶ If future projects could result in potentially significant impacts associated with exceeding City ambient noise standards, the City may require the preparation of an acoustical analysis to study noise mitigation strategies for the purpose of decreasing noise levels through site or building design.</li> </ul> |                                  |                                                                                                                |                                           |
| <p><b>Vibration</b></p> <ul style="list-style-type: none"> <li>▶ Projects that propose uses that could generate substantial long-term vibration shall provide analysis and mitigation, as necessary, to achieve vibration levels, as experienced at habitable structures of existing and planned vibration-sensitive land uses, of less than 80 VdB.</li> <li>▶ The City will not allow development of new habitable areas of residential uses, which exclude semi-occupied areas such as hallways, bathrooms, and storage areas, within 80 feet from the center of the railroad line.</li> <li>▶ Pile driving required within a 95-foot radius of normal structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers, press-in pile</li> </ul>                                                                                                                                                                      | City of Riverbank                | Identify strategies to reduce vibration and exposure to vibration levels prior to issuance of building permit. |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <p>driving). Specifically, geo pier style cast-in-place systems or equivalent shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile.</p> <ul style="list-style-type: none"> <li>▶ Any proposed pile driving required within a 50-foot radius of any historic structures of greater than 45 years in age shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers, press-in pile driving). Specifically, geo pier style cast-in-place systems or equivalent shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile.</li> <li>▶ The existing condition of all buildings within a 50-foot radius and historic buildings of greater than 45 years in age within the immediate vicinity of proposed pile driving activities shall be recorded in the form of a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating any damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. Any damage will be repaired back to its preexisting condition.</li> <li>▶ Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of any historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</li> <li>▶ Provide protective coverings or temporary shoring of any on-site or adjacent historic features as necessary,</li> </ul> |                                  |                              |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| in consultation with the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                                           |
| <b>Recreation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                      |                                           |
| <b>Parks</b><br>► Policy PUBLIC-11.1: New developments shall set aside land and dedicate improved parkland according to City standards at a minimum rate of five acres per 1,000 residents. Landscaped areas along streets or other rights-of-way without trails, or other park and recreational facilities do not count toward this standard. Other open spaces without park facilities do not count toward the five-acre parkland minimum, although this land may be required to meet open space or landscaping requirements of the City's applicable development codes. For small projects, in cases of financial hardship, or where the required facility would serve areas outside the proposed project or plan, the City may allow participation in an in-lieu fee program to provide improved parkland. The distribution of parkland shall be as follows: <ul style="list-style-type: none"> <li>○ Community Parks: Minimum of 1.5 acres per 1,000 residents. Minimum of 15 acres in size. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</li> <li>○ Neighborhood Parks: Minimum of 1.5 acres per thousand residents. Minimum of 5 acres in size. Maximum of ½ mile from all proposed residences. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</li> <li>○ Playgrounds, plazas, tot lots, linear parks, recreation trails, and other similar parklands may count for up to 1.5 acre per thousand of</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <p>the 5-acre standard. Maximum of ¼ mile from all proposed residences. There is no minimum size. Specific design and facilities are as directed by the City based on population density, demographic structure, community preferences, use levels, and other criteria.</p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-11.2: The City of Riverbank will maintain park in-lieu fees at a level adequate to provide parks in a ratio of acres to population, as established by this element.</li> <li>► Policy PUBLIC-11.3: The City will maintain and improve existing parks and develop new parks to serve existing developed portions of the City, as feasible.</li> <li>► Policy PUBLIC-11.4: The City will encourage the use of greenways and natural open space areas for certain compatible recreational opportunities, such as pedestrian pathways, while preserving important ecological habitats.</li> </ul> |                                  |                                      |                                           |
| <b>Utilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                      |                                           |
| <p><b>Solid Waste</b></p> <ul style="list-style-type: none"> <li>► Policy PUBLIC-5.1: The City will approve new developments only if adequate capacity exists to accommodate solid waste demand, including processing, recycling, transportation, and disposal.</li> <li>► Policy PUBLIC-5.2: The City will encourage provision of recycling and conservation service and public education to reduce the amount of solid waste at the landfill.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>Transportation and Traffic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                      |                                           |
| <p><b>4.5-1: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b></p> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>▶ The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                                                                                                                                                      |                                  |                                      |                                           |
| <b>4.5-2: Contribute to Fair Share toward the Cost of Modifying the SR 108 (Callander Avenue) / Patterson Road Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add either a second northbound through lane or a separate right turn lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-3: Contribute Fair Share toward the Cost of improving the Patterson Road / Roselle Avenue Intersection</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of improving the Patterson Road / Roselle Avenue intersection by paying adopted infrastructure fees.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                      | City of Riverbank                | Prior to issuance of building permit |                                           |

| <p><b>Table 1-1</b><br/><b>Summary of Mitigation Measures, Responsible Parties, and Timing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                      |                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
| <p><b>4.5-4. Install All-Way Stop</b></p> <ul style="list-style-type: none"> <li>▶ The City shall have installed an all-way stop sign at the intersection of Santa Fe Street and 1st Street as traffic volumes grow with land use change under the Specific Plan in order to deliver satisfactory LOS.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                        | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-5: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 1st Street</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> <li>▶ The intersection and crossing gates shall be coordinated to ensure safe circulation in the area surrounding this intersection and the BNSF railroad crossing.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-6: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 3rd Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                                                          | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-7: Contribute Fair Share toward the Cost of Signalizing the Patterson Road / 8th Street Intersection</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           | City of Riverbank                | Prior to issuance of building permit |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <p>signalizing the intersection of Patterson Road and 8th Street.</p> <ul style="list-style-type: none"> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul>                                                                                                                                                                                                                                                                                        |                                  |                                      |                                           |
| <p><b>4.5-8: Contribute Fair Share toward the Cost of Improving the Intersection of SR 108 and Claus Road</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of improving the intersection of SR 108 and Claus Road.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                                                                    | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-9: Contribute Fair Share toward the Cost of Adding Left-Turn Lanes</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding northbound and southbound left-turn lanes at the intersection of Patterson Road and Roselle Avenue and left-turn lanes on both the Santa Fe Street and 1st Street approaches at the intersection of Santa Fe and 1st Streets.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-10: Contribute Fair Share toward the Cost of Widening Callander Avenue</b></p> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Callander Avenue to four lanes by improving the frontage of parcels along SR 108 to accommodate two through travel lanes in each direction.</li> <li>▶ The City shall collect fair-share traffic fees from</li> </ul>                                                                                                                               | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                      |                                           |
| <b>4.5-11: Contribute Fair Share towards the Cost of Widening Patterson Road</b> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Patterson Road by paying adopted fees.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                             | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-12: Contribute Fair Share towards the Cost of Adding Southbound Right-Turn Lane</b> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                        | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-13: Contribute Fair Share towards the Cost of Widening Patterson Road</b> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Patterson Road.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                                                    | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-14: Contribute Fair-Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <ul style="list-style-type: none"> <li>► The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of the Specific Plan surrounding at-grade railroad crossings.</li> <li>► As appropriate and feasible, the City will condition approval of projects under the Specific Plan that add</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <p>traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</p> <ul style="list-style-type: none"> <li>Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City's infrastructure fee program, as appropriate.</li> </ul>                                                                                                                                                                                                                          |                                  |                                      |                                           |
| <p><b>4.5-15: Construct Pedestrian and Bicycle Amenities and Appropriate Connections to Existing Facilities</b></p> <ul style="list-style-type: none"> <li>The City will ensure that pedestrian and bicycle amenities needed to serve the Specific Plan Area are constructed and accompanied by appropriate connections to existing facilities that avoid "gaps" in the circulation system.</li> <li>Projects accommodated under the Specific Plan shall construct frontage improvements, as required by the City, to provide sidewalks and other streetscape improvements.</li> </ul>                                                                                                      | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-17: Contribute Fair Share to Widening Callander Avenue</b></p> <ul style="list-style-type: none"> <li>Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of widening Callander Avenue to a four-lane section.</li> <li>The fair-share contribution shall include frontage improvements as applicable and widening SR 108 at the Santa Fe Street intersection when traffic signals are installed to as to accommodate two through lanes in each direction when the balance of the roadway is also widened.</li> <li>The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <p><b>4.5-18: Contribute Fair Share towards the Cost of Widening 1st Street (Implement Mitigation Measure 4.5-12.)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of adding a southbound right-turn lane at the intersection of Atchison Street and 1st Street.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area.</li> </ul>                                                                                                                                                                                                                                                                                                                                              |                                  |                                      |                                           |
| <b>4.5-19: Contribute Fair Share toward the Cost of Signalizing the SR 108 / Santa Fe Street Intersection</b> <i>(Implement Mitigation Measure 4.5-1.)</i> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute, on a fair-share basis, to the cost of signalizing the intersection of SR 108 and Santa Fe Street.</li> <li>▶ The City will ensure that the signal is installed when warrants are actually satisfied or are expected to be satisfied.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-20: Contribute Fair Share towards the Cost of Modifying the Intersection of SR 108 (Callander Avenue) and Patterson Road</b> <ul style="list-style-type: none"> <li>▶ Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of modifying the intersection of SR 108 (Callander Avenue) and Patterson Road to add a second northbound through lane.</li> <li>▶ The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and add this improvement to the City's infrastructure fee program.</li> </ul>                                                                                                               | City of Riverbank                | Prior to issuance of building permit |                                           |

**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Party Responsible for Monitoring | Timeframe for Implementation         | Monitoring Compliance (Provide Name/Date) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------|
| <b>4.5-21: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 3rd Street</b> <i>(Implement Mitigation Measure 4.5-6.)</i> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 3rd Street.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> |                                  |                                      |                                           |
| <b>4.5-22: Contribute Fair Share toward the Cost of Signalizing the Intersection of Patterson Road and 8th Street</b> <i>(Implement Mitigation Measure 4.5-7.)</i> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Patterson Road and 8th Street.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and shall include this improvement in an updated infrastructure fee program.</li> </ul> | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-23: Contribute Fair Share toward the Cost of Signalizing the Clause Road / Santa Fe Intersection</b> <ul style="list-style-type: none"> <li>► Projects accommodated under the Specific Plan shall contribute on a fair-share basis to the cost of signalizing the intersection of Claus Road and Santa Fe Street.</li> <li>► The City shall collect fair-share traffic fees from projects developed within the Specific Plan Area and add this improvement to the City's infrastructure fee program.</li> </ul>                                                                 | City of Riverbank                | Prior to issuance of building permit |                                           |
| <b>4.5-24: Contribute Fair Share towards the Cost of Maintaining and Improving Railroad Crossings</b> <i>(Implement Mitigation Measure 4.5-14.)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                    | City of Riverbank                | Prior to issuance of building permit |                                           |



**Table 1-1  
Summary of Mitigation Measures, Responsible Parties, and Timing**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Party Responsible for Monitoring | Timeframe for Implementation | Monitoring Compliance (Provide Name/Date) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>▶ The City will review traffic data, in communication with the California Public Utilities Commission to identify improvements needed to ensure public safety in portions of the Specific Plan surrounding at-grade railroad crossings.</li> <li>▶ As appropriate and feasible, the City will condition approval of projects under the Specific Plan that add traffic across at-grade crossings to participate, on a fair-share basis, in the funding for improvements needed to ensure the public safety, as determined by the City.</li> <li>▶ Such improvements may include coordinated traffic signals, enhanced rail crossing signage, warning equipment, and markings, and grade-separations, which shall be added to the City's infrastructure fee program, as appropriate.</li> </ul> |                                  |                              |                                           |



**City of Riverbank**  
**Development Services Department**

Planning • Building • Code Enforcement • Public Works • Engineering

6617 Third Street, Riverbank, CA 95367  
Mailing Address: 6707 Third Street, Riverbank, CA 95367  
Office (209) 863-7127 FAX (209) 869-1849

April 13, 2015 ~~March 25, 2015~~ (Revised)

**Potential Revisions to the Downtown Specific Plan  
to include the following changes or comments by Errata.**

1. Page 15, Second Paragraph, Third Line – meeting changes to meetings.
2. Page 15, Third Paragraph, Second Line – analyses changes to analysis.
3. Page 15, Sixth Paragraph, Second Line – August 18, changes to August 18, 2008.
4. Page 22, Section 1.3.1, Add paragraph:

**5. Interpretation**

The revitalization strategies provide a general framework for planning within the Downtown Specific Plan Area, by helping to set priorities, aligns resources, and guide development efforts. All of the strategies are interrelated and supportive of each other, and there is no hierarchy of importance intended by the order in which they are presented.

6. Page 37, Site Plan Review, First sentence, change design strategies to development standards, and change principals to design guidelines.

7. Page 38, move A, B, C from #1 Use of Land to #3 Use of Restricted Nature.

7-8. Page 38, at the end of the first paragraph of #3 add provided that prior to issuing a Use Permit the Planning Commission, after a public hearing, shall find:

8-9. Page 44, Downtown General District – Allow Light Industrial uses by Conditional Use Permit and Mixed Use District allow Light Industrial uses as by Conditional Use Permit.

9-10. Page 46, Conditional Uses, Last Bullet Point – add a period to the end.

10-11. Page 47, Permitted Uses, Fourth – Fifth and Sixth Bullet Point – add a period to the end.

11-12. Page 47, Permitted Use, Last Bullet Point, Change detached homes to residences.

13. Page 54, Length, Second Bullet Point – Between Pedestrian and Comfort – correct spacing.

12-14. Page 54, Windows, first bullet point – change Section 2.1.8.A to Section 2.2.8.A.

13-15. Page 54, Add Composition paragraph after Windows to read:

#### Composition

- Awnings and arcades are encouraged to create covered pedestrian environments.
- Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
- Ornamental wall-mounted outdoor lighting (sconces) are encouraged to accent entries, columns or pilasters.
- Wall-mounted signs are encouraged.

~~14-16.~~ Page 64, Access & Parking, Second Bullet Point – add a period to the end.

~~15-17.~~ Page 68, Applicability, Third Line, correct spacing in the word “below” (be- low to below).

~~16-18.~~ Page 99, 2.3.2.B Open Space, Change heading to 2.3.2.B Private Open Space.

~~17-19.~~ Page 108, Prohibited Sign Types – a, c & d – add a period to end.

~~18-20.~~ Page 116, First Paragraph, Second Line – business(s) changes to business.

~~19-21.~~ Page 118, Fourth Paragraph, First Line – Canner changes to Cannery.

Page 118, Fourth Paragraph, Last sentence – Change to –

It is a parallel goal of this plan to increase Downtown’s overall vibrancy through public and private investment.

~~20-22.~~ Page 120, Third Paragraph “Special Conditions” #2 – Change Buildings to New buildings in both sentences.

~~21-23.~~ Page 120, Third Paragraph “Special Conditions” #4 – Change to read –

Roselle Ave. / Railroad Street shall extend north of Patterson Road and shall connect to Santa Fe Street.

24. Page 120, Special Conditions, #7, add a period to the end.

25. Page 120. Special Conditions, #8 – Re-Write to say – Public Open Space: In addition to private open spaces required per Section 2.3.2.B, the City will work with the developer to satisfy fee obligations for public open space per section 152.037 of the Riverbank Municipal Code. The following public open space options are provided for consideration by the City and are not required outcomes: a. A landscaped public open space consisting of open grassy areas, deciduous shade trees and /or a town center plaza. In each case, public benefit will be weighed to determine the appropriateness of the public open space area in light of recreational goals set by the City Council.

Formatted: Underline

~~22.~~

~~#8, First sentence, Change Open space: to Public open space:~~

~~#8, First sentence, Change, In addition to open spaces — to In addition to private open spaces —~~

~~#8, Frist sentence, Change, standards and guidelines for landscape and open space, to Section 2.3.2.B,~~

~~#8, First sentence, Change, the City will work with the developer to satisfy fee obligations for open space — to the City will work with the developer to satisfy fee obligations for public open space —~~

~~#8, Second sentence, Change, The following open space strategies — to the following public open space strategies —~~

~~#8, Second sentence, Underline the words, not required.~~

~~#8, a, add a (,) after the word areas and delete the word and, to the end of the sentence delete the period and add, and/or a town-center plaza.~~

**Formatted:** Indent: Left: 0.25", No bullets or numbering

~~23-26.~~ Page 123, Section 2.4.2.A Santa Fe Street, Second Paragraph “Description”, First Sentence, -  
Change to:

Two travel lanes and on-street parking shall extend between Callander Avenue and the point of connection to the future railroad crossing.

~~24-27.~~ Page 124, Diagram 1 (top of page), change parallel parking lanes to 8’ instead of 18’ to conform to #2.a of the “Standards” section on page 123.

~~25-28.~~ Page 125, Standards, #1, Change the sentence to read:

1. Travel lanes shall be between 10 to 12 feet wide.

#4, Change back-of-curb to face-of-curb

~~26-29.~~ Page 126, Standards, #1, Change the sentence to read:

1. Travel lanes shall be between 10 to 12 feet wide.

#3, Change 10 feet to 8 feet

30. Page 130, Section 2.4.4 “Cannery District Land Uses”, First Paragraph – Change Section 2.1.1 to Section 2.2.2.

~~27-31.~~ Page 130, Section 2.4.4 “Cannery District Land Uses”, Second Paragraph “Main Street Retail”, #1, Change to:

Main Street retail uses are permitted in shopfronts fronting onto the plaza and along Santa Fe Street where new buildings are along a continuous pathway to or are directly across from the plaza.

32. Page 130, Section 2.4.4, Sixth Paragraph "Light Industrial" – Change Section 2.1.1 to Section 2.2.2.

~~28-33.~~ Page 138, Development Agreement, delete second sentence, delete all bullet points, delete first sentence from second paragraph. Development Agreement should read:

Development Agreements are anticipated for Cannery District of the Downtown Specific Plan. Development agreements are to be processed in accordance with the Riverbank Municipal Code.

~~29-34.~~ Page 150, delete last 2 bullet points.

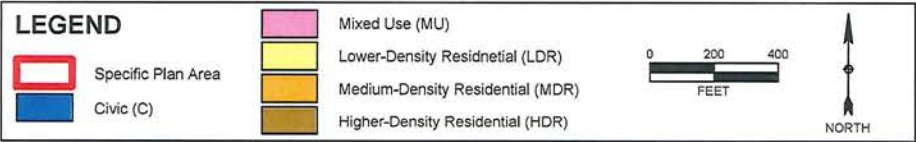
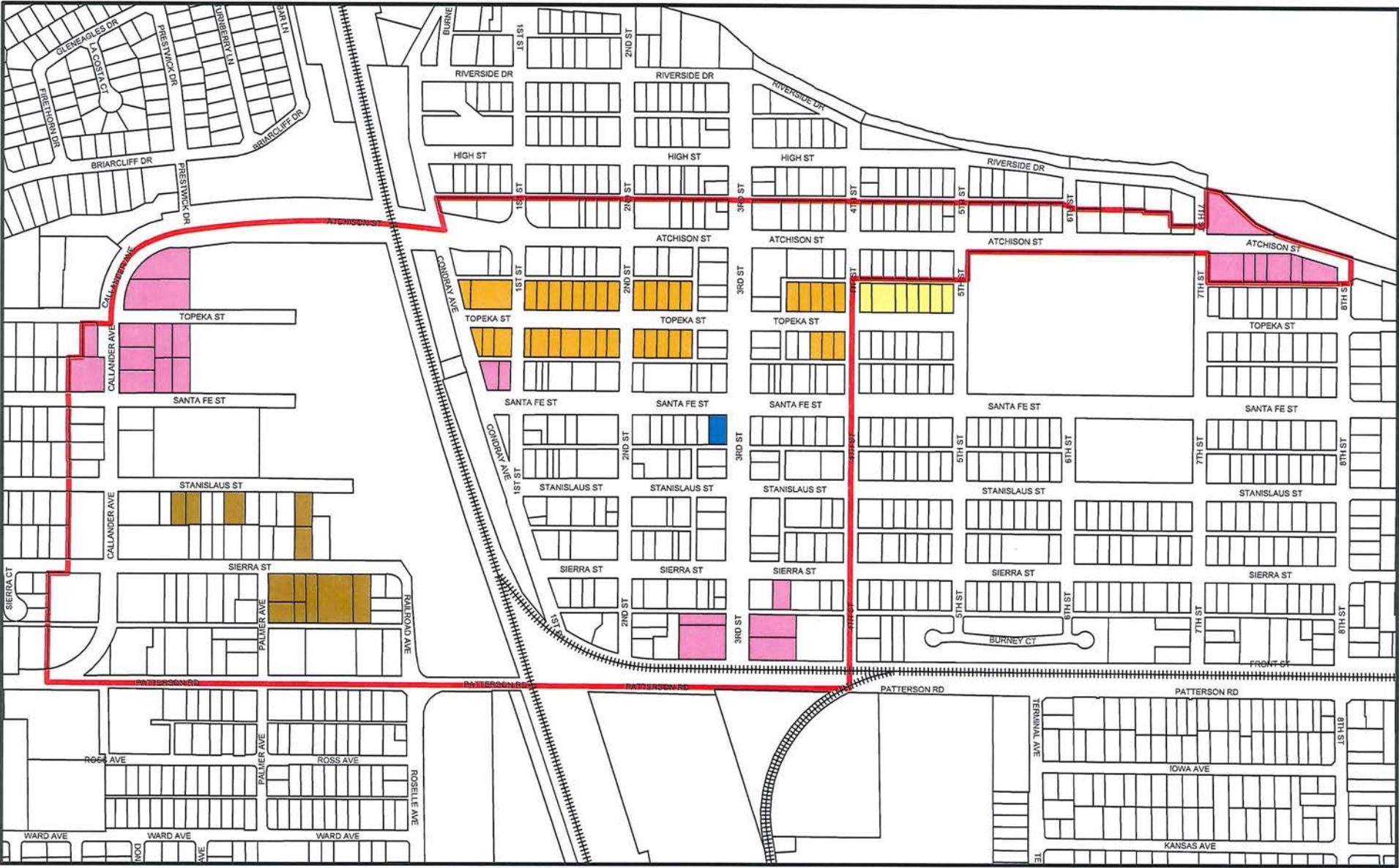
~~30-35.~~ Page 153, Paragraph 4, Change to:

Project specific environmental review may be required pursuant to the CEQA Guidelines on subsequent entitlement actions as required by State Law. The Downtown Specific Plan Program EIR is considered to be a first tier EIR. A number of potential environmental impacts have been identified of which certain mitigation measures have been incorporated into the Downtown Specific Plan policy language. The siting of certain noise sensitive receptors in close proximity of the BNSF mainline will certainly be of concern and subject to subsequent analysis and study as project specifics are brought forward for consideration by the City.

~~31-36.~~ Table of Contents, make reference to Appendix A, the Mitigation Monitoring and Reporting Program from the Downtown Specific Plan Final EIR.



# Riverbank Downtown Specific Plan



Proposed General Plan Changes  
August 19, 2014

## Downtown Specific Plan GPA Survey

### Sites Identified for General Plan Amendment within the Downtown Specific Plan

| #  | APN         | Ownership                                                                                    | ADDRESS                         | ACRES | CURRENT<br>GP | NOTES AND<br>EXISTING LAND USE                     | PROPOSED<br>GP<br>Designation |
|----|-------------|----------------------------------------------------------------------------------------------|---------------------------------|-------|---------------|----------------------------------------------------|-------------------------------|
| 1  | 075-004-069 | Pedro, Alberto                                                                               | 6707 Callander Ave              | 0.516 | HDR           | Single Family House                                | MU                            |
| 2  | 075-004-073 | Bell, Brent & Amanda N                                                                       | 0 Topeka &<br>Callander Ave STS | 0.216 | HDR           | Bell Family Dentistry                              | MU                            |
| 3  | 132-006-008 | Setliff, Gladys C TRS ET AL, Gladys<br>C Setliff 2007 Trust                                  | 3701 Atchison St                | 0.674 | MDR           | Aqua Blast Car Wash<br>/ Underutilized<br>Building | MU                            |
| 4  | 132-007-003 | Hernandez, Jesus & Ortencia                                                                  | 3728 Atchison St                | 0.146 | LDR           | Single Family House                                | MU                            |
| 5  | 132-007-004 | Zarate, Carlos & Lourdes                                                                     | 3732 Atchison St                | 0.293 | LDR           | Single Family House                                | MU                            |
| 6  | 132-007-005 | Alberto, Monica                                                                              | 3738 Atchison St                | 0.131 | LDR           | Single Family House                                | MU                            |
| 7  | 132-007-006 | Alberto, Pedro S                                                                             | 3744 Atchison St                | 0.307 | LDR           | Restaurant /<br>Underutilized<br>Building          | MU                            |
| 8  | 132-007-035 | Hernandez, Jesus & Ortencia                                                                  | 3720 Atchison St                | 0.141 | LDR           | Single Family House                                | MU                            |
| 9  | 132-007-036 | C W Brower Inc.                                                                              | 3702 Atchison St                | 0.431 | LDR           | Stop N Save Mini<br>Mart / Gas Station             | MU                            |
| 10 | 132-009-012 | Cattedra, Joseph L & Teresa G                                                                | 3443 Topeka St                  | 0.136 | HDR           | Single Family House                                | LDR                           |
| 11 | 132-009-013 | Mayfield, Thelma L TR, Mayfield<br>Family 2013 Trust                                         | 3437 Topeka St                  | 0.146 | HDR           | Single Family House                                | LDR                           |
| 12 | 132-009-014 | Toste, Luciano & Joann - 2009<br>Floyd Ave, Modesto, CA 95355                                | 3431 Topeka St                  | 0.140 | HDR           | Single Family House                                | LDR                           |
| 13 | 132-009-015 | Alfaro, Juan & Fabiola                                                                       | 3425 Topeka St                  | 0.141 | HDR           | Single Family House                                | LDR                           |
| 14 | 132-009-016 | Faubion, Donald R TR, Donald<br>Faubion 2008 Trust, 8572 River<br>Oaks Dr, Oakdale, CA 95361 | 3419 Topeka St                  | 0.140 | HDR           | Single Family House                                | LDR                           |
| 15 | 132-009-017 | Velasco, Juan & Susana                                                                       | 3411 Topeka St                  | 0.286 | HDR           | Single Family House                                | LDR                           |
| 16 | 132-009-018 | Ramos, Toni TR, 3605 E.<br>Orangeburg Ave, Modesto, CA<br>95355                              | 6818 4th St                     | 0.144 | HDR           | Single Family House                                | LDR                           |
| 17 | 132-009-019 | Payne, Glenda M, 6224 8th St.,<br>Riverbank, CA 95367                                        | 3343 Topeka St                  | 0.135 | HDR           | Single Family House                                | MDR                           |
| 18 | 132-009-020 | Wilson, Shonna L, PO Box 1566,<br>Oakdale, CA 95361                                          | 3339 Topeka St                  | 0.144 | HDR           | Single Family House                                | MDR                           |
| 19 | 132-009-021 | Conrad, Dan O & Kathy A                                                                      | 3333 Topeka St                  | 0.143 | HDR           | Single Family House                                | MDR                           |
| 20 | 132-009-029 | Dominguez, Sarah R                                                                           | 3330 Topeka St                  | 0.120 | HDR           | Single Family House                                | MDR                           |
| 21 | 132-009-030 | Boss, Larry D                                                                                | 3336 Topeka St                  | 0.142 | HDR           | Single Family House                                | MDR                           |
| 22 | 132-009-031 | Lerin, Maria C ET AL                                                                         | 3342 Topeka St                  | 0.134 | HDR           | Single Family House                                | MDR                           |
| 23 | 132-009-063 | Absher, David S TR, PO Box 5,<br>Modesto, CA 95353                                           | 0 Topeka St                     | 0.151 | HDR           | Single Family House                                | MDR                           |
| 24 | 132-009-064 | Absher, David S TR, PO Box 5,<br>Modesto, CA 95353                                           | 3323 Topeka St                  | 0.144 | HDR           | Single Family House                                | MDR                           |



## Downtown Specific Plan GPA Survey

| #  | APN         | Ownership                                                                                   | ADDRESS              | ACRES | CURRENT<br>GP | NOTES AND<br>EXISTING LAND USE                                                                                | PROPOSED<br>GP<br>Designation |
|----|-------------|---------------------------------------------------------------------------------------------|----------------------|-------|---------------|---------------------------------------------------------------------------------------------------------------|-------------------------------|
| 25 | 132-010-016 | Smith, Terry Lee, 7029<br>Burneyville Rd, Riverbank, CA<br>95367                            | 3225 Topeka St       | 0.144 | HDR           | Single Family House                                                                                           | MDR                           |
| 26 | 132-010-017 | Smith, Terry Lee, 7029<br>Burneyville Rd, Riverbank, CA<br>95367                            | 3219 Topeka St       | 0.144 | HDR           | Single Family House                                                                                           | MDR                           |
| 27 | 132-010-018 | Clark, Darleen R, PO Box 363,<br>Riverbank, CA 95367                                        | 3213 Topeka St       | 0.142 | HDR           | Single Family House                                                                                           | MDR                           |
| 28 | 132-010-019 | John, Edward C & ET UX                                                                      | 3209 Topeka St       | 0.150 | HDR           | Single Family House                                                                                           | MDR                           |
| 29 | 132-010-020 | Smith, Doris ET AL                                                                          | 3201 Topeka St       | 0.136 | HDR           | Single Family House                                                                                           | MDR                           |
| 30 | 132-010-023 | Mora, Leticia R, 444 Locarno Ct,<br>Oakdale, CA 95361                                       | 3119 Topeka St       | 0.141 | HDR           | Single Family House                                                                                           | MDR                           |
| 31 | 132-010-024 | Zarate, Cecilia ET AL                                                                       | 3113 Topeka St       | 0.147 | HDR           | Single Family House                                                                                           | MDR                           |
| 32 | 132-010-026 | Martinez, Ruth ET AL, 3048<br>Atchison St, Riverbank, CA 95367                              | 3037 Topeka St       | 0.503 | HDR           | Single Family House                                                                                           | MDR                           |
| 33 | 132-010-027 | Sun Garden-Gangi Canning Co.,<br>99 Almaden Blvd STE 565, San<br>Jose, CA 95113             | 0 Topeka St          | 0.111 | HDR           | Undeveloped Parcel                                                                                            | MDR                           |
| 34 | 132-010-028 | Deutsche Bank National Trust C,<br>C/O Onewest Bank, 888 E Walnut<br>St., Pasadena CA 91101 | 3036 Topeka St       | 0.094 | HDR           | Single Family House                                                                                           | MDR                           |
| 35 | 132-010-029 | Poust, Thomas A, PO Box 291,<br>Stockton, CA 95201                                          | 3038 Topeka St       | 0.140 | HDR           | Single Family House                                                                                           | MDR                           |
| 36 | 132-010-030 | Mendoza, Vincente S ET AL, 2155<br>Poland Rd., Riverbank, CA 95358                          | 6725 1st St          | 0.215 | HDR           | Single Family House                                                                                           | MDR                           |
| 37 | 132-010-031 | Halbert, Evelyn, 3104 Topeka St.,<br>Riverbank, CA 95367                                    | 0 1st St & Topeka St | 0.075 | HDR           | Undeveloped Parcel /<br>Small scale<br>Agriculture - Attached<br>to Single Family<br>House on 132-010-<br>032 | MDR                           |
| 38 | 132-010-032 | Halbert, Evelyn                                                                             | 3104 Topeka St       | 0.216 | HDR           | Single Family House                                                                                           | MDR                           |
| 39 | 132-010-033 | Long, Gerald, 807 Annabelle,<br>Modesto, CA 95350                                           | 3112 Topeka St       | 0.147 | HDR           | Duplex/Quadplex                                                                                               | MDR                           |
| 40 | 132-010-034 | Arauza, George & Norma, Arauza<br>Trust, 2425 Colony Manor Drive,<br>Riverbank, CA 95367    | 3118 Topeka St       | 0.233 | HDR           | Apartments                                                                                                    | MDR                           |

## Downtown Specific Plan GPA Survey

| #  | APN         | Ownership                                                                                                 | ADDRESS          | ACRES | CURRENT<br>GP | NOTES AND<br>EXISTING LAND USE     | PROPOSED<br>GP<br>Designation |
|----|-------------|-----------------------------------------------------------------------------------------------------------|------------------|-------|---------------|------------------------------------|-------------------------------|
| 42 | 132-010-036 | Cruz-Sosa, Augustin                                                                                       | 3136 Topeka St   | 0.134 | HDR           | Single Family House                | MDR                           |
| 43 | 132-010-037 | Cronkite, James Edward, 3144<br>Topeka St., Riverbank, CA 95367                                           | 3142 Topeka St   | 0.154 | HDR           | Duplex                             | MDR                           |
| 44 | 132-010-038 | Galas, Steven L, 1533 Marsha,<br>Modesto, CA 95350                                                        | 6726 2nd St      | 0.135 | HDR           | Duplex                             | MDR                           |
| 45 | 132-010-039 | Davis, Terese Mac                                                                                         | 3208 Topeka St   | 0.148 | HDR           | Single Family House                | MDR                           |
| 46 | 132-010-040 | Ibarra, Vicky, 6012 Soares Pl.,<br>Riverbank, CA 95367                                                    | 3212 Topeka St   | 0.143 | HDR           | Single Family House                | MDR                           |
| 47 | 132-010-041 | Mendoza, Gustavo & Cindy L                                                                                | 3218 Topeka St   | 0.142 | HDR           | Single Family House                | MDR                           |
| 48 | 132-010-042 | Bordona, Steven Richard SR & JU,<br>Bordona Family 2008 Trust, 911<br>Durant St., Modesto, CA 95350       | 3224 Topeka St   | 0.142 | HDR           | Single Family House                | MDR                           |
| 49 | 132-010-057 | Sandoval, Andy Richard, 5279<br>Mesa Dr., Oakdale, CA 95361                                               | 6709 1st St      | 0.143 | HDR           | Undeveloped Parcel                 | MU                            |
| 50 | 132-010-058 | Britt, Gary & Deborah, 8242<br>Jantzen Ave., Modesto, CA 95357                                            | 3043 Santa Fe St | 0.186 | HDR           | Single Family House -<br>Abandoned | MU                            |
| 51 | 132-010-060 | Carrasco, Israel Aaron & Martin                                                                           | 3125 Topeka St   | 0.142 | HDR           | Single Family House                | MDR                           |
| 52 | 132-010-061 | Guider, Yolanda E ET AL, PO Box<br>248, Riverbank, CA 95367                                               | 3135 Topeka St   | 0.146 | HDR           | Single Family House                | MDR                           |
| 53 | 132-010-064 | Millan, Magdalena                                                                                         | 6800 1st St      | 0.146 | HDR           | Single Family House                | MDR                           |
| 54 | 132-010-065 | Garcia, Maria Guadalupe                                                                                   | 3107 Topeka St   | 0.146 | HDR           | Single Family House                | MDR                           |
| 55 | 132-010-066 | Wright, Jesse L TRS & ME, 2449<br>Topeka St., Riverbank, CA 95367                                         | 3145 Topeka St   | 0.145 | HDR           | Single Family House                | MDR                           |
| 56 | 132-010-067 | Podesto, Melinda L, 13891 Henry<br>Rd., Oakdale, CA 95361                                                 | 3139 Topeka St   | 0.142 | HDR           | Single Family House                | MDR                           |
| 57 | 132-011-018 | City of Riverbank                                                                                         | 6617 Third St    | 0.218 | MU            | City Hall                          | C                             |
| 58 | 132-017-015 | Garcia, Heriberto & Rosa Maria,<br>Garcia Family 2010 Trust, 7210<br>Richardson Rd., Oakdale, CA<br>95361 | 3312 Sierra St   | 0.219 | HDR           | Single Family House                | MU                            |
| 59 | 132-017-020 | MV Holdings Inc., 15700<br>Winchester Blvd., Los Gatos, CA<br>95030                                       | 3418 3rd St      | 0.447 | HDR           | Apartments                         | MU                            |
| 60 | 132-017-021 | Magana, Eugene J ET AL, 2101<br>Preston Ln., Modesto, CA 95355                                            | 6430 3rd St      | 0.455 | HDR           | Single Family House                | MU                            |
| 61 | 132-017-022 | Van Buren, Victoria, C/O James<br>Van Buren, 1501 Christina Ave.,<br>Stockton, CA 95204                   | 0 3rd St         | 0.679 | HDR           | Undeveloped Parcel                 | MU                            |



## Downtown Specific Plan GPA Survey

| #  | APN         | Ownership                                                                                                 | ADDRESS            | ACRES | CURRENT<br>GP | NOTES AND<br>EXISTING LAND USE | PROPOSED<br>GP<br>Designation |
|----|-------------|-----------------------------------------------------------------------------------------------------------|--------------------|-------|---------------|--------------------------------|-------------------------------|
| 63 | 132-022-010 | Romero, Jesus, 5612 Saxon Way,<br>Riverbank, CA 95367                                                     | 2924 Sierra St     | 0.241 | MU            | Undeveloped Parcel             | HDR                           |
| 64 | 132-022-011 | Monschein, Frank & NA, 6344<br>Roselle Ave., Riverbank, CA<br>95367                                       | 2942 Sierra St     | 0.723 | MU            | Apartments                     | HDR                           |
| 65 | 132-022-012 | Taylor, Mildred                                                                                           | 2950 Sierra St     | 0.368 | MU            | Single Family House            | HDR                           |
| 66 | 132-022-024 | Aguiniga, Guadalupe Pena                                                                                  | 2920 Sierra St     | 0.103 | MU            | Single Family House            | HDR                           |
| 67 | 132-022-025 | Mitchell, Evelyn A ET AL TRS,<br>Evelyn A Mitchell Trust, 6512<br>Almondwood Ave., Riverbank, CA<br>95367 | 2916 Sierra St     | 0.139 | MU            | Duplex                         | HDR                           |
| 68 | 132-022-026 | Mitchell, Evelyn A ET AL TRS,<br>Evelyn A Mitchell Trust, 6512<br>Almondwood Ave., Riverbank, CA<br>95367 | 2910 Sierra St     | 0.301 | MU            | Quadplex                       | HDR                           |
| 69 | 132-022-027 | Sandoval, Richard M & ET UX,<br>2854 Sierra Ave., Riverbank, CA<br>95367                                  | 6412 Palmer Ave    | 0.227 | MU            | Single Family House            | HDR                           |
| 70 | 132-023-024 | Cho, Herbert & Grace TRS, Cho<br>Rev 1999 Trust, 2504 Van Hoeks<br>Cir., Modesto, CA 95356                | 2854 Stanislaus St | 0.289 | MU            | Quadplex                       | HDR                           |
| 71 | 132-023-030 | Quinonez, John M & Silvia S,<br>3908 Fallen Oak Dr., Modesto,<br>CA 95355                                 | 2836 Stanislaus St | 0.207 | MU            | Apartments                     | HDR                           |
| 72 | 132-023-031 | Rivac, Felix M & Leticia C, 272<br>Ebony Way, Hayward, CA 94544                                           | 2840 Stanislaus St | 0.202 | MU            | Apartments                     | HDR                           |
| 73 | 132-024-002 | Pastor of St. Francis of Rome                                                                             | 2827 Topeka St     | 0.604 | HDR           | Commercial<br>Development      | MU                            |
| 74 | 132-024-003 | Pastor of St. Francis of Rome                                                                             | 2827 Topeka St     | 0.815 | HDR           | St. Francis of Rome<br>Church  | MU                            |
| 75 | 132-024-004 | Valencia, Jose P R & ET UX                                                                                | 2830 Topeka St     | 0.260 | HDR           | Single Family House            | MU                            |
| 76 | 132-024-005 | Pastor of St. Francis of Rome,<br>2827 Topeka St., Riverbank, CA<br>95367                                 | 2818 Topeka St     | 0.255 | HDR           | Parking Lot                    | MU                            |
| 77 | 132-024-008 | Mitchell, Evelyn A ET AL TRS,<br>Evelyn A Mitchell Trust, 6512<br>Almondwood Ave., Riverbank, CA<br>95367 | 2825 Santa Fe St   | 0.258 | HDR           | Apartments                     | MU                            |
| 78 | 132-024-009 | Rodriguez, Robert ET AL, 1118<br>Magnolia St., Oakdale, CA 95361                                          | 2831 Santa Fe St   | 0.262 | HDR           | Single Family House            | MU                            |



## Downtown Specific Plan GPA Survey

| #                  | APN         | Ownership                                                                                      | ADDRESS            | ACRES         | CURRENT<br>GP | NOTES AND<br>EXISTING LAND USE | PROPOSED<br>GP<br>Designation |
|--------------------|-------------|------------------------------------------------------------------------------------------------|--------------------|---------------|---------------|--------------------------------|-------------------------------|
| 80                 | 132-024-011 | Pastor of St. Francis of Rome,<br>2827 Topeka St., Riverbank, CA<br>95367                      | 0 Callander Ave    | 0.341         | HDR           | Parking Lot                    | MU                            |
| 81                 | 132-024-012 | Pastor of St. Francis of Rome,<br>2827 Topeka St., Riverbank, CA<br>95367                      | 0 Callander Ave    | 0.352         | HDR           | Parking Lot                    | MU                            |
| 82                 | 132-034-015 | Brooks, Henry F II & Martinez-B,<br>Brooks Family 2001 Trust, 904<br>Ruby Ct., Ripon, CA 95366 | 2921 Sierra St     | 0.246         | MU            | Apartments                     | HDR                           |
| 83                 | 132-034-016 | Phillee, Charles F & Shelley M,<br>Phillee 2008 Trust, 1714 Melissa<br>Dr., Ripon, CA 95366    | 2918 Stanislaus St | 0.248         | MU            | Apartments                     | HDR                           |
| <b>Total Acres</b> |             |                                                                                                |                    | <b>18.492</b> |               |                                |                               |

| LEGEND                           |                            |
|----------------------------------|----------------------------|
| <b>General Plan Designations</b> |                            |
| LDR                              | Low Density Residential    |
| MDR                              | Medium Density Residential |
| HDR                              | High Density Residential   |
| CC                               | Community Commercial       |
| I/BP                             | Industrial/Business Park   |
| MU                               | Mixed Use                  |
| C                                | Civic                      |

**CITY OF RIVERBANK  
RESOLUTION NO. 2015-010**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING THE GENERAL PLAN AMENDMENT REDESIGNATING SOME 83 PARCELS COMPRISED OF 18.49 ACRES TO LOW DENSITY RESIDENTIAL (LDR), MIXED USE (CX-1), MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR) AND CIVIC (C), AS SHOWN ON THE ATTACHED LAND USE MAP - A PROJECT KNOWN AS THE RIVERBANK DOWNTOWN SPECIFIC PLAN**

---

**WHEREAS**, the City has initiated an application to create a Specific Plan for the Riverbank Downtown Area to:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and plans to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Downtown Riverbank should be a vibrant and active center of the community.

The land use objectives for the Cannery District, which is a portion of the project site, include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

; and

**WHEREAS**, the City is proposing a General Plan Amendment to redesignate the project site to various Land Use Designations to be consistent with the intent of the Downtown Specific Plan; and

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

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

**WHEREAS**, notice of the public hearing on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on March 4, 2015 and

**WHEREAS**, notices of the public hearing on the General Plan Amendment was mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on March 3, 2014; and

**WHEREAS**, the Planning Commission has reviewed the General Plan Amendment and conducted a public hearing on March 17, 2015; and

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS THAT THE CITY COUNCIL APPROVAL OF THE AMENDMENTS TO THE GENERAL PLAN LAND USE MAP TO ACCOMMODATE THE DOWNTOWN SPECIFIC PLAN BASED ON THE FOLLOWING FINDINGS:**

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 the proposed Downtown Specific Plan.
  - 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 CEQA document on the project and have been found to be not detrimental to the public health, safety, or welfare.



- d. That the proposed amendments have been processed in accordance with the California Government Code, the Riverbank Municipal Code and the California Environmental Quality Act.
2. That, based on the findings set forth in this Resolution, the 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 Exhibit A to this resolution.
3. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, 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.
4. The City finds that Pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (Riverbank) has prepared an Environmental Impact Report (EIR) which was certified by the City Council on March 11, 2013 by adopting Resolution No. 2013-015. Resolution 2013-015 included Findings of Fact and established specific mitigation measures which are enforceable through the Riverbank Downtown Specific Plan Mitigation Monitoring and Reporting Plan.

**PASSED AND ADOPTED** by the Planning Commission of the City of Riverbank at a regular meeting held on the Seventeenth day of March, 2015; motioned by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and upon roll call was carried by the following vote of \_\_\_\_:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
**John B. Anderson**  
Contract Community Development Director

  
\_\_\_\_\_  
**Patricia Hughes**  
Planning Commission Chair

  
Attachments:  
Exhibit A – General Plan Exhibit

**CITY OF RIVERBANK  
RESOLUTION NO. 2015-011**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA, RECOMMENDING TO CITY COUNCIL THE APPROVAL OF THE RIVERBANK DOWNTOWN SPECIFIC PLAN AND ORDINANCE NO. 2015-XXX TO REZONE THE DOWNTOWN SPECIFIC PLAN AREA TO SP-3 (SPECIFIC PLAN NO. 3), LOCATED IN THE DOWNTOWN AREA OF RIVERBANK EASTERLY OF CALLANDER AVENUE, SOUTH OF ATCHISON STREET, WESTERLY OF FOURTH STREET AND NORTH OF PATTERSON ROAD – A PROJECT KNOWN AS RIVERBANK DOWNTOWN SPECIFIC PLAN**

---

**WHEREAS**, the City has initiated an application to create a Specific Plan for the Riverbank Downtown Area to:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Downtown buildings should accommodate a desirable mix of retail shops and restaurants on the ground floor, with professional offices and/or homes on upper stories.
- ▶ Community gatherings, cultural opportunities, and civic uses should be focused Downtown.
- ▶ Provide design standards for new buildings and plans to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Downtown Riverbank should be a vibrant and active center of the community.

The land use objectives for the Cannery District, which is a portion of the project site, include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.



- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

; and

**WHEREAS**, the project site is comprised of a mixture of zoning districts including Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (M-1), Commercial –Industrial (CM), Single Family Residential (R-1), Duplex Residential (R-2) and Multiple Family Residential (R-3).; and mixed zoned Planned Development (PD # 69) with a newly modified General Plan Land Use Designation of LDR Low Density Residential; and

**WHEREAS**, the City is proposing to rezone the subject property to Specific Plan No. 3 (SP-3); and

**WHEREAS**, the Planning Commission held a public hearing on March 17, 2015, to consider the Zoning Ordinance Amendment; and

**WHEREAS**, notice of the public hearing on the Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on March 4, 2015; and

**WHEREAS**, notices of the public hearing on the Zoning Ordinance Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on March 3, 2015; and

**WHEREAS**, the Planning Commission has reviewed the proposed Zoning Ordinance Amendment and conducted a public hearing on March 17, 2015 and considered all public testimony concerning the rezone action; and

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF THE DOWNTOWN SPECIFIC PLAN AND ORDINANCE NO. 2015-XXX, REZONING THE DOWNTOWN SPECIFIC PLAN AREA TO SPECIFIC PLAN NO. 3 , ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:**

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
  - a. The properties identified as part of this action have a General Plan Land Use Designation which is consistent with those uses contemplated by the Riverbank Downtown Specific Plan. This action will rezone the subject

properties to be consistent with the Goals and Policies of the Riverbank General Plan adopted on April 22, 2009;

- b. The proposed rezone on these properties will achieve consistency between the General Plan and the Zoning Code, pursuant to Government Code Section 65860;
2. 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.
3. The City finds that Pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (Riverbank) has prepared an Environmental Impact Report (EIR) which was certified by the City Council on March 11, 2013 by adopting Resolution No. 2013-015. Resolution 2013-015 included Findings of Fact and established specific mitigation measures which are enforceable through the Riverbank Downtown Specific Plan Mitigation Monitoring and Reporting Plan.

**PASSED AND ADOPTED** by the Planning Commission of the City of Riverbank at a regular meeting held on the Seventeenth day of March, 2015; motioned by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and upon roll call was carried by the following vote of \_\_\_\_:

**AYES:**

**NAYS:**

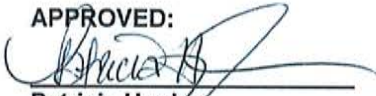
**ABSENT:**

**ABSTAIN:**

**ATTEST:**

  
\_\_\_\_\_  
John B. Anderson  
Contract Community Development Director

**APPROVED:**

  
\_\_\_\_\_  
Patricia Hughes  
Planning Commission Chair

Attachments:

Exhibit "A" – Draft City Council Ordinance

**CITY OF RIVERBANK  
RESOLUTION NO. 2015-XXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, APPROVING (1) LAND USE AMENDMENTS REDESIGNATING 83 PARCELS COMPRISED OF 18.49 ACRES TO LOW DENSITY RESIDENTIAL (LDR), MIXED USE (MU), MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR) AND CIVIC (C), AS SHOWN ON THE ATTACHED LAND USE MAP, (2) MODIFICATION TO THE GENERAL PLAN CIRCULATION DIAGRAM, AS SHOWN ON THE ATTACHED CIRCULATION DIAGRAM AND (3) APPROVAL OF THE RIVERBANK DOWNTOWN SPECIFIC PLAN**

---

**WHEREAS**, the City has initiated an application to create a Specific Plan for the Riverbank Downtown Area to:

- ▶ Attract new investment Downtown, by providing entitled land ready for new residential land uses.
- ▶ As Downtown grows, protect and enhance existing residences, while attracting new residents.
- ▶ Add rental and for-sale housing Downtown that is affordable to empty-nesters, single people, and young families.
- ▶ Accommodate development of retail, offices, and services Downtown, including restaurants, banks, shops, boutiques, a pharmacy, and other complementary uses, by providing a market of day to day consumers associated with new residential development.
- ▶ Accommodate a desirable mix of retail shops and restaurants on the ground floor of Downtown buildings, with professional offices and/or homes on upper stories.
- ▶ Focus community gatherings, cultural opportunities, and civic uses Downtown.
- ▶ Provide design standards for new buildings and plans to improve building facades that complement Downtown public improvements.
- ▶ Ensure pedestrian-friendly and inviting streetscapes by adding trees, benches, outdoor seating at restaurants, and by making other improvements to improve pedestrian comfort, so that the Downtown is a consistent and coherent neighborhood.
- ▶ Provide the opportunity for residents to meet their daily needs traveling by bicycle, transit, and on foot, as well as by automobile.
- ▶ Establish Downtown Riverbank as a vibrant and active center of the community.

The land use objectives for the Cannery District, which is a portion of the project site, include:

- ▶ Create a desirable mix of land uses that attracts residents, visitors and employees to Downtown.
- ▶ Provide a range of housing types and densities to support Riverbank's growing community.
- ▶ Permit commercial development that creates a regional draw to increase the Downtown District's overall appeal and customer base. Focus Main Street Retail uses where they will activate a new Plaza.

; and

**WHEREAS**, the City is proposing a General Plan Amendment to redesignate certain properties in the project to be consistent with the land use policies of the Downtown Specific Plan; and

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

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

**WHEREAS**, the Planning Commission conducted a public hearing on March 17, 2015 and recommended approval of the proposed General Plan Amendment with Planning Commission Resolution No. 2015-010; and

**WHEREAS**, the Planning Commission conducted a public hearing on March 17, 2015 and recommended approval of the Downtown Specific Plan with Planning Commission Resolution No. 2015-011; and

**WHEREAS**, notice of a public hearing by the City Council on the General Plan Amendment was published in the *Riverbank News*, a newspaper of general circulation, on April 1, 2015, pursuant to Government Code Section 65355 and published for a second time on April 29, 2015; and

**WHEREAS**, notices of the public hearing conducted by the City Council on April 14, 2015 for the proposed General Plan Amendments and the proposed Downtown Specific Plan were mailed to all property owners within the downtown specific plan area and 300 feet of the project area, according to the most recent assessor's roll, on March 30, 2015; and

**WHEREAS**, the City Council considered the public testimony at the duly noticed, regular City Council meeting of April 14, 2015 and adopted the first reading of Ordinance No. 2015-010. The second reading of Ordinance No. 2015-010 and consideration of the proposed Resolution 1) approving the General Plan Amendment to modify the Land Use Designation of eighty-three (83) properties, 2) to modify the General Plan Circulation Diagram and 3) approval of the Downtown Specific Plan was continued at the meeting of April 28, 2015 to the regularly scheduled City Council meeting of May 12, 2015. Although the Public Hearing was closed at the meeting of April 14, 2015, public comment will be considered at the City Council meeting of May 12, 2015.

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT 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 and General Plan Circulation Diagram to comply with the proposed Downtown Specific Plan, as expressed in Exhibit A and Exhibit B.
  - 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 are within the scope of the CEQA document on the project and are not detrimental to the public health, safety, or welfare.
  - d. The proposed amendments have been processed in accordance with the California Government Code, the Riverbank Municipal Code and the California Environmental Quality Act.
  - e. The City finds that the Downtown Specific Plan is consistent with the General Plan, in accordance with California Government Code sections 65454 and 65860. The properties identified as part of this action have a General Plan Land Use Designation which is consistent with those uses contemplated by the Riverbank Downtown Specific Plan. This action will rezone the subject properties to be consistent with the Goals and Policies of the Riverbank General Plan adopted on April 22, 2009. In addition, the proposed rezone on these properties will achieve consistency between the General Plan and the Zoning Code.
2. The City finds that Pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (Riverbank) has prepared an Environmental Impact Report (EIR) which was certified by the City Council on March 11, 2013 by adopting Resolution No. 2013-015. Resolution 2013-015 included Findings of Fact and



established specific mitigation measures which are enforceable through the Riverbank Downtown Specific Plan Mitigation Monitoring and Reporting Plan.

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 Amendments as included in Exhibit A and Exhibit B.
4. That, based on the CEQA Resolution, the City Staff Report, and evidence as received at the public hearings on this matter, the City Council hereby approves the Downtown Specific Plan, as included in Exhibit C and the Errata Sheet of suggested changes, dated April 13, 2015, as included in Exhibit D.
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 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 Twelfth day of May, 2015; 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:

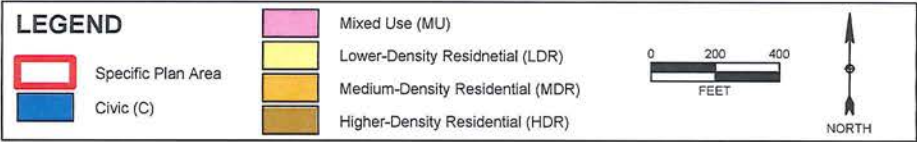
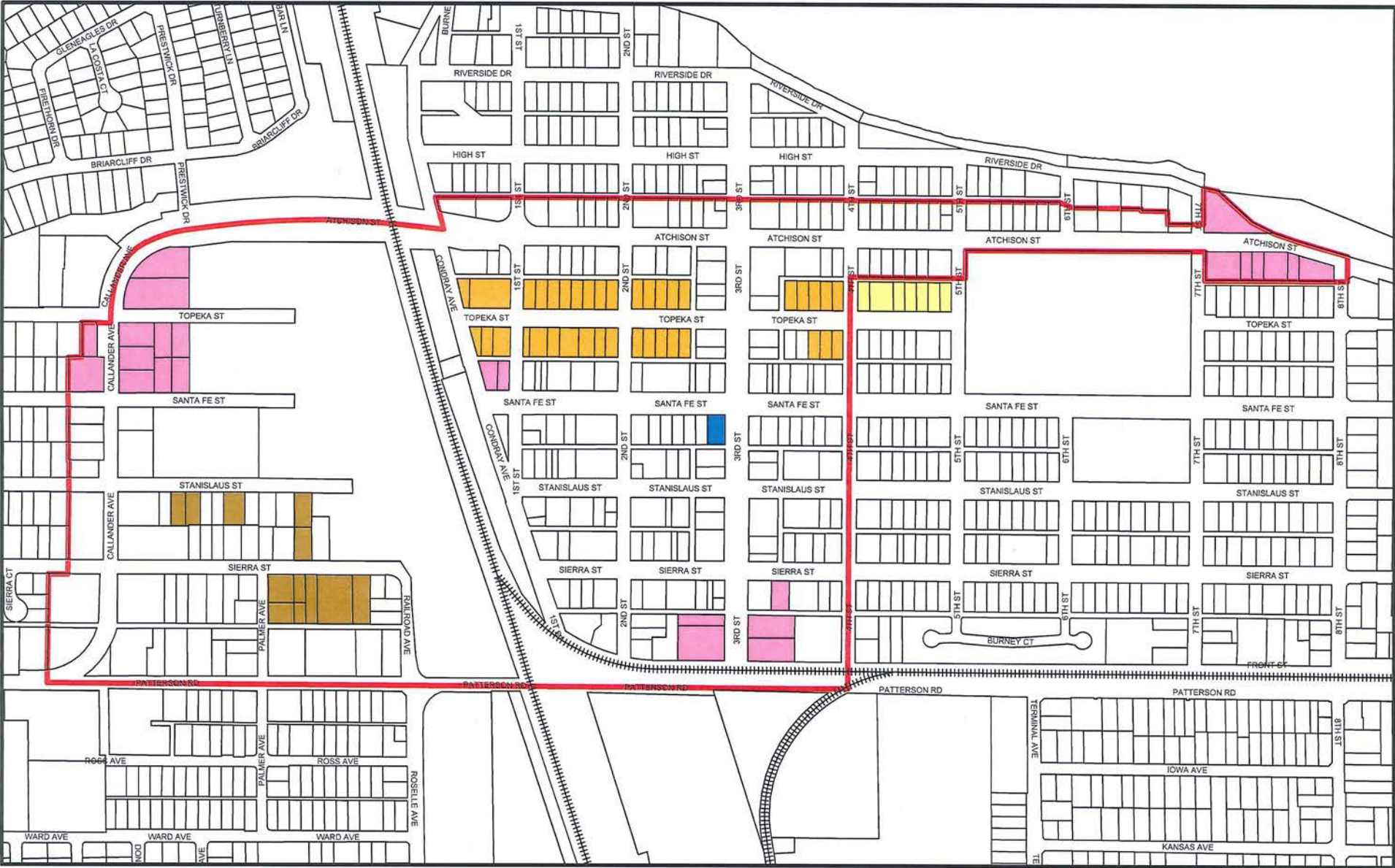
Exhibit A – General Plan Map of Land Use Designation changes

Exhibit B – General Plan Circulation Diagram – Circulation Change (Figure CIRC-1)

Exhibit C – City of Riverbank Final Draft Downtown Specific Plan, dated January 2015

Exhibit D – Errata Sheet of suggested changes revised, dated April 13, 2015

# Riverbank Downtown Specific Plan



Proposed General Plan Changes  
August 19, 2014



CIRCULATION

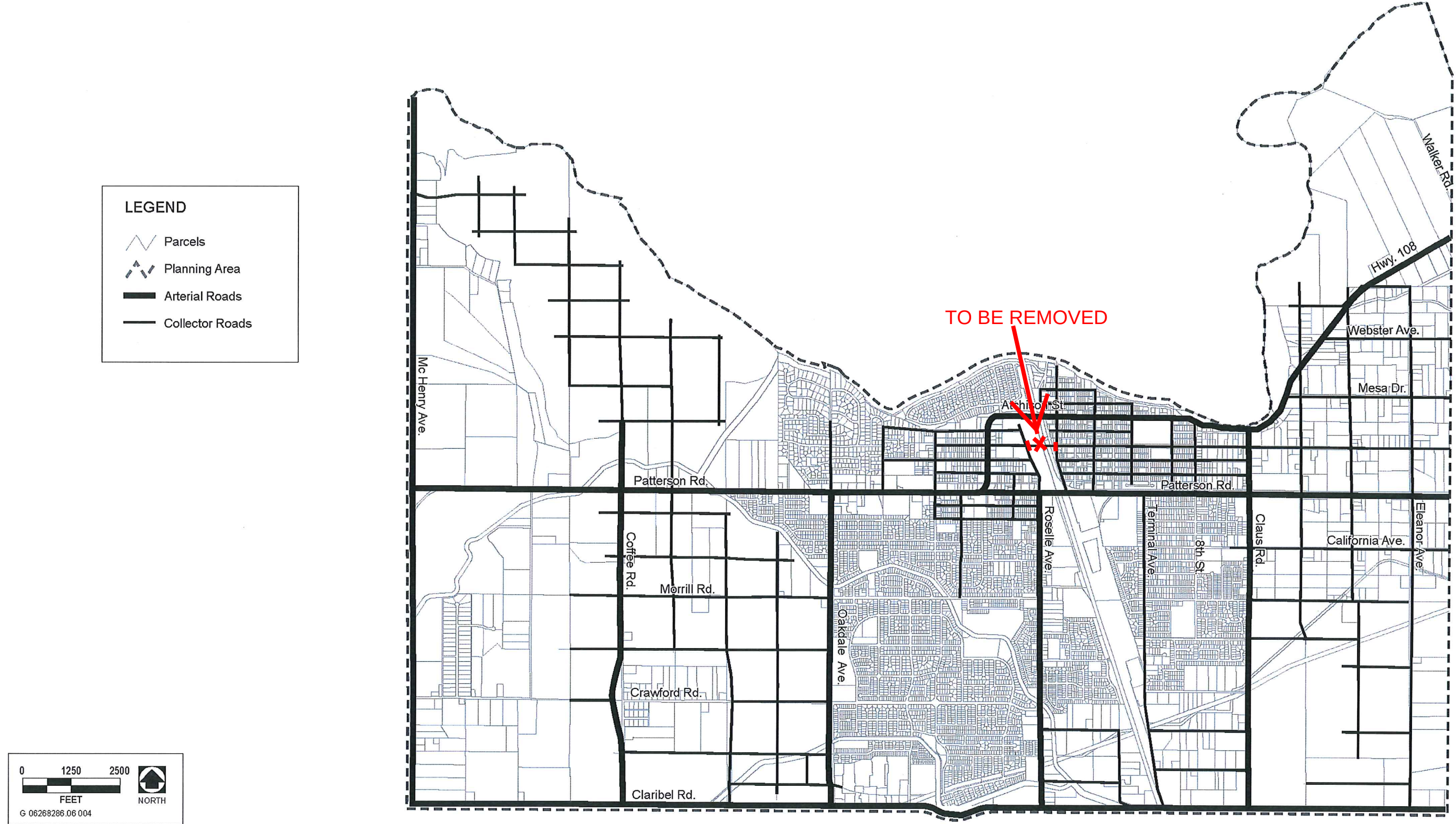


Figure CIRC-1  
Riverbank General Plan Circulation Diagram

**CITY OF RIVERBANK**

**ORDINANCE**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING REZONING OF THE DOWNTOWN SPECIFIC PLAN AREA TO SP-3 (SPECIFIC PLAN NO. 3), LOCATED IN THE DOWNTOWN AREA OF RIVERBANK EASTERLY OF CALLANDER AVENUE, SOUTH OF ATCHISON STREET, WESTERLY OF FOURTH STREET AND NORTH OF PATTERSON ROAD – A PROJECT KNOWN AS RIVERBANK DOWNTOWN SPECIFIC PLAN**

---

**WHEREAS**, the City of Riverbank is authorized by Title 15 Chapter 153.231, to initiate a rezone whenever public necessity and convenience and the general welfare require such amendment; and

**WHEREAS**, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, March 17, 2015 to consider the proposed Zoning Ordinance Amendment in Riverbank; and

**WHEREAS**, the City Council for the City of Riverbank makes the following findings in connection with the Proposed Zoning Ordinance Amendment:

1. The City initiated the process to create a Downtown Specific Plan starting in 2006 and certified the EIR for said plan on March 11, 2013; and
2. The project is currently comprised of a mixture of zoning districts including Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (M-1), Commercial –Industrial (CM), Single Family Residential (R-1), Duplex Residential (R-2) and Multiple Family Residential (R-3).; and
3. The City is proposing to rezone the subject property to Specific Plan No. 3 (SP-3); and
4. The SP-3 designation will ensure that the zoning is compatible with the objectives, policies, general land uses, and programs specified in the City's General Plan and Downtown Specific Plan, as amended.
5. Notice of the public hearing on the proposed Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on April 1, 2015; and,
6. Notices of the public hearing on the proposed Zoning Ordinance Amendment were mailed to all property owners affected by this action on March 30, 2015; and,
7. Notices of the public hearing on the proposed Zoning Ordinance Amendment were mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll, on March 30, 2015; and

8. The City finds that pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (Riverbank) has prepared an Environmental Impact Report (EIR) which was certified by the City Council on March 11, 2013 by adopting Resolution No. 2013-015. Resolution 2013-015 included Findings of Fact and established specific mitigation measures which are enforceable through the Riverbank Downtown Specific Plan Mitigation Monitoring and Reporting Plan.

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

**Section 1:** The City Council of the City of Riverbank approves Rezoning of the Downtown Specific Plan Area to the Specific Plan No. 3 Zone District, the limits of the plan area are shown on the attached illustration:

**Section 2: 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.

**Section 3:** This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015; motioned by Councilmember \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and upon roll call was carried by the following vote \_\_\_\_\_:

**AYES:**  
**NAYS:**  
**ABSENT:**  
**ABSTAIN:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Annabelle Aguilar, CMC**  
**City Clerk**

\_\_\_\_\_  
**Richard D. O'Brien**  
**Mayor**





City Of Riverbank  
Planning Commission Meeting  
**MINUTES**  
**Tuesday, March 17, 2015**

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 Development Services Department at (209) 863-7128.

**CALL TO ORDER/ROLL CALL:**

**Present:** Chair Hughes, Vice Chair Degele, Commissioner McKinney  
Commissioner Stewart

**Absent:** Commissioner Villapudua (Excused)

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

*No one declared a conflict.*

**1. PUBLIC COMMENTS (No Action Can Be Taken):** At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 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 Planning Commission.

*Mayor O'Brien – Updated the Planning Commission on upgrades to our Waste Water Treatment Plant facility, Annexation of property west of the Crossroads Shopping Center and the North County Corridor and the need to develop an east Riverbank Industrial Master Plan and Annexation to include the properties easterly towards Eleanor Ave.*

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

**Item No. 2.A:** Posting of the March 17, 2015, Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney and Stewart*

*Nays: None*

*Absent: Planning Commissioners: Villapudua (Excused)*

---

*Abstained: None*

**Item No. 2.B:** The Agenda for the March 17, 2015, Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney and Stewart*

*Nays: None*

*Absent: Planning Commissioners: Villapudua (Excused)*

*Abstained: None*

**Item No. 2.C:** The Minutes of the December 16, 2014, and February 17, 2015 Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney and Stewart*

*Nays: None*

*Absent: Planning Commissioners: Villapudua (Excused)*

*Abstained: None*

### **3. PUBLIC HEARINGS**

**Item 3.1: The Riverbank Downtown Specific Plan. Project Description:** To guide development in the Historic Downtown Riverbank and the reuse of the Cannery District, a Specific Plan has been prepared along with accompanying General Plan Amendment and Municipal Ordinance Amendment. The intent of the Downtown Specific Plan is to create a vibrant downtown area with up to an additional 53 single-family dwelling units, 832-multifamily dwelling units, 152,859 square feet of recreational/sports complex uses, 282,579 square feet of retail and commercial service uses and 89,558 square feet of office uses within this planning area. The area consists of all parcels located between Callander Avenue, Fourth Street, Atchison Street and Patterson Road, and includes parcels having frontage along Atchison Street west of Seventh Street, including the area known as the Cannery District. The redevelopment of the Cannery District is a parallel goal of the Downtown Specific Plan to increase Downtown's overall vibrancy through a public private relationship.

The General Plan Amendment would modify the General Plan Land Use Designations of numerous properties to be consistent with the aforementioned Specific Plan. The Plan may also involve an amendment to the City's Circulation Element as it relates to the Santa Fe Railroad underpass. The Municipal Code Amendment would codify the development restrictions for use of the property by Adopting a Specific Plan Over-lay. The Specific Plan, if approved, will set the land use and building regulations for properties within the Plan boundary and the properties existing zoning will be eliminated – SP 3 will be the new zoning.

**EIR CERTIFICATION:** The Planning Commission and City Council have already certified an Environmental Impact Report that analyzes environmental impacts associated with this Plan. The EIR evaluated the draft Specific Plan as well as two other alternatives that the Planning Commission can recommend to the City Council on this important topic. The Downtown Specific Plan Environmental Impact Report was certified on March 25, 2013 (SCH#2010102004).

- 
- John B. Anderson presented the staff report and PowerPoint on item 3.1.
  - John B. Anderson presented a letter dated March 17, 2015 from LMA, Law, LLP on behalf of (Sun Garden-Gangi Canning Company, LLC) into record on their comments to the DTSP.
  - John B. Anderson asked the Planning Commission if they had any questions to item 3.1 presentation. Being none at the time.
  - Public Hearing was opened at 6:48 p.m. for persons wishing to speak for or against item 3.1.
  - Evelyn Halbert spoke on item 3.1
    - She had concerns regarding the posting of the agenda on the website she stated the file was very large and was unable to open it and this violated the Brown Act.
    - Her zoning would go from R-2 to Medium Density.
    - That the city had removed a large part of the downtown community from the previous plan.
    - Has issues with all zones within the DTSP.
    - Concerned about parking.
    - The GP & DTSP does not protect the historical buildings.
    - EIR was done for the Cannery site and that there is a signed agreement dated August 24, 2009. Also the Cannery was to pay \$80,000.00 to the city and never did.
    - Overpass funds were used for the EIR of the Cannery.
  - There being no further comments the Public Hearing was declared closed at 6:58 p.m.
  - John B. Anderson responded to the Planning Commission on Evelyn's comments.
    - What is being voted on tonight is a land use plan.
    - Stating that the items Mrs. Halbert had mentioned have already been addressed at City Council level.
    - There are commitments in the General Plan and we will need to do a parking survey done in the future along with a historical site survey, but have reference what we aware of from the Historical Society.
  - Public Hearing was reopened at 7:03 p.m.
  - Evelyn Halbert spoke on Item 3.1 again in regards to the district zones again.
  - Public Hearing was closed at 7:04 p.m.

- Commissioner McKinney asked the city attorney if there were any issues of the Brown Act being violated.
- Attorney Robin Baral responded to Commissioner McKinney question and had stated that the Brown Act was not violated.
- Commissioner Stewart asked that they would have to approve the amendment first.
- John B. Anderson responded to Commissioner Stewart's stating yes the amendment would be approved first.

**ACTION:** *By motion moved/second (Stewart / Degele / passed 4-0) Resolution 2015-010 GPA Redesignating some 83 parcels comprised of 18.49 acres to (LDR), (CX-1), (MDR), (HDR) and (C)also known as DTSP - was approved as submitted; motion carried by unanimous roll call vote.*

*Ayes: Planning Commissioners: Degele, Hughes, Stewart and McKinney*

*Nays: None*

*Absent: Planning Commissioners: Villapudua (Excused)*

*Abstained: None*

#### **Comments by the Commissioners on whether to recommend an overpass design or underpass design.**

- Commissioner Stewart asked the cost difference between either an under pass or overpass.
- John B. Anderson gave examples of what it has cost in other areas such as the City of Merced wherein a railroad overpass was built for \$8 Million and we estimate \$3 million for an overpass.
- Commissioner's discussed item of the overpass/underpass.
- Commissioner Degele commented on the overpass/underpass and was concerned there should be a connection between old Town Riverbank and the any new development in the Cannery District and stated if it would be a safety issue for fire if we eliminated the underpass.
- John B. Anderson responded to Commissioner Degele's comments and stated that fire is not concerned because they have the via duct and Patterson Road
- Commissioner McKinney asked questions to the location of the overpass/underpass.
- Commissioner Stewart suggested it be an overpass wide enough to accommodate

---

both bicycle and pedestrians.

- John B. Anderson responded that the Planning Commission could have review authority over the overpass.
- Chair Hughes was concerned that it would also need to meet ADA requirements.
- John B. Anderson said that it would be required to meet ADA requirements.
- Commissioner McKinney thought the overpass would be less expensive and look nicer.
- John B. Anderson made note to record that to the design of the pedestrian overpass and that the design will be brought back to the Commission as a public hearing for all to have input.
- Commissioner Degele asked if there was threshold on when it had to be done by.
- John B. Anderson stated that there is no threshold or time frame on the overpass.
- Commissioner Degele asked if AB1600 money would go towards the project.
- John B. Anderson said yes that when City Council makes a final determination on the type of connection the cost estimate for the improvement item would be refined within the adopted System Development Fees (SDF). Currently the adopted SDF assumes an underpass..

**ACTION:** *By motion moved/second (Degele / Stewart / passed 4-0) Resolution #2015-011 Recommending to City Council the approval of the Riverbank DTSP and Ordinance #2015-XXX to Rezone the DTSP area to SP 3 – (incorporating the errata sheet and recommending a pedestrian overpass design for Santa Fe Street). Was approved as submitted; motion carried by unanimous roll call vote.*

*Ayes: Planning Commissioners: Degele, Hughes, Stewart and McKinney*

*Nays: None*

*Absent: Planning Commissioners: Villapudua (Excused)*

*Abstained: None*

#### **4. COMMISSION ITEMS**

- Commissioner Degele asked the progress of the apartment building on 3<sup>rd</sup> Street and Topeka Street.
  - John B. Anderson informed the Commission that they are working on civil drawings for the parking lot.



- 
- Commissioner McKinney asked who was in contract with buying the Del Rio building.
    - John B. Anderson was unaware.
  - Chair Hughes wanted to acknowledge and thank Commissioner Stewart former Chair for all her years she served as chair.
  - Chair Hughes also asked if it would be possible to have a reference sheet for the main points on the large agendas.
    - John B. Anderson informed her we will see what could be done.

## **5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION**

**Item 5.1:** 4509 & 4529 Santa Fe St., APN: 062-019-023, Current Zoning: A-2-10 (General Agriculture) - Request to subdivide an existing parcel 3.95 +/- acres into 1 +/- acre and a 2.95 +/- acre remainder. The current parcel consists of two single family dwellings and an irrigated pasture. A variance is requested to create two parcels that will not meet minimum lot size requirements of the A-2-10 zoning district.

- John B. Anderson presented item 5.1 and recommended that the Commission could request that we could inform the County we would like to reserve right away for future improvements and to have a deferred improvement agreement put in place.
- The Commission discussed and agreed with John B. Anderson's recommendations for future improvements.

## **6. UP-COMING MEETING AGENDA ITEMS**

**Item 6.1:** Kuffel Parcel Map.

**Item 6.2:** Galaxy Theatre CUP for an IMAX Theatre.

## **7. NEW BUSINESS**

**Item 7.1:** Annual Review of the Riverbank General Plan and Housing Element - Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

- John B. Anderson updated the Commission of the annual review of the Housing Element.

---

**Item 7.2: Walking tour of Patterson Road on March 28, 2015 at 10:00 a.m. corner of Terminal and Patterson Road.**

- John B. Anderson informed the Commission of the upcoming Walking tour to out reach to the public for the future of Patterson Road.

**8. ADJOURNMENT**

There being no further business, Chair Hughes adjourned the meeting at 7:48 p.m.

ATTEST:

APPROVED:

---

John B. Anderson  
Recording Secretary

---

Patricia Hughes, Chair  
Planning Commissioner

Riverbank City Council

-

Public Hearing April 14, 2015

January 2015 proposed Downtown Specific Plan

I am opposed to the proposed Downtown Specific Plan.

Responses to Mrs. Halbert's comments are illustrated in red below as prepared by the Contract Community Development Director, John B. Anderson, on May 6, 2015. This written response to Mrs. Halbert's comments has been prepared to preserve the Administrative Record as it relates to the Downtown Specific Plan. Many of the concerns expressed by Mrs. Halbert lack specific detail and/or reference and because of this fact staff has had difficulty in responding directly to the questions she has raised within the body of her correspondence to the Riverbank City Council.

## 1. Notification

The new January 2015 version of the proposed downtown specific plan was not noticed (posted or published) to the public. There was no comment period, even though there were changes and additions. There was no notice to property owners of the new changes in the specific plan and zoning such as the inclusion of live work and commercial after it had been removed and the change in boundaries for example.

Several Workshops were held over the summer of 2014 including July 15<sup>th</sup>, August 19<sup>th</sup> and September 16<sup>th</sup> to receive public input on the DTSP. Staff revised the DTSP to address most of the issues raised. Each of the Workshop meetings were noticed both in the Riverbank News as well as individual mailings to property owners of record. The January 2015 version of the DTSP was published and made available to the public at the Library, City Hall as well as posted to the City Web-site. Electronic and hard copies of the DTSP were made available to Mrs. Halbert in January 2015 as well as to all interested parties.

The  
Agenda for the planning commission meeting for March 17 was not made available per Brown Act. The agenda was posted after 4:30 pm Thursday March 12. Per the public hearing notice and Brown Act Code: ( 54957.5 )Although made available to the commissioners, it was not made available to the public until after 4:30 pm March 12. The city offices were then closed for three days. They re-opened Monday March 16. The online files 34077 kb and 50547kb could not be opened.

The noticing requirements were met according to State law and staff reports were available 72 hours prior to the Planning Commission meeting.

The agenda for the City Council Meeting was posted April 10, 2015. The city offices were closed April 10-12. This statement is from the city council meetings website, "**ORDINANCE - PUBLIC REVIEW:** "Proposed" ordinances shall be made available for public review at the City Clerk's Office five (5) days prior to the City Council meeting in which it is agendized for consideration of adoption. It may also be

posted on the City's website. The City Council may, after the public hearing of an ordinance, amend, adopt, or reject the proposed ordinance.” The proposed ordinances were not made available as per the statement.

Any Ordinance requires two (2) actions by the CC to finalize the intended action. In this case, the CC conducted a Public Hearing on April 14, 2015 and introduced the Ordinance to rezone the DTSP properties to SP 3. The CC continued the item till April 28, 2015 wherein they announced the matter would be heard at the CC meeting of May 12, 2015. The proposed Ordinance has been available to the public since April 10, 2015 which would be a total of 31 days prior to its adoption by the Riverbank City Council.

### **Specific Plan**

The Specific Plan is a Redevelopment Agency project. It was never adopted as a city project.

New Change: The boundaries have been decreased substantially. The new boundary changes in the proposed downtown specific plan divide an existing neighborhood and cause disruptions. The plan does not change the number of units and square footage, however, it decreases the size of the building area. There is no explanation as how this will be accommodated in a smaller area. These changes should be looked at in the proposed EIR. There has been no notice to the property owners

The Plan area boundaries were discussed a number of times and at the direction of the Planning Commission the boundaries were reduced to correspond to the boundaries as presented in the January 2015 version of the DTSP. The certified EIR covered a much larger geographic area than what is being acted upon in 2015. Meaning the project and related impacts are smaller than and not larger than those analyzed in the certified EIR. CEQA allows consideration of a reduced project without the need to redo the entire CEQA analysis. No new CEQA is required unless new areas of potential impact not known at the time the EIR was initially was prepared have been identified now. No new impacts have been identified through nearly two (2) years of planning effort to bring the Final DTSP to the City Council for action.

Noticing requirements have been discussed above.

New Change: The plan states (pg. 17) "we must protect and enhance existing neighborhoods" while (pg. 47) allows live-work and commercial block buildings in existing neighbor hoods. These were removed in the last revision-There was no notification to the property owners in the existing neighborhood regarding this change. This is disruptive!

The Live Work Language being referred to is the same language which has appeared in the plan since its inception back in 2009. Original plan presented below:

## 2.1 DISTRICT ZONE REGULATIONS

### Corridor Commercial

*Intent: Corridor Commercial uses consist of retail sales and services specifically oriented towards large-scale goods and/or large outdoor displays of goods. Businesses cater to customers arriving by automobile and do not typically generate or support a pedestrian-friendly environment.*

#### Permitted Uses

- Automotive rentals
- Eating establishments over 5,000 square feet.
- Food and beverage stores over 7,500 square feet.
- Retail sales and services including and similar to appliances, decorator arts, home furnishings.

#### Conditional Uses

- Auto-oriented food sales including and similar to drive-in and drive-up restaurants.
- Eating establishments under 5,000 square feet.
- Food and beverage stores under 7,500 square feet.
- Eating and/or drinking establishments serving alcoholic beverages.
- Retail sales including auto and boat sales.

### Destination Retail / Entertainment

*Intent: Destination Retail and Entertainment may be conditionally permitted within the Cannery District. These uses are specifically intended to create a regional draw, attracting visitors and tourists to Downtown.*

#### Conditional Uses

- Eating and drinking establishments over 5,000 square feet.
- Gyms and fitness centers, sports complexes, indoor amusement centers.

- Entertainment venues including and similar to dance halls, fair grounds, outdoor amusement centers, nightclubs, theaters etc.

### Residential

*Intent: The Residential Use Category comprises a range of permitted development types that support community's vision for a safe, active, and family-oriented district.*

#### Permitted Types

- Apartments, flats, townhouses, or lofts located in upper stories of commercial block buildings.
- Multiplex buildings including duplexes, triplexes, quads, and villas.
- Live-work: An integrated dwelling and workplace. Live-work buildings can be single-family or multi-family. Work activity shall be registered as a business and may include residentially-compatible practices such arts, crafts, graphic design, photography, technology, and similar activities. Personal services and business services including and similar to art-therapy, financial planning, physical therapy, marriage and family therapy etc. Activities that require hazardous material, or generate significant noise are not permitted. Ancillary buildings are permitted.
- Courtyard Housing (single and multifamily)
- Rowhouses
- Single-family detached homes

### Workplace

*Intent: Workplace uses include professional office uses that shall be consistent in scale and character with Downtown, compatible with residential uses, and support Downtown's pedestrian-friendly environment.*

#### Permitted Uses

- Administrative, business and professional uses including and similar to accounting and financial, telecommunications, design related, real estate, research and development etc.
- Educational and Instructional Facilities.

### Light Industrial

*Intent: Light Industrial uses are limited to reuse of warehouse buildings existing at the time of the Specific Plan's adoption, and are intended as temporary uses prior to the Cannery District's redevelopment.*

#### Permitted Uses

- Production, manufacturing, warehouse, storage, distribution, and similar light industrial uses.

### Civic & Cultural

*Intent: Civic and Cultural uses include a range of public and quasi-public uses that attract a variety of residents and visitors to the Downtown District.*

#### Permitted Uses

- Government center or office, library, museum etc.
- Quasi-public uses including and similar to conference centers, teen centers, senior centers etc.
- Non-profit services, fraternal organizations, clubs, union halls, and similar organizations.
- Public parks and open spaces.

### Lodging

*Intent: The Lodging Land Use Category defines lodging types permissible in the Plan Area.*

#### Permitted Uses

- Lodging uses including and similar to bed and breakfast, inns, motels, and hotels.

To clarify the language proposed in the DTSP is similar to language the City has related to Home Occupations with very little difference.

Language as proposed in the DTSP is provided below:

### Residential

*Intent: The Residential Use Category comprises a range of permitted development types that support community's vision for a safe, active, and family-oriented district.*

#### Permitted Uses

- Apartments, flats, townhouses, or lofts located in upper stories of commercial block buildings.
- Multiplex buildings including duplexes, triplexes, quads, and villas.
- Live-work: An integrated dwelling and workplace. Live-work buildings can be single-family or multi-family. Work activity shall be registered as a business and may include residentially-compatible practices such arts, crafts, graphic design, photography, technology, and similar activities. Personal services and business services including and similar to art-therapy, financial planning, physical therapy, marriage and family therapy etc. Activities that require hazardous material, or generate significant noise are not permitted. Ancillary buildings are permitted.
- Courtyard Housing (single and multifamily)



- Row houses
- Single-family detached homes

## **Existing language in the Riverbank Municipal Code is provided below:**

### HOME OCCUPATIONS

#### **§ 153.265 APPLICATION.**

#### § 153.265 APPLICATION.

Applications for home occupations are administered by the Planning Department and may exist in any residential district.

('67 Code, § 6-4-1) (Ord. 92-07, passed 7-13-92)

#### **§ 153.266 CRITERIA.**

#### § 153.266 CRITERIA.

It is the intent of the following criteria to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity:

(A) Only occupants of the dwelling shall be engaged in home occupation on the subject property. In the event of a partnership or corporation, at least one of the members must be a resident of the subject property.

(B) Off-site employees or partners are permitted so long as they do not work or report for work at subject property.

(C) The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structure on the subject property, provided that the area does not exceed 20% of the habitable floor area of the principal dwelling.

(D) There shall be no mechanical equipment or operation used which creates or makes noise, dust, odor, vibration or other effects detectable at the property line. Noise level at the property line shall not exceed 65 dBA.

(E) There shall be no display of products produced by the home occupation visible in any manner from the outside of the dwelling unit.

(F) The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time.

(G) There shall be no storage of material or supplies out of doors.

(H) There shall be no change in the outside appearance of the building premises, or any visible evidence of the conduct of such home occupation other than one sign not to exceed two square feet.

(I) There shall be no advertising of a home occupation which uses the address of the location.

(J) The following specific home occupation uses shall be permitted subject to further limitations as follows:

(1) Beauty/barber shops limited to one customer.

(2) Contractors' and subcontractors' offices are permitted as home occupations. However, the storage of materials, equipment, commercial vehicles of more than one ton, nor more than one vehicle of less than one ton not normally associated with residential uses shall be prohibited.

(3) Swimming lessons, music lessons and other similar lessons, when given to no more than three students at a time.

( '67 Code, § 6-4-2) (Ord. 92-07, passed 7-13-92)

#### **§ 153.267 PROHIBITED USES.**

#### § 153.267 PROHIBITED USES.

The following uses are expressly prohibited as home occupations:

(A) Repair or reconditioning of motorized vehicles or equipment, on site.

(B) Manufacturing, including cabinet shops and similar uses.

(C) Repair or reconditioning of major household appliances, including refrigerators, freezers, clothes washers/dryers, dish washers, stoves, heating and air-conditioning equipment and lawn mowers.

(D) Repair or reconditioning of boats or recreational vehicles.

(E) Medical, dental and chiropractic clinics and offices.

(F) There shall be no delivery of merchandise to customers at the premises other than that incidental to a service conducted on the premises.

( '67 Code, § 6-4-3) (Ord. 92-07, passed 7-13-92)

The plan will also allow apartments, townhouse and motels, etc. This conflicts with the General Plan EIR, which states “the Mixed Use designation clarifies that existing neighborhoods would be preserved.”

What section is in conflict?

Live-work: On page 47 there is a long list of businesses allowed ending in etc. This allows for any kind of business in our existing neighborhood. It is the same as mixed use. The proposed specific plan and EIR did not address this in the land use element.

Again reference to a specific conflict is absent. The EIR does not have a land use element.

This change should be addressed in the proposed EIR.

What change?

Note: There was a separate study, three notices and ballot for mixed use changes. The zoning in the existing downtown neighborhood is being changed from R2 to HDR to MDR to SP3 in one vote to approve the proposed Downtown Specific Plan. There is no study, no notice and no vote to the these property owners.

Mrs. Halbert is combining a number of advanced planning projects into a complex sentence. The ballot process was used to change the existing zoning on 22 parcels of property outside of the DTSP boundaries to be consistent with the Mixed Use General Plan designations assigned as part of the 2009 General Plan Adoption. These property owners are not part of the DTSP and separate noticing effort needed to take place. The Mixed Use Rezone effort is not the same as the DTSP. Mrs. Halbert's properties existing zoning is R-2 and the newly adopted GP gave her property a designation of HDR. She has argued that the HDR designation was wrongly applied which is why staff is proposing to change her properties GP designation back to MDR. Her zoning will be changed to SP3 to correspond with the requirements of the DTSP.

New Change: The existing uses section has been changed from the previous version. Existing uses: (page 139) states many existing structures, including homes will be replaced to accommodate new development. Existing land uses will not conform and will be phased out. (grandfather clause) This conflicts with the General Plan which protects existing neighborhoods. There has been no notification to property owners of these new changes. Which of the “many structures” will be removed? There was no notice that the grandfather clause was being taken away. This will devalue the properties and the property owners will no longer have the security of knowing if their homes or business will be replaced. This was not addressed in the proposed EIR.

Not sure we understand the question. The DTSP has language addresses pre-existing uses as follows:

## **2.1.2 APPLICABILITY**

### **Relationship to the Riverbank Municipal Code:**

This Regulating Code of the Downtown Specific Plan compliments the City's Municipal Code with additional detail which is relevant to the strategies and goals of the Plan. In most cases the Specific Plan replaces the requirements of the City's Municipal Code, however:

A. When the content of this Code conflicts with the City's Municipal Code for parcels in the

Specific Plan Area, this Code shall govern.

B. Applicable requirements of the Municipal Code addressing topics not covered by this Plan for example Tattoo Parlors, Hookah Lounges and such, shall apply to development and land uses in the Specific Plan Area.

The development regulations in this Regulating Code are applicable to all properties within the adopted Specific Plan Area. Application of the Riverbank Municipal Code's regulations to existing non-conforming land uses and site development is as follows:

### **1. Use of Land**

The lawful use of land existing at the time of the adoption of this Specific Plan, although such use does not conform to the regulations herein specified for the District in which such land is located, may be continued, provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of this Plan, and shall be in conformity to the regulations specified for the District in which such land is located.

A. The proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

B. Will not under the circumstances of the particular case be detrimental to the health, safety, and general welfare of people in the area or the city in general.

C. Is logically and reasonably related to the existing use and that the size and/or intensity of the enlargement, expansion, restoration or change is not such that it would more appropriately be moved to a District in which it is permitted.

### **2. Use Not Conforming**

The lawful use of a building existing at the time of the adoption of this Specific Plan may be continued although such use does not conform to the regulations specified for the District in which such building is located.

### **3. Use of Restricted Nature**

The nonconforming use of a building may be changed to a use of similar or more restricted nature provided that in each case a use permit approved by the Planning Commission is first obtained.

### **4. Abandonment**

If the nonconforming use of a building or land ceases for a continuous period of twelve (12) months, it shall be considered abandoned and shall therefore be used only in accordance with the regulations for the District in which it is located. A vacant building held for lease and/or sale shall not be deemed abandoned.

### **5. Damaged Building**

A nonconforming building damaged or destroyed by fire, explosion, earthquake or other act to an extent of more than 75% of the appraised value thereof, according to either the assessor's records or an appraisal performed by a qualified real estate appraiser may be restored only if made to conform to all the regulations of the District in which it is located, provided that such building may be restored to a floor area not exceeding that of the former building provided a use permit is first secured.

## 6. Repair & Alterations

Ordinary maintenance and repairs may be made to any nonconforming building provided no structural alterations are made and providing that such work does not exceed 50% of the appraised value of the Land and Improvement's in any one-year period. Other repairs or alterations may be permitted provided that a use permit shall first be secured in each case.

## 7. Interpretation

Nothing contained in this Code shall be deemed to require any change in the plans, construction or designated use of a building for which a building permit has been properly issued, in accordance with the provisions of this Code then effective, and of this Code, provided that in all such cases actual construction shall be diligently carried on until completion of the project.

Parking: Residential parking (pg. 106, 143) is required to be parallel, even though it is currently diagonal. No study was done regarding impacts to existing neighborhoods. There is no study of the impact of live work and commercial parking requirements in the residential neighborhood? Page 27 shows parallel parking on residential streets to support mixed use. It appears live work would make the downtown neighborhood mixed use. There was no notice to the property owners.

Staff is not sure what the question is. The pages referenced above relate to parking demand analysis per proposed uses and suggest that with new residential streets parallel parking should be promoted, page 143. Page 27 does not show parallel parking, but does make reference to promoting parallel parking in residential and mixed use developments to enhanced pedestrian conditions. This is an effort we are conducting City wide in direct response to the establishment of Complete Streets.

Opportunity Sites: Page 13 states the map on 14 shows many of the sites. Define what these "sites" are and where. Provide documents and map that shows all of them. The General Plan land use element addresses the Infill Opportunity Area "IOA", but it is not addressed in the Riverbank City code. The proposed Downtown Specific Plan is a part of the IOA per the General Plan. It should be addressed in the proposed EIR land use element.

Again staff is uncertain as to what question is being asked. The diagram on page 14 of the DTSP illustrates opportunity sites. These sites are defined as vacant and/or underutilized.

Environmental Review: pg. 153 States the EIR evaluated and addressed Land Use, Air Quality, Cultural Resources, Global Climate Change, Noise, Transportation and Traffic and Water. Land Use and Public Facilities and Services were NOT addressed. There has been much discussion regarding this omission due to the zoning changes and impact to existing neighborhoods. Note: There was a separate study and ballot done for the mixed use zoning change only.

The DTSP EIR was certified by the CC on March 11, 2013. Mrs. Halbert's right to legally challenge the findings of the DTSP EIR has expired.

Alternative Development, Modifications and Amendments: pg. 156-158 New Change: There is nothing in these sections that would require notification to existing residential neighborhoods of these changes. This was not part of the proposed EIR

Notices of any proposed changes to the DTSP will be circulated in the same manner as a specific project and/or upon appeal of the Community Development Directors rendered opinion. The Planning Commission and/or the City Council will be involved in Major changes to the DTSP as



described on page 157 and 158. The DTSP EIR adequately addressed the entire DTSP.

Historical: There is no protection in plan for the historical downtown Riverbank. Only six structures are listed--no homes. The General Plan requires the city to complete a study and maintain a list of all historical structures. This has not been done. Downtown is the historical center of the city. This needs to be done

Staff has explained that we have referenced the Historic structures we are aware of. A complete Historic Sites Inventory is on the work program for the Community Development Department.

Financing: New Change: The Funding Strategy Principles states there would be no added cost to existing businesses and residents. What fees, assessments or any other costs would existing property owners pay?

Existing businesses and property owners would not be required to pay for any assessments. If the CC agrees the costs to prepare the DTSP and EIR would be reimbursed to the City for all new development within the DTSP area. This assessment would only be required if property is developed in a manner which is more intense than that which existed at the time the DTSP was adopted by the CC. Rates and method of assessment is unknown at this time.

What properties would be included in the CFD Maintenance Community? Define benefitting properties and what is fair share? What properties will be in CFD, assessment districts and special financing districts?

These matters have not been discussed nor have they been presented for consideration.

Where will funding for any bonds come from? (page 149 and 150)

Staff is not aware of any specific funding solution for infrastructure which might be needed to facilitate new development. Pages 149 and 150 provide a brief discussion of possible sources of dollars to build infrastructure. Future development will be required to present their funding concepts which will be presented to the CC for future consideration.

The proposed downtown specific plan is an RDA project paid with RDA funds. The City has a signed agreement with the cannery owner to pay for the EIR. The Specific Plan Fee appears to be questionable. The funding sources need to be explicit as to the effects on existing property owners.

This matter is discussed above. The funding for the DTSP and EIR came from a number of funding sources all controlled by the City Council including RDA as well as System Development Fees.

## **EIR**

The EIR for the Downtown Specific Plan was not passed on March 25, 2013. A motion was made and a vote of 3-0 passed "the EIR". Not the proposed Downtown Specific Plan EIR. The council discussed only a hypothetical EIR before the vote. How could an EIR for a specific plan be passed when there was no specific plan at the time?

The City Council on March 11, 2013 adopted Resolution No 2013-015 certifying the EIR (SCH# 2010102004) for the Downtown Specific Plan. Copy of the CC action of 2013 is attached to the Staff

**Report for the DTSP as attachment 3.**

The proposed EIR does not address land use and the impact of the zoning changes to the existing neighborhoods. It does not address the impact of live work and commercial in existing residential neighborhoods. The proposed EIR does not take in to consideration the increase train traffic-the Bakken oil trains and the rock quarry trains along which the freights and Amtrak. It does not take in to consideration the impacts to existing neighborhoods including but not limited to increased traffic, noise and air pollution. It does not address impacts to the historical downtown. It does not address city public facilities.

**The EIR is certified and all impacts associated with the DTSP have been properly addressed.**

**Cannery**

Pg. 120 refers to “when project applicants propose projects for areas within the Cannery district”, Sun Garden-Gangi entered into a signed cooperation agreement with the City of Riverbank August 24, 2009 regarding the proposed Downtown Specific Plan and EIR. The City of Riverbank sent out a request for proposals in September 2009 for the Downtown Specific Plan EIR, attached was the Sun Garden-Gangi Cannery Reuse Project dated August 31, 2009. The RFP stated the EIR should do an analysis on two activities: The Cannery Site and underpass. The cooperation agreement indicated the cannery would pay \$80,000 for the EIR. This has not happened.

**The Cooperative Agreement to which Mrs. Halbert is referring to serves as an outline of expectations by the owners of the Cannery District Property. City Staff has expressed the need to convert the Cooperative Agreement into a Development Agreement to more closely define the expectations of both parties so that the agreed upon terms can be recorded against the property held by Sun Garden-Gangi. I am not sure what has happened with the \$80,000 financial commitment, but I can say the City Finance Director has confirmed that such a payment has never been received by the City.**

The land use summary in the cooperation agreement and the Cannery Reuse Project are the same and the acreage and the number of units are the same used in the Specific Plan and proposed EIR. It has been stated these documents are no longer valid.

**Staff is not clear what is being stated as “ these documents are no longer valid”? The land use mix and illustrative plan for the Cannery Reuse project are included in the DTSP and the DTSP EIR. These documents are valid and subject to City Council review and consideration.**

The proposed Downtown Specific Plan should not be approved for the following reasons:

1. There was no public notification of the new version of the plan. There was no public notification of the new changes including boundaries and zoning.
2. There was no notification to the residential of live work being put back in the neighborhood.
3. There was no notice of the change in parking in the existing residential neighborhood to parallel. There was no study as to the impact of commercial on this change.
4. There is a conflict between the City Code and the proposed specific plan regarding Opportunity Infill Areas. It is not addressed in the City code.
5. The proposed EIR has not been approved and it is inadequate. The new changes need to be addressed and it does not address land use, public facilities and many other issues as noted above. The underpass appears to be changed to a pedestrian crossing and the specific plan now indicates there is no cannery

project. The plan should be readdressed.

6. It does not protect the Historical Downtown.

7. The Financing is not adequately addressed. It does not address the costs to existing property owners

8. The Specific Plan and the proposed EIR appear to focus on the Cannery Project. The Specific Plan and EIR land summary as provided by the cannery indicate the number of dwellings and commercial in the cannery site-there is no plan to address the change in where the rest of the housing will go in the downtown as related to the new change in boundaries making the downtown area smaller.

The items 1 through 8 are the opinion of the author. Staff has stated for the record specific responses to questions and statements made by Mrs. Halbert. This response will be part of the administrative record established for the DTSP and will be presented to the City Council as part of the revised staff report to the Council on May 12, 2015.

I am requesting a written response to these issues. Thank you

Evelyn Halbert  
209-869-1173

## **RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1**

### **SECTION 6: NEW BUSINESS**

|                      |                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                            |
| <b>Subject:</b>      | Sewer and Water Rate Study                                                              |
| <b>From:</b>         | Jill Anderson, City Manager                                                             |
| <b>Submitted by:</b> | Marisela H. Garcia, Director of Finance<br>Michael Riddell, Public Works Superintendent |

#### **RECOMMENDATION**

It is recommended that the City Council:

1. Receive a presentation from Bartle Wells Associates regarding the Draft Sewer and Water Rate Studies;
2. Provide feedback regarding the potential rate structures; and
3. Direct staff to initiate preparations for the public hearing required by Proposition 218.

#### **SUMMARY**

Bartle Wells Associates will present to the City Council the Draft Water and Sewer Rate Study. Recommended rates and the method of calculation will be discussed as well as the capital improvement projects that have been included as part of the study. The City Council will be asked to provide feedback regarding future public workshops and the establishment of a future Proposition 218 Public Hearing date for adoption of new rates.

#### **BACKGROUND**

As enterprise funds, both Water and Sewer are funded almost 100% by user fees charged to residential, commercial, and industrial customers located within the City of Riverbank. Over the past several years, the Water and Sewer Enterprise Funds have been suffering from structural deficits where revenues collected are not sufficient to cover necessary day-to-day maintenance and capital upgrades. A historical view of the surplus/deficits for both funds is as follows:

| <b><u>Fiscal Year</u></b> | <b><u>Sewer Fund</u></b> | <b><u>Water Fund</u></b> |
|---------------------------|--------------------------|--------------------------|
| 2010-11                   | +\$785                   | +\$2,913                 |
| 2011-12                   | +\$126,684               | -\$28,182                |
| 2012-13                   | -\$78,375                | -\$341,042               |
| 2013-14                   | -\$165,663               | -\$41,664                |
| 2014-15 (Est)             | -\$220,650               | +\$27,350                |

The Water Fund last received a rate increase in July 2010 as a result of an annual Consumer Price Index increase that had been approved by City Council. Since that time, no increase has been made to water rates. An official rate study for the Water Fund has not been performed in well over 15 years.

The Sewer Fund last received an increase in July 2008 also as a result of an annual Consumer Price Index increase. The City Council considered increasing rates in 2010 and 2011; however, the adjustments were not approved.

The continuance of a structural deficit in either fund will significantly deplete the operating reserves and will leave little to no funds available for emergency repairs and for on-going maintenance that is required for the sewer and water systems.

### **SEWER & WATER RATE STUDY INITIAL FINDINGS**

Thorough rate studies that would take into consideration not only current maintenance needs but also future capital needs have been prepared in order for the City to have the necessary documentation to perform a Proposition 218 protest vote for rate increases. The assistance of Bartle Wells Associates was essential in developing user rates that would be fair and equitable and that would provide sufficient funding for necessary improvements.

#### ***Sewer Rate Study***

In preparing the proposed Sewer rate options, Bartle Wells Associates has proposed that in addition to the Residential Class, the City divide its volume-based users (i.e. commercial, retail, and schools) into four categories based on strength factors. The four recommended categories (and the users to be included within them) are as follows:

|          |                                                                                                                                               |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Class    | Commercial Grouping                                                                                                                           |
| Low      | Schools w/o Cafeterias<br>Offices                                                                                                             |
| Domestic | Commercial<br>Hospitals<br>Extended Care Facilities<br>Markets (w/o Delicatessens)<br>Automobile Service Facilities<br>Commercial Laundromats |



|        |                                                                                              |
|--------|----------------------------------------------------------------------------------------------|
| Medium | Schools w/ Cafeterias<br>Restaurants<br>Short Order Facilities<br>Markets (w/ Delicatessens) |
| High   | Restaurants (w/ Full Kitchens)                                                               |

The rate study also takes into consideration the City's five-year capital improvement program that is to be funded through the proposed rates in the study. The projects included provide the benefit of being able to upgrade aging infrastructure and include the following:

| Sanitary Sewer Utility                                | Project # | FY 2014/15       | FY 2015/16     | FY 2016/17     | FY 2017/18       | FY 2018/19     | FY 2019/20       | Capital Cost FY 2011-2020 |
|-------------------------------------------------------|-----------|------------------|----------------|----------------|------------------|----------------|------------------|---------------------------|
| <b>Project Name</b>                                   |           |                  |                |                |                  |                |                  |                           |
| <b>High Priority Projects</b>                         |           |                  |                |                |                  |                |                  |                           |
| Utility Service Separation                            | SS-013    | 36,000           |                |                |                  |                |                  | 36,000                    |
| Cross Connection Reduction                            | SS-012    |                  | 200,000        | 200,000        | 200,000          | 200,000        |                  | 800,000                   |
| Biolac System                                         | WWTP-020  | 3,549,843        |                |                |                  |                |                  | 3,549,843                 |
| Equipment Protection -Overhead Structure              | WWTP-023  |                  | 10,000         |                |                  |                |                  | 10,000                    |
| Road Improvements Entering WWTP                       | WWTP-024  |                  | 100,000        |                |                  |                |                  | 100,000                   |
| Resurface Entry Road to WWTP [1]                      |           |                  | 110,000        |                |                  |                |                  | 110,000                   |
| Finish Pond 9 at WWTP [1]                             |           |                  |                | 98,000         |                  |                |                  | 98,000                    |
| <b>Total High Priority Projected Capital Cost</b>     |           | <b>3,585,843</b> | <b>420,000</b> | <b>298,000</b> | <b>200,000</b>   | <b>200,000</b> | <b>-</b>         | <b>4,703,843</b>          |
| <b>Additional CIP</b>                                 |           |                  |                |                |                  |                |                  |                           |
| 6" SS, Stanislaus - Sierra Alley from 1st to 3rd      |           |                  | 75,000         |                |                  |                |                  | 75,000                    |
| 6" SS, Sierra - Patterson Alley from 1st to 8th       |           |                  | 275,000        |                |                  |                |                  | 275,000                   |
| 6" SS, Topeka - 108 Alley 4th to 5th                  |           |                  | 50,000         |                |                  |                |                  | 50,000                    |
| 6" SS, Topeka - Santa Fe Alley 7th to 8th             |           |                  |                | 50,000         |                  |                |                  | 50,000                    |
| 6" SS, Santa Fe - Stanislaus Alley 7th to 8th         |           |                  |                | 50,000         |                  |                |                  | 50,000                    |
| 6" SS, Stanislaus - Sierra Alley from 4th to 8th      |           |                  |                | 250,000        |                  |                |                  | 250,000                   |
| 6" SS, Terminal from Kentucky to Castle Park Drive    |           |                  |                | 85,000         |                  |                |                  | 85,000                    |
| 6" SS, Texas - Kansas Alley from 8th to Chief Tucker  |           |                  |                | 80,000         |                  |                |                  | 80,000                    |
| 8" SS, Galaxy to Jackson Ave.                         |           |                  |                |                | 50,000           |                |                  | 50,000                    |
| 6" & 8" SS, 7 State Streets from Terminal to 8th      |           |                  |                |                | 1,000,000        |                |                  | 1,000,000                 |
| 6" & 8" SS, Riverside from 108 to 7th                 |           |                  |                |                | 250,000          |                |                  | 250,000                   |
| 8" SS, Oakdale Road from Patterson to Cedarwood       |           |                  |                |                |                  | 150,000        |                  | 150,000                   |
| 8" SS in Cedarwood from Oakdale Road to Wood Haven    |           |                  |                |                |                  | 125,000        |                  | 125,000                   |
| 6" SS, Morrill Ave from Jackson to Roselle            |           |                  |                |                |                  | 250,000        |                  | 250,000                   |
| 6" SS, Jackson Ave Ross to Morrill                    |           |                  |                |                |                  | 250,000        |                  | 250,000                   |
| 6" SS, Orange Ave from Bruneyville to 2nd St.         |           |                  |                |                |                  |                | 1,000,000        | 1,000,000                 |
| Crawford Lift Station project upgrades and force main |           |                  |                |                |                  |                | 250,000          | 250,000                   |
| CCTV all sanitary sewer lines city wide               |           |                  |                |                |                  |                | 250,000          | 250,000                   |
| Upgrade all electrical panes on SS lift stations      |           |                  |                |                |                  |                | 1,000,000        | 1,000,000                 |
| Survey all lift stations                              |           |                  |                |                |                  |                | 50,000           | 50,000                    |
| <b>Total Additional CIP</b>                           |           | <b>-</b>         | <b>400,000</b> | <b>515,000</b> | <b>1,300,000</b> | <b>775,000</b> | <b>2,550,000</b> | <b>5,540,000</b>          |
| <b>Total Capital Projects</b>                         |           | <b>3,585,843</b> | <b>820,000</b> | <b>813,000</b> | <b>1,500,000</b> | <b>975,000</b> | <b>2,550,000</b> | <b>10,243,843</b>         |

Bartle Wells Associates has developed four scenarios for consideration.

1. Scenario 1: Construction of High Priority CIP only with No Rate Increase
2. Scenario 2: Construction of High Priority CIP only with Rate Increases
3. Scenario 3: Construction of Full CIP with Rate Increases
4. Scenario 4: Construction of Full CIP with Bond Financing

Under each scenario Bartle Wells Associates explored the financial position of the Sewer Fund, with the inclusion of future operational cost increases. Their scenarios include the recommendation that the Sewer Fund maintain a fund balance (reserve) of at least 50% of annual Operations and Maintenance Costs and \$1,000,000 for capital

projects as a buffer in case of emergency and to maintain credit worthiness. Based on each scenario the following rate proposals were developed:

| <b>Scenario Description</b>                                                   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>5-Yr Bill Increase</b> |
|-------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------|
| Scenario 1: High Priority CIP Only & No Rate Increases<br><i>Monthly Bill</i> | \$20.15        | 0%             | 0%             | 0%             | 0%             | 0%             | \$0.00                    |
| Scenario 2: High Priority CIP Only with Rate Increases<br><i>Monthly Bill</i> | \$20.15        | 20%            | 14%            | 14%            | 3%             | 3%             | \$13.19                   |
| Scenario 3: Full CIP with Rate Increases<br><i>Monthly Bill</i>               | \$20.15        | 40%            | 40%            | 14%            | 3%             | 3%             | \$27.62                   |
| Scenario 4: Full CIP with Bond Financing<br><i>Monthly Bill</i>               | \$20.15        | 20%            | 20%            | 8%             | 8%             | 8%             | \$16.40                   |

The impact to customers on a monthly basis averaged over five years is summarized in the table below.

|                          | <b><i>Increase to<br/>Monthly Bill in FY<br/>2020</i></b> | <b><i>Average Increase<br/>to Monthly Bill Per<br/>Year until FY 2020</i></b> |
|--------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------|
| <b><i>Scenario 1</i></b> | \$ 0.00                                                   | \$ 0.00                                                                       |
| <b><i>Scenario 2</i></b> | 13.19                                                     | 2.64                                                                          |
| <b><i>Scenario 3</i></b> | 27.62                                                     | 5.52                                                                          |
| <b><i>Scenario 4</i></b> | 16.40                                                     | 3.28                                                                          |

### ***Water Rate Study***

The City of Riverbank currently charges customers a bimonthly flat fee for the first 1,000 cubic feet of water used. After 1,000 cubic feet of water usage, customers are charged on a variable basis. Customers are charged \$0.34 per 100 cubic feet for the next 4,000 cubic feet, \$0.33 for the next 34,000 cubic feet, and \$0.30 for the next 40,000 cubic feet. As you can see, the variable rate decreases over the tiers and as water usage increases, which is not a conservation-oriented billing structure. In light of the ongoing California Drought and recent water rate litigation, BWA recommends updating this structure to a uniform volumetric rate moving forward.

Service revenue accounts for nearly 97% of all operating revenues. The other 3% is derived from backflow inspections, fines/forfeitures/penalties, interest income, and misc. A 1% increase year over year is assumed for fines/forfeitures/penalties as revenues increase. Additionally, a 0.5% increase in revenue for meter charges and volumetric charges is assumed due to growth. Revenue is projected to total \$1.67MM for FY2014/15. Fixed charges account for 70% of revenue while variable charges account for 30% of revenue.

The City of Riverbank has two water projects that are expected to be financed through loans and/or bonds. The water meter system is a priority project with an estimated cost

of \$4,700,000. This project is expected to be financed in FY2015/16 with a 15 year loan. Other projects, known as 'low priority CIP' total \$1,786,000 are expected to be financed with loans and/or bonds. CIP projects in the 'full' range total \$6,552,000. See table 3 for a layout of the CIP projects.

Table 3: Water Enterprise Capital Projects  
City of Riverbank  
Water and Wastewater Rate Study

| Water Utility                                                   | Project # | 0              | 1                | 2                | 3                | 4              | 5                | Total Projected<br>Capital Cost<br>FY2015-2020 |
|-----------------------------------------------------------------|-----------|----------------|------------------|------------------|------------------|----------------|------------------|------------------------------------------------|
|                                                                 |           | EY 2014/15     | EY 2015/16       | EY 2016/17       | EY 2017/18       | EY 2018/19     | EY 2019/20       |                                                |
| <b>Project Name</b>                                             |           |                |                  |                  |                  |                |                  |                                                |
| <b>Pay-As-You-Go Projects</b>                                   |           |                |                  |                  |                  |                |                  |                                                |
| <b>Water Projects (Fund 116)</b>                                |           |                |                  |                  |                  |                |                  |                                                |
| Central Avenue Water Line Installation                          | WTR-087   | 113,000        |                  |                  |                  |                |                  | 113,000                                        |
| Line Replacement Third St. Alley Sierra/Patterson               | WTR-075   |                | 89,000           |                  |                  |                |                  | 89,000                                         |
| Main Replacement Alley between 3rd and 8th                      | WTR-063   |                | 389,000          |                  |                  |                |                  | 389,000                                        |
| Water Conservation -Implementation of DMMs                      | WTR-078   |                | 25,000           | 25,000           | 25,000           |                |                  | 75,000                                         |
| Line Replacement Prospector's to Claribel/Roselle               | WTR-074   |                | 105,000          |                  |                  |                |                  | 105,000                                        |
| Water Main - Oakdale Road                                       | WTR-022   |                | 150,000          |                  |                  |                |                  | 150,000                                        |
| Novi Drive Well Site - Enclosure                                | WTR-077   |                |                  | 300,000          |                  |                |                  | 300,000                                        |
| Talbot/Kentucky Connection (1,330 LF of 12-in pipe)             | WTR-079   |                |                  |                  | 515,000          |                |                  | 515,000                                        |
| Water Meters [1]                                                |           | 50,000         |                  |                  |                  |                |                  | 50,000                                         |
| <b>Fund 116 Capital Cost</b>                                    |           | <b>163,000</b> | <b>758,000</b>   | <b>325,000</b>   | <b>540,000</b>   | <b>-</b>       | <b>-</b>         | <b>1,786,000</b>                               |
| <b>Water Connection Projects (Fund 157)</b>                     |           |                |                  |                  |                  |                |                  |                                                |
| Water Meter Reading System [2]                                  |           |                | 4,700,000        |                  |                  |                |                  | 4,700,000                                      |
| <b>Fund 157 Capital Cost</b>                                    |           | <b>-</b>       | <b>4,700,000</b> | <b>-</b>         | <b>-</b>         | <b>-</b>       | <b>-</b>         | <b>4,700,000</b>                               |
| <b>Total Pay-As-You Go Projected Capital Cost</b>               |           | <b>163,000</b> | <b>5,458,000</b> | <b>325,000</b>   | <b>540,000</b>   | <b>-</b>       | <b>-</b>         |                                                |
| <b>Water Division CIP</b>                                       |           |                |                  |                  |                  |                |                  |                                                |
| Mechanic shop with parts & equipment                            |           |                | 500,000          |                  |                  |                |                  | 500,000                                        |
| Novi well enclosure for equipment and sound control             |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| Water line replaced on Sierra from Patterson to SR 108          |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| Water line installation 2800 Block to Santa Fe                  |           |                | 50,000           |                  |                  |                |                  | 50,000                                         |
| Water line on 8th Topeka to SR 108                              |           |                | 60,000           |                  |                  |                |                  | 60,000                                         |
| Water line on Claus from SR 108 to Santa Fe                     |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| 12 in water line on Santa Fe from 8th to 4th Streets            |           |                |                  | 325,000          |                  |                |                  | 325,000                                        |
| Water line on 6th St from Sierra Alley to Santa Fe              |           |                |                  | 125,000          |                  |                |                  | 125,000                                        |
| Water line in Sierra Alley to High Street                       |           |                |                  | 125,000          |                  |                |                  | 125,000                                        |
| 12 in water line in Sierra Alley from 3rd to 8th Street         |           |                |                  | 350,000          |                  |                |                  | 350,000                                        |
| Water line in alley on Riverside from Corp yard to 4th St       |           |                |                  | 325,000          |                  |                |                  | 325,000                                        |
| Water line in Topeka Alley from 1st to Cannery Site             |           |                |                  | 150,000          |                  |                |                  | 150,000                                        |
| Water line in alley between Stanislaus & Sierra from 3rd to 4th |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line loop on 3rd from Patterson to Sierra                 |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line on 7th to dead end.                                  |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line in alley on Orange from 2nd to Burneyville           |           |                |                  |                  | 100,000          |                |                  | 100,000                                        |
| Replace all transit water lines                                 |           |                |                  |                  | 1,250,000        |                |                  | 1,250,000                                      |
| Waterline on 7th from Nevada to Arizona                         |           |                |                  |                  | 40,000           |                |                  | 40,000                                         |
| Loop all dead end waterline in Crossroads                       |           |                |                  |                  | 500,000          |                |                  | 500,000                                        |
| Install pump to waste on 8th, River Heights & Jackson Wells     |           |                |                  |                  | 150,000          |                |                  | 150,000                                        |
| Install covers on 2nd St. storage tank motors                   |           |                |                  |                  |                  | 25,000         |                  | 25,000                                         |
| Install SCADA system antenna for 2nd St. storage tank           |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Paint 2nd St. Storage tank                                      |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Install covers on Crossroads storage tank motors                |           |                |                  |                  |                  | 25,000         |                  | 25,000                                         |
| Paint Crossroads storage tank                                   |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Replace BFP on Vandusen, Minniear & Davis subdivisions          |           |                |                  |                  |                  | 150,000        |                  | 150,000                                        |
| New block wall fences at Crossroads, Jackson & Pioneer wells    |           |                |                  |                  |                  | 200,000        |                  | 200,000                                        |
| Install flushing valve on Lane Avenue                           |           |                |                  |                  |                  |                | 2,000            | 2,000                                          |
| New chlorine pumps & analyzers at well sites                    |           |                |                  |                  |                  |                | 1,000,000        | 1,000,000                                      |
| Install flushing valves or hydrants at all dead end systems     |           |                |                  |                  |                  |                | 500,000          | 500,000                                        |
|                                                                 |           | <b>-</b>       | <b>835,000</b>   | <b>1,400,000</b> | <b>2,265,000</b> | <b>550,000</b> | <b>1,502,000</b> | <b>6,552,000</b>                               |

Source: City of Riverbank 2014-2019 Capital Improvement Plan  
[1] From City of Riverbank FY2014/15 Water Annual Budget, (Fund 114; Dept. 433; Account 707.119)  
[2] Phone call with City Staff, 8/21/2014. Funding TBD.

Listed below are four scenarios based on the level of CIP the city selects:

# 1. Scenario 1: Low CIP: Rate increase and loans

2. Scenario 2: High CIP: Rate increase, loans, and bonds
3. Scenario 3: Drought mandated 32% Cutbacks – Low CIP: Rate increase and loans
4. Scenario 4: Drought mandated 32% Cutbacks – High CIP: rate increase, loans, and bonds

Under each scenario Bartle Wells Associates explored the financial position of the Water Fund, with the inclusion of future operational cost increases. Their scenarios include the recommendation that the Water Fund maintain a fund balance (reserve) of at least 50% of annual Operations and Maintenance Costs and \$1,000,000 for capital projects as a buffer in case of emergency and to maintain credit worthiness.

### Summary of Scenarios and Recommendations

The City of Riverbank must raise its rates in order to fund projects. The city currently has one of the lowest rates in the area and has not increased rates since 2009. BWA recommends using the combination of rate increases and financing to pursue its capital improvement projects. Regardless of the level of capital improvement projects the city decides to pursue, BWA recommends taking a more conservative approach and follow scenarios 3 and 4 to reflect the Governor's mandate. The city should anticipate a drop in usage and impose a drought surcharge to fully recoup the loss in revenue.

| Summary of Variable Rate Changes (\$)        |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |
| Scenario 2: Full CIP                         | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |
| Scenario 3: Drought - High Priority CIP Only | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |
| <i>Drought Surcharge</i>                     | -         | \$ 0.18   | \$ 0.21   | \$ 0.23   | \$ 0.24   | \$ 0.25   |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.57   | \$ 0.67   | \$ 0.71   | \$ 0.74   | \$ 0.78   |
| Scenario 4: Drought - Full CIP               | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |
| <i>Drought Surcharge</i>                     | -         | \$ 0.22   | \$ 0.25   | \$ 0.27   | \$ 0.28   | \$ 0.30   |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.68   | \$ 0.78   | \$ 0.84   | \$ 0.88   | \$ 0.93   |

| Summary of Variable Rate Changes (%)         |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | -         | 15.0%     | 17.0%     | 5.0%      | 5.0%      | 5.0%      |
| Scenario 2: Full CIP                         | -         | 35.0%     | 15.0%     | 8.0%      | 5.0%      | 5.0%      |
| Scenario 3: Drought - High Priority CIP Only | -         | 69.0%     | 17.0%     | 5.0%      | 5.0%      | 5.0%      |
| Scenario 4: Drought - Full CIP               | -         | 99.0%     | 15.0%     | 8.0%      | 5.0%      | 5.0%      |

| Summary of Base Rate Changes                 |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | \$ 14.65  | \$ 16.84  | \$ 19.70  | \$ 20.69  | \$ 21.72  | \$ 22.81  |
| Scenario 2: Full CIP                         | \$ 14.65  | \$ 19.77  | \$ 22.74  | \$ 24.56  | \$ 25.78  | \$ 27.07  |
| Scenario 3: Drought - High Priority CIP Only | \$ 14.65  | \$ 16.84  | \$ 19.70  | \$ 20.69  | \$ 21.72  | \$ 22.81  |
| Scenario 4: Drought - Full CIP               | \$ 14.65  | \$ 19.77  | \$ 22.74  | \$ 24.56  | \$ 25.78  | \$ 27.07  |

### NEXT STEPS

After receiving the presentation from Bartle Wells Associates, it is recommended that the City Council provide feedback regarding the next steps. Next steps may include the following (list is not all inclusive):

1. Review of the public improvement projects included within the rate studies;
2. Discuss and/or make recommendation regarding the proposed options for Sewer & Water;
3. Establishing Public Workshop dates to present this information to our residential and commercial customers;
4. Providing direction regarding the establishment of a Proposition 218 Public Hearing date (this item will require separate action at a future meeting)
5. Providing direction to staff to prepare the Proposition 218 Public Notice for the selected scenarios.

### **FINANCIAL IMPACT**

The City Council is not being asked to make a financial decision at this time.

### **STRATEGIC PLAN**

This report has been prepared to accomplish the following strategic objective established at the September 30, 2014 meeting and the March 31, 2015 meeting:

“Present to the City Council for action potential rate changes for water and sewer”

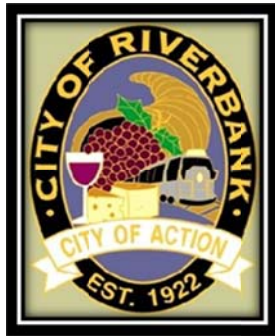
### **ATTACHMENTS**

The following items are attached to this report:

1. Draft Sewer Rate Study
2. Draft Water Rate Study

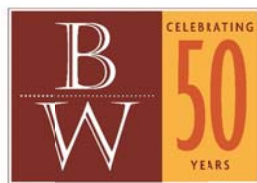


# City of Riverbank



## Sewer Rate Study

Preliminary Draft 4-24-15



Bartle Wells Associates  
Independent Public Finance Consultants  
1889 Alcatraz Avenue  
Berkeley, California 94703  
[www.bartlewells.com](http://www.bartlewells.com)  
Tel: 510-653-3399

**DRAFT**

## Historical & Current Sewer Service Rates

The City of Riverbank has not raised sewer rates since 2008. The City had a cost of service study performed in 2009 by ECO:LOGIC consultants which recommended rate increases from FY 2010 to FY 2012, however the increases were never implemented. The historical and current (2008) sewer rates are shown in **Table 1**.

Table 1: Historical Wastewater Service Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Sewer Rates (Monthly)            | 2004  | 2005  | 2006  | 2007  | 2008  |
|----------------------------------|-------|-------|-------|-------|-------|
| Residential in Riverbank         | 14.91 | 18.72 | 19.13 | 19.59 | 20.15 |
| Commercial in Riverbank          | 14.91 | 18.72 | 19.13 | 19.59 | 20.15 |
| Year-to-year Change              |       | 20.4% | 2.1%  | 2.3%  | 2.8%  |
| Residential Outside of Riverbank | 15.93 | 19.76 | 20.19 | 20.67 | 21.26 |
| Commercial Outside of Riverbank  | 15.93 | 19.76 | 20.19 | 20.67 | 21.26 |
| Year-to-year change              |       | 19.4% | 2.1%  | 2.3%  | 2.8%  |

| Rates per CF for usage exceeding 1,000 cubic feet per month [1] |         |
|-----------------------------------------------------------------|---------|
| Commercial                                                      | 0.01492 |
| Hospitals                                                       | 0.01492 |
| Extended Care Facilities                                        | 0.01492 |
| Markets (Without Delicatessens)                                 | 0.01492 |
| Automobile Service Facilities                                   | 0.01492 |
| Commercial Laundromats                                          | 0.01492 |
| Offices                                                         | 0.01325 |
| Restaurants                                                     | 0.01624 |
| Short Order Facilities                                          | 0.01624 |
| Markets (With Delicatessens)                                    | 0.01624 |
| Restaurants (With Full Kitchens)                                | 0.02353 |

| Total Annual Charges [2] |                   |
|--------------------------|-------------------|
| Industrial Rate          | $C=96.209V + 10B$ |
| Riverbank Unified        | $C=.34749P$       |
| School District [3]      | $C=1.30891P$      |

[1] Per cubic foot

[2]  $C$ =Annual Operation and Maintenance Costs,  $V$ =Annual Volume (MG),  $B$  = Annual BOD Loading (lbs.),  $P$ = student and staff pop.

[3] .34749 is for facilities without a cafeteria. 1.30891 is for facilities with a cafeteria

Sewer charges are shown monthly and annually, however bills are sent out on a bimonthly schedule.

### Residential & Commercial Rates

The rate for churches, single-family dwellings, each unit in a duplex, triplex or multiple-family units, each space in a mobile home park located inside the City, and hotels and motels is **\$20.15** per month per church, dwelling unit, rental room or space. For customers located outside of the City, the rate is **\$21.26** per month.

In addition to the monthly charge, commercial customers pay an amount based on customer classification for each cubic foot of water they consume over 1,000 cubic feet per month.

#### **Special Rates – Industrial & Schools**

Industrial customer service charges are calculated based on a formula which takes into account biochemical oxygen demand (BOD) and million gallons (MG) of water consumed in one year. Industrial charges may be adjusted up or down at the end of the fiscal year according to actual costs, flows, and BODs for that year, or may be negotiated by the Public Works Department and the permit holder.

Schools pay a separate charge based on student and staff population and whether or not they have a cafeteria.

DRAFT

## Recommended Sewer Service Rates

BWA recommends the City divide the volumetric charges into four categories based on strength factors to ensure rate equity between customers. These strength classifications were developed based on State Water Resources Control Board recommended flow factors and a standard strength factor formula. A strength factor of 1 is used for domestic use (200 BOD/MGL and 200 SS/MGL).

The four recommended categories include: Low, Domestic, Medium, and High. Schools without cafeterias are recommended to be billed in the Low classification, and schools with cafeterias are recommended to be billed in the Medium category. **Table 2** shows the recommended structure (without taking into account required rate increases).

Table 2: Variable Charge Cost Attribution  
City of Riverbank  
Water and Wastewater Rate Study

| Cost Recovery Attribution |     |     |
|---------------------------|-----|-----|
| Flow                      | BOD | SS  |
| 50%                       | 20% | 30% |

| Commercial Grouping              | Class    | GPD | BOD/MGL | SS/MGL | Strength Factor | Old Rate* | New Rate** | % Change |
|----------------------------------|----------|-----|---------|--------|-----------------|-----------|------------|----------|
| <i>Group 1</i>                   | Low      | 250 | 130     | 80     | 0.75            |           |            |          |
| Schools w/o Cafeteria            |          |     |         |        |                 | -         | 0.01119    |          |
| Offices                          |          |     |         |        |                 | 0.01325   | 0.01119    | -16%     |
| <i>Group 2</i>                   | Domestic | 250 | 200     | 200    | 1.00            |           |            |          |
| Commercial                       |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| Hospitals                        |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| Extended Care Facilities         |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| Markets (Without Delicatessens)  |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| Automobile Service Facilities    |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| Commercial Laundromats           |          |     |         |        |                 | 0.01492   | 0.01492    | 0%       |
| <i>Group 3</i>                   | Medium   | 250 | 500     | 300    | 1.45            |           |            |          |
| Schools w/ Cafeteria             |          |     |         |        |                 | -         | 0.02163    |          |
| Restaurants                      |          |     |         |        |                 | 0.01624   | 0.02163    | 33%      |
| Short Order Facilities           |          |     |         |        |                 | 0.01624   | 0.02163    | 33%      |
| Markets (With Delicatessens)     |          |     |         |        |                 | 0.01624   | 0.02163    | 33%      |
| <i>Group 4</i>                   | High     | 250 | 1000    | 600    | 2.40            |           |            |          |
| Restaurants (With Full Kitchens) |          |     |         |        |                 | 0.02353   | 0.03581    | 52%      |

\*Rates per CF for usage exceeding 1,000 cubic feet per month

\*\*Rates per CF (subject to minimum monthly charge)

Source: Strength factors based on guidelines from the State Water Resources Control Board

Strength Factor =  $[0.5 + (0.2) \text{ BOD (mg/l)}/200 + (0.3) \text{ SS (mg/l)}/200]$

Industrial customers are billed based on annual flow and BOD

BWA analyzed the sewer billing data provided by the City. There are currently a total of approximately 6,375 sewer accounts and 7,074 billing units, as shown in **Table 3**. Under current rates, annual costs recovery from fixed charges alone account for an estimated \$1,710,500 per year.

Commercial customers are estimated to use 11,127,000 cubic feet of water annually above the 1,000 CF threshold, translating into approximately \$167,000 per year in volumetric charges.

Table 3: Estimated Wastewater Service Charges  
City of Riverbank  
Water and Wastewater Rate Study

**Customer Type**

|                                                        | <u># of Accounts</u> | <u># of Billing Units</u> | <u>Annual Base Rate</u> | <u>Annual Cost Recovery</u> |
|--------------------------------------------------------|----------------------|---------------------------|-------------------------|-----------------------------|
| <b>Residential</b>                                     |                      |                           |                         |                             |
| Single Family Residential (inside City)                | 6,031                | 6,031                     | \$242                   | \$1,458,296                 |
| Single Family Residential (outside City)               | 2                    | 2                         | 255                     | 510                         |
| Multi-Family Residential                               | 108                  | 482                       | 242                     | 116,548                     |
| Mobile Home Parks                                      | 6                    | 263                       | 242                     | 63,593                      |
| <b>Subtotal Residential</b>                            | <b>6,147</b>         | <b>6,778</b>              |                         | <b>1,638,947</b>            |
| <b>Commercial</b>                                      |                      |                           |                         |                             |
| Hotels/Motel                                           | 1                    | 8                         | 242                     | 1,934                       |
| Commercial Boarding Houses                             | 0                    | 0                         | 242                     | 0                           |
| Commercial Retail, Hospitals, auto shops, etc          | 154                  | 210                       | 242                     | 50,778                      |
| Offices                                                | 15                   | 15                        | 242                     | 3,627                       |
| Small Restaurants & Markets w/ Delicatessens           | 12                   | 15                        | 242                     | 3,627                       |
| Restaurants with Full Kitchens                         | 23                   | 25                        | 242                     | 6,045                       |
| Governmental                                           | 9                    | 9                         | 242                     | 2,176                       |
| Industrial                                             | 9                    | 9                         | 242                     | 2,176                       |
| Schools                                                | 5                    | 5                         | 242                     | 1,209                       |
| <b>Subtotal Commercial</b>                             | <b>228</b>           | <b>296</b>                |                         | <b>71,573</b>               |
| <b>Total</b>                                           | <b>6,375</b>         | <b>7,074</b>              |                         | <b>1,710,520</b>            |
| <b>Estimated Annual Commercial Use (Above 1000 CF)</b> |                      |                           |                         | <b>11,127,000</b>           |
| <b>Estimated Commercial Revenue</b>                    |                      |                           |                         | <b>\$166,905</b>            |
| <b>Total Estimated Service Charges</b>                 |                      |                           |                         | <b>\$1,877,425</b>          |

Source: City of Riverbank, 2009; Customer Usage Data 2013



## **Sewer Enterprise Funds**

The sewer enterprise controls four funds, which combined hold a total of \$5.2 million as of July 1, 2014.

1. **Fund 106: Sewer Fund:** Net revenues from operations are deposited into this fund.
2. **Fund 107: Debt Service Fund:** The debt service fund is used to pay semi-annual debt payments and provides a cushion in case of emergency.
3. **Fund 108: Capital Improvement Fund:** Provides funds for capital improvements.
4. **Fund 158: Sewer Connection Fund:** Connection fees are deposited into this fund.

---

Table 4: Wastewater Fund Balances FY 2014/15  
City of Riverbank  
Water and Wastewater Rate Study

---

| <b><u>Reserve</u></b>                        | <b><u>Amount</u></b> |
|----------------------------------------------|----------------------|
| Fund 106: Sewer Fund                         | \$318,694            |
| Fund 107: Sewer Debt Service                 | 924,834              |
| Fund 108: Sewer Capital Improvement Fund [1] | 3,788,173            |
| <u>Fund 158: Sewer Connection</u>            | <u>240,128</u>       |
| Total Reserves                               | \$5,271,829          |

---

Note: Fund balances as of July 1, 2014

[1] Includes Emergency Reserves and Schneider Electric Reserve

Source: City of Riverbank Annual Operating Budget, FY 2014/15

---

## Capital Improvement Program

The City has identified a five-year capital improvement program to be funded by the rates proposed in this study. The capital program is shown below in **Table 5**.

Major projects include a Biolac System for the Wastewater Treatment Plant (WWTP) funded in FY 2015, a sewer line improvement program to be completed from FY 2016 to FY 2020, and an SS lift station electrical pane upgrade in FY 2020.

Table 5: Sewer Enterprise Capital Projects  
City of Riverbank  
Water and Wastewater Rate Study

| Sanitary Sewer Utility                                | Project # | 0                | 1              | 2              | 3                | 4              | 5                | Total Projected<br>Capital Cost FY<br>2011-2020 |
|-------------------------------------------------------|-----------|------------------|----------------|----------------|------------------|----------------|------------------|-------------------------------------------------|
|                                                       |           | FY 2014/15       | FY 2015/16     | FY 2016/17     | FY 2017/18       | FY 2018/19     | FY 2019/20       |                                                 |
| <b>Project Name</b>                                   |           |                  |                |                |                  |                |                  |                                                 |
| <b>High Priority Projects</b>                         |           |                  |                |                |                  |                |                  |                                                 |
| Utility Service Separation                            | SS-013    | 36,000           |                |                |                  |                |                  | 36,000                                          |
| Cross Connection Reduction                            | SS-012    |                  | 200,000        | 200,000        | 200,000          | 200,000        |                  | 800,000                                         |
| Biolac System                                         | WWTP-020  | 3,549,843        |                |                |                  |                |                  | 3,549,843                                       |
| Equipment Protection -Overhead Structure              | WWTP-023  |                  | 10,000         |                |                  |                |                  | 10,000                                          |
| Road Improvements Entering WWTP                       | WWTP-024  |                  | 100,000        |                |                  |                |                  | 100,000                                         |
| Resurface Entry Road to WWTP [1]                      |           |                  | 110,000        |                |                  |                |                  | 110,000                                         |
| Finish Pond 9 at WWTP [1]                             |           |                  |                | 98,000         |                  |                |                  | 98,000                                          |
| <b>Total High Priority Projected Capital Cost</b>     |           | <b>3,585,843</b> | <b>420,000</b> | <b>298,000</b> | <b>200,000</b>   | <b>200,000</b> | <b>-</b>         | <b>4,703,843</b>                                |
| <b>Additional CIP</b>                                 |           |                  |                |                |                  |                |                  |                                                 |
| 6" SS, Stanislaus - Sierra Alley from 1st to 3rd      |           |                  | 75,000         |                |                  |                |                  | 75,000                                          |
| 6" SS, Sierra - Patterson Alley from 1st to 8th       |           |                  | 275,000        |                |                  |                |                  | 275,000                                         |
| 6" SS, Topeka - 108 Alley 4th to 5th                  |           |                  | 50,000         |                |                  |                |                  | 50,000                                          |
| 6" SS, Topeka - Santa Fe Alley 7th to 8th             |           |                  |                | 50,000         |                  |                |                  | 50,000                                          |
| 6" SS, Santa Fe - Stanislaus Alley 7th to 8th         |           |                  |                | 50,000         |                  |                |                  | 50,000                                          |
| 6" SS, Stanislaus - Sierra Alley from 4th to 8th      |           |                  |                | 250,000        |                  |                |                  | 250,000                                         |
| 6" SS, Terminal from Kentucky to Castle Park Drive    |           |                  |                | 85,000         |                  |                |                  | 85,000                                          |
| 6" SS, Texas - Kansas Alley from 8th to Chief Tucker  |           |                  |                | 80,000         |                  |                |                  | 80,000                                          |
| 8" SS, Galaxy to Jackson Ave.                         |           |                  |                |                | 50,000           |                |                  | 50,000                                          |
| 6" & 8" SS, 7 State Streets from Terminal to 8th      |           |                  |                |                | 1,000,000        |                |                  | 1,000,000                                       |
| 6" & 8" SS, Riverside from 108 to 7th                 |           |                  |                |                | 250,000          |                |                  | 250,000                                         |
| 8" SS, Oakdale Road from Patterson to Cedarwood       |           |                  |                |                |                  | 150,000        |                  | 150,000                                         |
| 6" SS in Cedarwood from Oakdale Road to Wood Haven    |           |                  |                |                |                  | 125,000        |                  | 125,000                                         |
| 6" SS, Morrill Ave from Jackson to Roselle            |           |                  |                |                |                  | 250,000        |                  | 250,000                                         |
| 6" SS, Jackson Ave Ross to Morrill                    |           |                  |                |                |                  | 250,000        |                  | 250,000                                         |
| 6" SS, Orange Ave from Bruneyville to 2nd St.         |           |                  |                |                |                  |                | 1,000,000        | 1,000,000                                       |
| Crawford Lift Station project upgrades and force main |           |                  |                |                |                  |                | 250,000          | 250,000                                         |
| CCTV all sanitary sewer lines city wide               |           |                  |                |                |                  |                | 250,000          | 250,000                                         |
| Upgrade all electrical panes on SS lift stations      |           |                  |                |                |                  |                | 1,000,000        | 1,000,000                                       |
| Survey all lift stations                              |           |                  |                |                |                  |                | 50,000           | 50,000                                          |
| <b>Total Additional CIP</b>                           |           | <b>-</b>         | <b>400,000</b> | <b>515,000</b> | <b>1,300,000</b> | <b>775,000</b> | <b>2,550,000</b> | <b>5,540,000</b>                                |
| <b>Total Capital Projects</b>                         |           | <b>3,585,843</b> | <b>820,000</b> | <b>813,000</b> | <b>1,500,000</b> | <b>975,000</b> | <b>2,550,000</b> | <b>10,243,843</b>                               |

Source: City of Riverbank 2014-2019 Capital Improvement Plan  
[1] E-mail from Staff, 10.6.2014

## Debt Service Schedule

The Sewer Enterprise currently has five separate outstanding obligations: two 2014 loans which refinanced a \$1.71 million outstanding 2005 Sewer Bond and provided \$4 million for a Waste Water Treatment Plant Upgrade. A 2001 interfund loan with a balance of \$289,614, a 2001 CSWRCB loan with a balance of \$355,912, and a 2002 CSWRCB loan with a balance of \$111,710.

Table 6: Wastewater Enterprise Debt Service  
City of Riverbank  
Water and Wastewater Rate Study

| Long-Term Debt: Wastewater                  | Budget           | Five Year Projection (Prop 2218) |                  |                  |                  |                  | Extended Year Projection |                  |                  |                  |                  | Total Debt Service<br>FY2014-FY2024 |
|---------------------------------------------|------------------|----------------------------------|------------------|------------------|------------------|------------------|--------------------------|------------------|------------------|------------------|------------------|-------------------------------------|
|                                             | 2014/15          | 2015/16                          | 2016/17          | 2017/18          | 2018/19          | 2019/20          | 2020/21                  | 2021/22          | 2022/23          | 2023/24          | 2024/25          |                                     |
| 2014 Loans [1]                              | 643,000          | 643,000                          | 643,000          | 643,000          | 643,000          | 643,000          | 336,000                  | 336,000          | 336,000          | 336,000          | 336,000          | 5,538,000                           |
| 2001 Interfund Loan [2]                     | 75,000           | 75,000                           | 75,000           | 4,000            |                  |                  |                          |                  |                  |                  |                  | 229,000                             |
| 2001-2 CSWRCB Loans [3]                     | 66,000           | 66,000                           | 66,000           | 66,000           | 66,000           | 66,000           | 66,000                   | 66,000           |                  |                  |                  | 528,000                             |
| <b>Total Annual Wastewater Debt Service</b> | <b>\$784,000</b> | <b>\$784,000</b>                 | <b>\$784,000</b> | <b>\$713,000</b> | <b>\$709,000</b> | <b>\$709,000</b> | <b>\$402,000</b>         | <b>\$402,000</b> | <b>\$336,000</b> | <b>\$336,000</b> | <b>\$336,000</b> | <b>\$6,295,000</b>                  |

Source: City of Riverbank Audit for FYE 2011, FYE 2012, and FYE 2013; City of Riverbank Budget FY2014/15

Note: Payments for FY 2014-2024 are based on the debt schedules found in the City Audit and on assumption that there is no new debt issued and no debt refinanced.

[1] \$1.71 million refinancing loan for 2005 Sewer Bonds and \$4 million loan for a Waste Water Treatment Plant upgrade.

[2] As of June 30, 2014, the balance payable was \$289,614 with an interest rate of 2.00%. The final maturity date is June 30, 2018.

[3] As of June 30, 2014, the balance payable for the 2001 CSWRCB Loan was \$355,912 with an interest rate of 2.6% and a final maturity date of October 25, 2021. The balance payable for the 2002 CSWRCB Loan is \$111,710 with an interest rate of 2.7% and a final maturity date of October 25, 2021.

## Scenario Summary

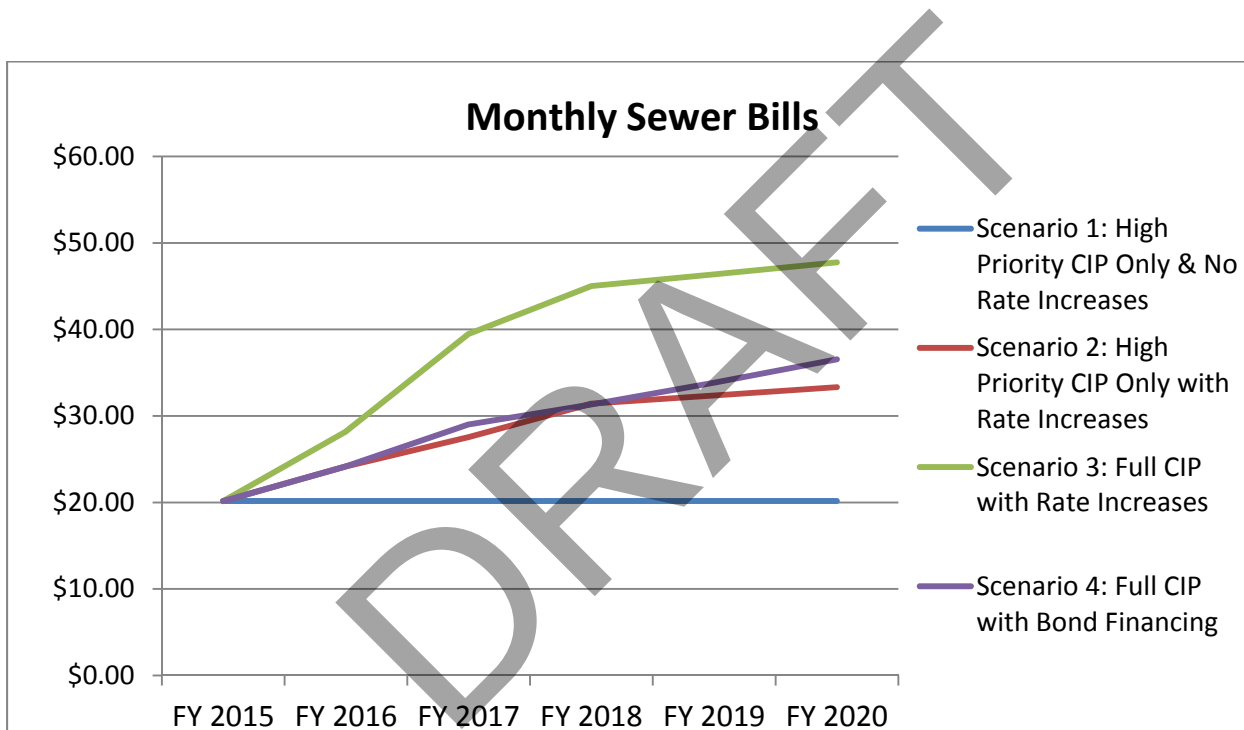
BWA analyzed four scenarios for City consideration:

**Scenario 1: High Priority CIP Only & No Rate Increase** – Shows the Sewer Enterprise financial condition under a no increase “status quo” scenario with only high priority capital projects initiated. (**Not Recommended**).

**Scenario 2: High Priority CIP Only with Rate Increases** – Funds high priority capital projects only for the next five years. Funds all Sewer Enterprise costs from rate increases only.

**Scenario 3: Full CIP with Rate Increases** – Funds all capital projects for the next five years. Funds all Sewer Enterprise costs from rate increases only.

**Scenario 4: Full CIP with Bond Financing** – Funds all capital projects for the next five years. Funds Sewer Enterprise costs from a combination of bond issues and rate increases.



| Scenario Description                                                          | FY 2015 | FY 2016        | FY 2017        | FY 2018        | FY 2019       | FY 2020       | 5-Yr Bill Increase |
|-------------------------------------------------------------------------------|---------|----------------|----------------|----------------|---------------|---------------|--------------------|
| Scenario 1: High Priority CIP Only & No Rate Increases<br><i>Monthly Bill</i> | \$20.15 | 0%<br>\$20.15  | 0%<br>\$20.15  | 0%<br>\$20.15  | 0%<br>\$20.15 | 0%<br>\$20.15 | \$0.00             |
| Scenario 2: High Priority CIP Only with Rate Increases<br><i>Monthly Bill</i> | \$20.15 | 20%<br>\$24.18 | 14%<br>\$27.57 | 14%<br>\$31.42 | 3%<br>\$32.37 | 3%<br>\$33.34 | \$13.19            |
| Scenario 3: Full CIP with Rate Increases<br><i>Monthly Bill</i>               | \$20.15 | 40%<br>\$28.21 | 40%<br>\$39.49 | 14%<br>\$45.02 | 3%<br>\$46.37 | 3%<br>\$47.77 | \$27.62            |
| Scenario 4: Full CIP with Bond Financing<br><i>Monthly Bill</i>               | \$20.15 | 20%<br>\$24.18 | 20%<br>\$29.02 | 8%<br>\$31.34  | 8%<br>\$33.84 | 8%<br>\$36.55 | \$16.40            |

## **Scenario 1: High Priority CIP Only & No Rate Increases**

**Figure 1** and **Table 7** show the Sewer Enterprise's financial position under a High Priority CIP Only & No Rate Increase scenario. Under current rates, the Sewer Enterprise is projected to deplete all fund balances in FY 2017. By FY 2020, the Sewer enterprise would build up a deficit of approximately \$2.5 million.

The Sewer Enterprise is projected to have a debt service coverage ratio of .4 in FY 2015. Debt service coverage is calculated as Operating Revenues less Operating Expenses divided by total debt service payments. BWA typically recommends agencies maintain a debt service coverage ratio of at least 1.15.

Additionally, BWA recommends the Sewer Enterprise maintain a total fund balance of at least 50% of annual O&M and \$1,000,000 for capital projects as a buffer in case of emergency and to maintain creditworthiness.

**Figure 1**

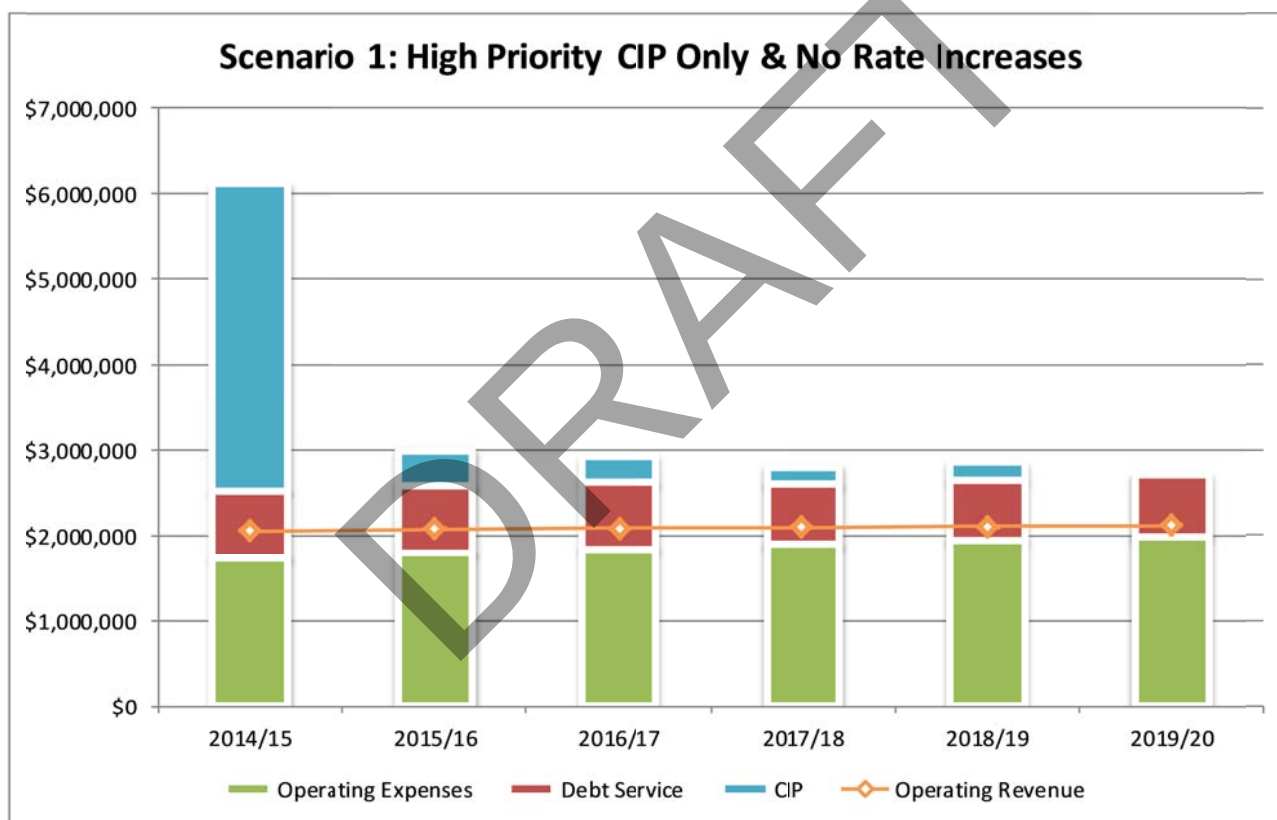




Table 7: Scenario 1: High Priority CIP Only & No Rate Increases  
City of Riverbank  
Water and Wastewater Rate Study

|                                    | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                    |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCE</b>           |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 (Operations)              | \$318,694          |                      | \$634,000                       | \$910,000          | \$1,150,100        | \$1,352,601        | \$1,515,127        |
| Fund 107 (Debt)                    | 924,834            |                      | 141,000                         | (643,000)          | (1,427,000)        | (2,140,000)        | (2,849,000)        |
| Fund 108 (Projects)                | 3,788,173          |                      | 202,000                         | (218,000)          | (516,000)          | (716,000)          | (916,000)          |
| Fund 158 (Connection)              | <u>240,128</u>     |                      | <u>270,000</u>                  | <u>285,000</u>     | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     |
| Wastewater Fund Total              | 5,271,829          |                      | 1,247,000                       | 334,000            | (492,900)          | (1,188,399)        | (1,919,873)        |
| Monthly Service Charge             | 20.15              |                      | 20.15                           | 20.15              | 20.15              | 20.15              | 20.15              |
| <b>Revenues</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| Sewer Service Charges              | 1,871,900          | 0.5%                 | 1,881,000                       | 1,890,000          | 1,899,000          | 1,908,000          | 1,918,000          |
| Fines, Forfeitures, Penalties      | 34,500             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Interest Income [1]                | 3,000              |                      | 6,000                           | 9,100              | 11,501             | 13,526             | 15,151             |
| Industrial Permits                 | 34,300             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Misc. Revenues                     | 250                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Transfers In                       | <u>117,700</u>     |                      | <u>120,000</u>                  | <u>120,000</u>     | <u>120,000</u>     | <u>120,000</u>     | <u>120,000</u>     |
| <b>Total Revenues</b>              | <b>\$2,061,650</b> |                      | <b>\$2,078,000</b>              | <b>\$2,090,100</b> | <b>\$2,101,501</b> | <b>\$2,112,526</b> | <b>\$2,124,151</b> |
| <b>Expenses</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| <b>Wastewater Collection</b>       |                    |                      |                                 |                    |                    |                    |                    |
| Employee Compensation              | \$147,500          | 3.0%                 | \$152,000                       | \$157,000          | \$162,000          | \$167,000          | \$172,000          |
| Supplies and Materials             | 9,250              | 3.0%                 | 10,000                          | 10,000             | 10,000             | 10,000             | 10,000             |
| Utilities                          | 25,000             | 5.0%                 | 26,000                          | 27,000             | 28,000             | 29,000             | 30,000             |
| Services                           | 85,000             | 3.0%                 | 88,000                          | 91,000             | 94,000             | 97,000             | 100,000            |
| Communications                     | 2,000              |                      | 2,000                           | 2,000              | 2,000              | 2,000              | 2,000              |
| Misc. Expenses and Allowances      | 14,550             | 4.0%                 | 15,000                          | 16,000             | 17,000             | 18,000             | 19,000             |
| Transfers Out Management Fee       | <u>539,900</u>     |                      | <u>550,000</u>                  | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     |
| <b>Total Wastewater Collection</b> | <b>\$823,200</b>   |                      | <b>\$843,000</b>                | <b>\$853,000</b>   | <b>\$863,000</b>   | <b>\$873,000</b>   | <b>\$883,000</b>   |
| <b>Wastewater Treatment</b>        |                    |                      |                                 |                    |                    |                    |                    |
| Employee Salaries                  | 201,900            | 3.0%                 | 208,000                         | 214,000            | 220,000            | 227,000            | 234,000            |
| Employee Benefits                  | 118,900            | 3.0%                 | 122,000                         | 126,000            | 130,000            | 134,000            | 138,000            |
| Supplies and Materials             | 6,500              |                      | 7,000                           | 7,000              | 7,000              | 7,000              | 7,000              |
| Utilities                          | 400,000            | 5.0%                 | 420,000                         | 441,000            | 463,000            | 486,000            | 510,000            |
| Communications                     | 850                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Services                           | 132,500            | 3.0%                 | 136,000                         | 140,000            | 144,000            | 148,000            | 152,000            |
| Misc. Expenses and Allowances      | <u>62,550</u>      | 4.0%                 | <u>65,000</u>                   | <u>68,000</u>      | <u>71,000</u>      | <u>74,000</u>      | <u>77,000</u>      |
| <b>Total Wastewater Treatment</b>  | <b>\$923,200</b>   |                      | <b>\$959,000</b>                | <b>\$997,000</b>   | <b>\$1,036,000</b> | <b>\$1,077,000</b> | <b>\$1,119,000</b> |
| <b>Total Wastewater Operations</b> | <b>\$1,746,400</b> |                      | <b>\$1,802,000</b>              | <b>\$1,850,000</b> | <b>\$1,899,000</b> | <b>\$1,950,000</b> | <b>\$2,002,000</b> |
| <b>Net Operating Revenues</b>      | <b>\$315,250</b>   |                      | <b>\$276,000</b>                | <b>\$240,100</b>   | <b>\$202,501</b>   | <b>\$162,526</b>   | <b>\$122,151</b>   |
| <b>Wastewater Debt Service</b>     |                    |                      |                                 |                    |                    |                    |                    |
| Existing Long-Term Debt            | <u>\$784,000</u>   |                      | <u>\$784,000</u>                | <u>\$784,000</u>   | <u>\$713,000</u>   | <u>\$709,000</u>   | <u>\$709,000</u>   |
| <b>Total Annual Debt Service</b>   | <b>\$784,000</b>   |                      | <b>\$784,000</b>                | <b>\$784,000</b>   | <b>\$713,000</b>   | <b>\$709,000</b>   | <b>\$709,000</b>   |
| <b>Debt Service Coverage</b>       | <b>0.40</b>        |                      | <b>0.35</b>                     | <b>0.31</b>        | <b>0.28</b>        | <b>0.23</b>        | <b>0.17</b>        |
| <b>Wastewater Capital</b>          |                    |                      |                                 |                    |                    |                    |                    |
| Wastewater                         | <u>\$3,585,843</u> |                      | <u>\$420,000</u>                | <u>\$298,000</u>   | <u>\$200,000</u>   | <u>\$200,000</u>   | <u>\$0</u>         |
| <b>Total Capital Expenditures</b>  | <b>\$3,585,843</b> |                      | <b>\$420,000</b>                | <b>\$298,000</b>   | <b>\$200,000</b>   | <b>\$200,000</b>   | <b>\$0</b>         |
| <b>ENDING BALANCE</b>              |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 [2]                       | \$633,944          |                      | 910,000                         | 1,150,100          | 1,352,601          | 1,515,127          | 1,637,278          |
| Fund 107 [3]                       | 140,834            |                      | (643,000)                       | (1,427,000)        | (2,140,000)        | (2,849,000)        | (3,558,000)        |
| Fund 108 [4]                       | 202,330            |                      | (218,000)                       | (516,000)          | (716,000)          | (916,000)          | (916,000)          |
| Fund 158 [5]                       | <u>270,128</u>     |                      | <u>285,000</u>                  | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     | <u>345,000</u>     |
| Wastewater Fund Total              | 1,247,236          |                      | 334,000                         | (492,900)          | (1,188,399)        | (1,919,873)        | (2,491,722)        |
| Change from prior fund balance     |                    |                      | (913,236)                       | (826,900)          | (695,499)          | (731,474)          | (571,849)          |
| <b>Target Balance [6]</b>          | <b>1,873,000</b>   |                      | <b>1,901,000</b>                | <b>1,925,000</b>   | <b>1,950,000</b>   | <b>1,975,000</b>   | <b>2,001,000</b>   |
|                                    | no                 |                      | no                              | no                 | no                 | no                 | no                 |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2011/12-FY2020/21

[1] Interest Income is 1% of the Beginning Fund 106 Balance if fund balance is positive.

[2] Fund 106 Ending Balance equals Beginning Balance plus Total Operating Revenues less Total Wastewater Operations

[3] Fund 107 Ending Balance equals Beginning Balance plus Total Fund 107 (Debt) Revenue less Total Annual Debt Service

[4] Fund 108 Ending Balance equals Beginning Balance less Total Capital Expenditures

[5] Fund 158 Ending Balance assumes \$30,000 in revenues from Sewer Connection Fees in FY2014/15 and \$15,000 for each subsequent fiscal

[6] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## **Scenario 2: High Priority CIP Only with Rate Increases**

**Figure 2** and **Table 8** show the Sewer Enterprise's financial position under a High Priority CIP Only & Rate Increase scenario. Recommended rate increases under Scenario 2 are: **20%** in FY 2016, **14%** in FY 2017, **14%** in FY 2018 and **3%** adjustments thereafter.

Under Scenario 2, Sewer Service Charges would be increased from \$1.9 million in FY 2015 to about \$3 million by FY 2018. The Sewer Enterprise would build up funds to meet target reserves in FY 2020. Debt service coverage would meet BWA's recommended 1.15x debt service in FY 2017.

### **Scenario Advantages**

1. Results in the lowest possible rate increases of all the scenarios.
2. Does not require the Sewer Enterprise to take on additional debt, thereby reducing the burden on future users.

### **Scenario Disadvantages**

1. Does not fully fund the Sewer Enterprise's capital needs.
2. Existing rate payers take on the burden of paying for needed capital improvements from rate revenues.
3. Fund balances are built up over the 5-year period and are project to dip to a low of \$580,000 in FY 2017.

**Figure 2**

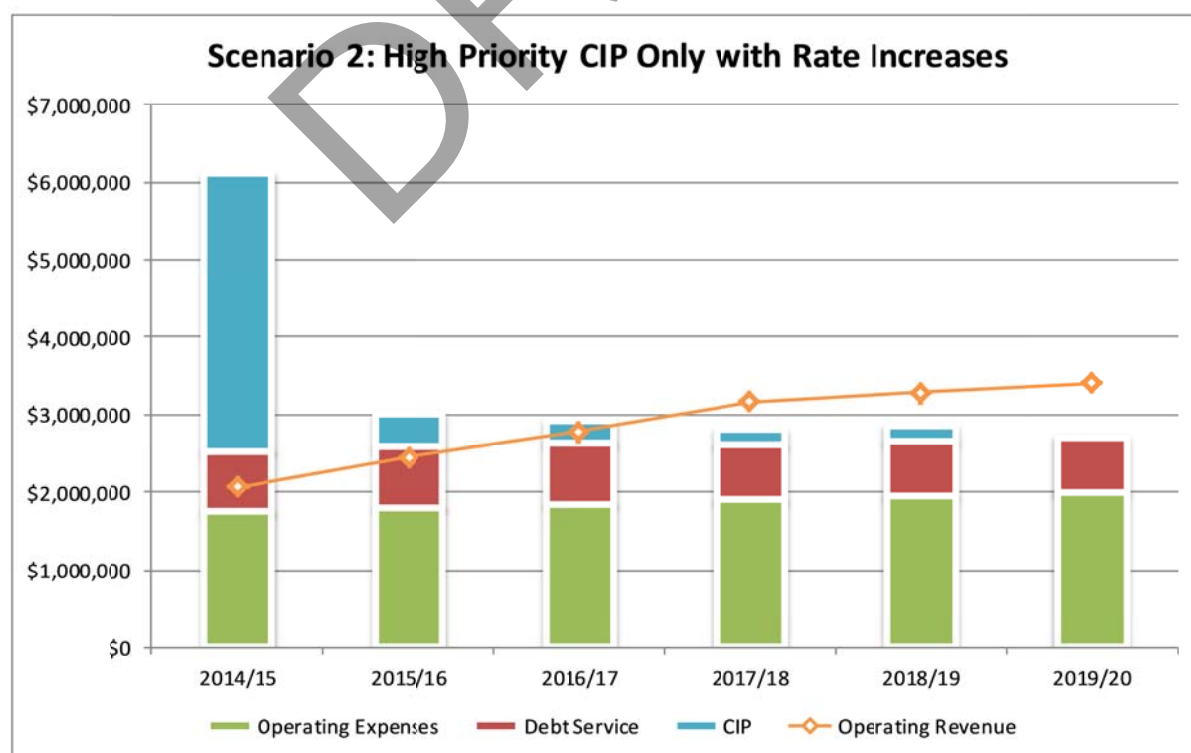


Table 8: Scenario 2: High Priority CIP Only with Rate Increases  
City of Riverbank  
Water and Wastewater Rate Study

|                                    | Budget             | Annual % | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|------------------------------------|--------------------|----------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                    | 2014/15            | Increase | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCES</b>          |                    |          |                                 |                    |                    |                    |                    |
| Fund 106 (Operations)              | \$318,694          |          | \$634,000                       | \$1,285,000        | \$2,222,000        | \$3,494,000        | \$4,832,000        |
| Fund 107 (Debt)                    | 924,834            |          | 141,000                         | (643,000)          | (1,427,000)        | (2,140,000)        | (2,849,000)        |
| Fund 108 (Projects)                | 3,788,173          |          | 202,000                         | (218,000)          | (516,000)          | (716,000)          | (916,000)          |
| Fund 158 (Connection)              | 240,128            |          | 270,000                         | 285,000            | 300,000            | 315,000            | 330,000            |
| Wastewater Fund Total              | 5,271,829          |          | 1,247,000                       | 709,000            | 579,000            | 953,000            | 1,397,000          |
| Monthly Service Charge             | 20.15              |          | 24.18                           | 27.57              | 31.42              | 32.37              | 33.34              |
| % Change                           |                    |          | 20%                             | 14%                | 14%                | 3%                 | 3%                 |
| <b>Revenues</b>                    |                    |          |                                 |                    |                    |                    |                    |
| Sewer Service Charges              | 1,871,900          | 0.5%     | 2,256,000                       | 2,583,000          | 2,958,000          | 3,062,000          | 3,169,000          |
| Fines, Forfeitures, Penalties      | 34,500             | 1.0%     | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Interest Income [1]                | 3,000              |          | 6,000                           | 13,000             | 22,000             | 35,000             | 48,000             |
| Industrial Permits                 | 34,300             | 1.0%     | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Misc. Revenues                     | 250                |          | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Transfers In                       | 117,700            |          | 120,000                         | 120,000            | 120,000            | 120,000            | 120,000            |
| <b>Total Revenues</b>              | <b>\$2,061,650</b> |          | <b>\$2,453,000</b>              | <b>\$2,787,000</b> | <b>\$3,171,000</b> | <b>\$3,288,000</b> | <b>\$3,408,000</b> |
| <b>Expenses</b>                    |                    |          |                                 |                    |                    |                    |                    |
| <b>Wastewater Collection</b>       |                    |          |                                 |                    |                    |                    |                    |
| Employee Compensation              | \$147,500          | 3.0%     | \$152,000                       | \$157,000          | \$162,000          | \$167,000          | \$172,000          |
| Supplies and Materials             | 9,250              | 3.0%     | 10,000                          | 10,000             | 10,000             | 10,000             | 10,000             |
| Utilities                          | 25,000             | 5.0%     | 26,000                          | 27,000             | 28,000             | 29,000             | 30,000             |
| Services                           | 85,000             | 3.0%     | 88,000                          | 91,000             | 94,000             | 97,000             | 100,000            |
| Communications                     | 2,000              |          | 2,000                           | 2,000              | 2,000              | 2,000              | 2,000              |
| Misc. Expenses and Allowances      | 14,550             | 4.0%     | 15,000                          | 16,000             | 17,000             | 18,000             | 19,000             |
| Transfers Out Management Fee       | 539,900            |          | 550,000                         | 550,000            | 550,000            | 550,000            | 550,000            |
| <b>Total Wastewater Collection</b> | <b>\$823,200</b>   |          | <b>\$843,000</b>                | <b>\$853,000</b>   | <b>\$863,000</b>   | <b>\$873,000</b>   | <b>\$883,000</b>   |
| <b>Wastewater Treatment</b>        |                    |          |                                 |                    |                    |                    |                    |
| Employee Salaries                  | 201,900            | 3.0%     | 208,000                         | 214,000            | 220,000            | 227,000            | 234,000            |
| Employee Benefits                  | 118,900            | 3.0%     | 122,000                         | 126,000            | 130,000            | 134,000            | 138,000            |
| Supplies and Materials             | 6,500              |          | 7,000                           | 7,000              | 7,000              | 7,000              | 7,000              |
| Utilities                          | 400,000            | 5.0%     | 420,000                         | 441,000            | 463,000            | 486,000            | 510,000            |
| Communications                     | 850                |          | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Services                           | 132,500            | 3.0%     | 136,000                         | 140,000            | 144,000            | 148,000            | 152,000            |
| Misc. Expenses and Allowances      | 62,550             | 4.0%     | 65,000                          | 68,000             | 71,000             | 74,000             | 77,000             |
| <b>Total Wastewater Treatment</b>  | <b>\$923,200</b>   |          | <b>\$959,000</b>                | <b>\$997,000</b>   | <b>\$1,036,000</b> | <b>\$1,077,000</b> | <b>\$1,119,000</b> |
| <b>Total Wastewater Operations</b> | <b>\$1,746,400</b> |          | <b>\$1,802,000</b>              | <b>\$1,850,000</b> | <b>\$1,899,000</b> | <b>\$1,950,000</b> | <b>\$2,002,000</b> |
| <b>Net Operating Revenues</b>      | <b>\$315,250</b>   |          | <b>\$651,000</b>                | <b>\$937,000</b>   | <b>\$1,272,000</b> | <b>\$1,338,000</b> | <b>\$1,406,000</b> |
| <b>Wastewater Debt Service</b>     |                    |          |                                 |                    |                    |                    |                    |
| Existing Long-Term Debt            | \$784,000          |          | \$784,000                       | \$784,000          | \$713,000          | \$709,000          | \$709,000          |
| <b>Total Annual Debt Service</b>   | <b>\$784,000</b>   |          | <b>\$784,000</b>                | <b>\$784,000</b>   | <b>\$713,000</b>   | <b>\$709,000</b>   | <b>\$709,000</b>   |
| <b>Debt Service Coverage</b>       | <b>0.40</b>        |          | <b>0.83</b>                     | <b>1.20</b>        | <b>1.78</b>        | <b>1.89</b>        | <b>1.98</b>        |
| <b>Wastewater Capital [2]</b>      |                    |          |                                 |                    |                    |                    |                    |
| Wastewater                         | \$3,585,843        |          | \$420,000                       | \$298,000          | \$200,000          | \$200,000          | \$0                |
| <b>Total Capital Expenditures</b>  | <b>\$3,585,843</b> |          | <b>\$420,000</b>                | <b>\$298,000</b>   | <b>\$200,000</b>   | <b>\$200,000</b>   | <b>\$0</b>         |
| <b>ENDING BALANCES</b>             |                    |          |                                 |                    |                    |                    |                    |
| Fund 106 [3]                       | \$633,944          |          | 1,285,000                       | 2,222,000          | 3,494,000          | 4,832,000          | 6,238,000          |
| Fund 107 [4]                       | 140,834            |          | (643,000)                       | (1,427,000)        | (2,140,000)        | (2,849,000)        | (3,558,000)        |
| Fund 108 [5]                       | 202,330            |          | (218,000)                       | (516,000)          | (716,000)          | (916,000)          | (916,000)          |
| Fund 158 [6]                       | 270,128            |          | 285,000                         | 300,000            | 315,000            | 330,000            | 345,000            |
| Wastewater Fund Total              | 1,247,236          |          | 709,000                         | 579,000            | 953,000            | 1,397,000          | 2,109,000          |
| Change from prior fund balance     |                    |          | (538,236)                       | (130,000)          | 374,000            | 444,000            | 712,000            |
| <b>Target Balance [7]</b>          | <b>1,873,000</b>   |          | <b>1,901,000</b>                | <b>1,925,000</b>   | <b>1,950,000</b>   | <b>1,975,000</b>   | <b>2,001,000</b>   |
|                                    | no                 |          | no                              | no                 | no                 | no                 | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2011/12-FY2020/21

[1] Interest Income is 1% of the Beginning Fund 106 Balance if fund balance is positive.

[2] Assumes that the City will only complete Pay-As-You-Go Sewer Projects

[3] Fund 106 Ending Balance equals Beginning Balance plus Total Operating Revenues less Total Wastewater Operations

[4] Fund 107 Ending Balance equals Beginning Balance plus Total Fund 107 (Debt) Revenue less Total Annual Debt Service

[5] Fund 108 Ending Balance equals Beginning Balance less Total Capital Expenditures

[6] Fund 158 Ending Balance assumes \$30,000 in revenues from Sewer Connection Fees in FY2014/15 and \$15,000 for each subsequent fiscal year.

[7] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Scenario 3: Full CIP with Rate Increases

Figure 3 and Table 9 show the Sewer Enterprise's financial position under a Full CIP & Rate Increase scenario. Recommended rate increases under this scenario are: **40%** in FY 2016, **40%** in FY 2017, **14%** in FY 2018 and **3%** adjustments thereafter.

Under Scenario 3, Sewer Service Charges would be increased from \$1.9 million in FY 2015 to about \$4.2 million by FY 2018. The Sewer Enterprise would build up funds to meet target reserves in FY 2019. Debt service coverage would meet BWA's recommended 1.15x debt service in FY 2016.

### Scenario Advantages

1. Does not require the Sewer Enterprise to take on additional debt, thereby reducing the burden on future rate payers.
2. Fully funds the Sewer Enterprise's capital needs.
3. Provides a high level of net operating revenue to fund continuing capital needs beyond the projection period.

### Scenario Disadvantages

1. Results in the highest rate increases of all scenarios.
2. Existing rate payers take on the burden of paying for needed capital improvements from rate revenues.
3. The high level of revenues may not be needed should the Sewer Enterprise not have a high level of continuing capital needs beyond the five year projection period.

Figure 3

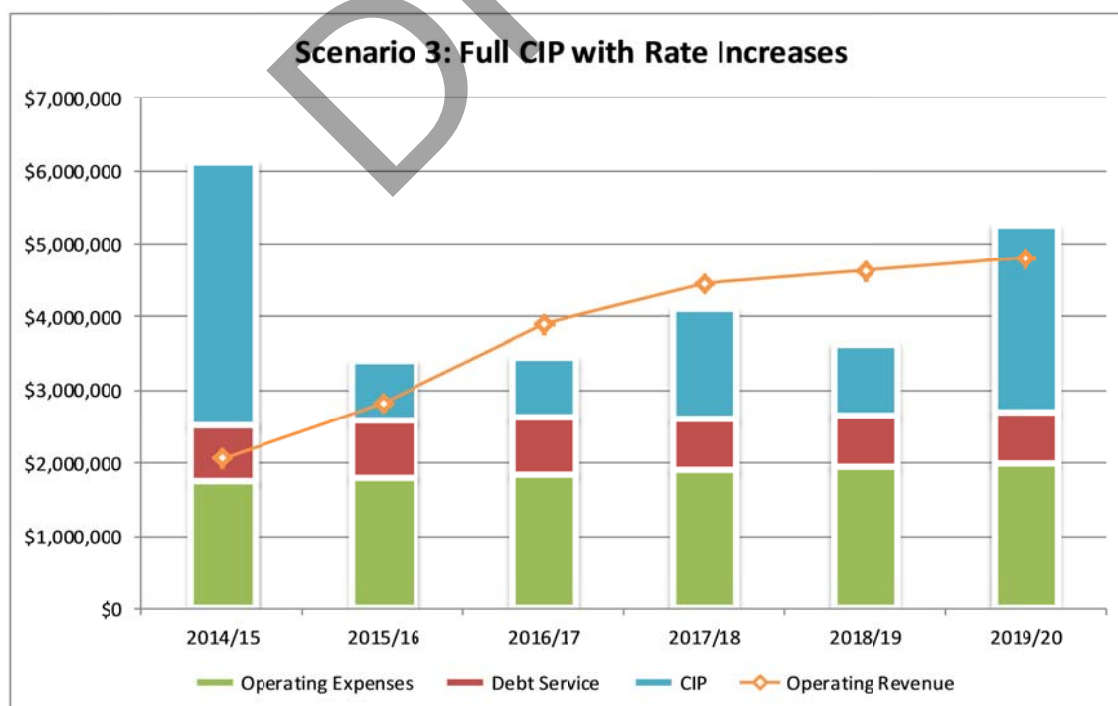


Table 9: Scenario 3: Full CIP with Rate Increases  
City of Riverbank  
Water and Wastewater Rate Study

|                                    | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                    |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCE</b>           |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 (Operations)              | \$318,694          |                      | \$634,000                       | \$1,659,000        | \$3,712,000        | \$6,272,000        | \$8,955,000        |
| Fund 107 (Debt)                    | 924,834            |                      | 141,000                         | (643,000)          | (1,427,000)        | (2,140,000)        | (2,849,000)        |
| Fund 108 (Projects)                | 3,788,173          |                      | 202,000                         | (618,000)          | (1,431,000)        | (2,931,000)        | (3,906,000)        |
| Fund 158 (Connection)              | <u>240,128</u>     |                      | <u>270,000</u>                  | <u>285,000</u>     | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     |
| Wastewater Fund Total              | 5,271,829          |                      | 1,247,000                       | 683,000            | 1,154,000          | 1,516,000          | 2,530,000          |
| Monthly Service Charge             | 20.15              |                      | 28.21                           | 39.49              | 45.02              | 46.37              | 47.77              |
| % Change                           |                    |                      | 40%                             | 40%                | 14%                | 3%                 | 3%                 |
| <b>Revenues</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| Sewer Service Charges              | 1,871,900          | 0.5%                 | 2,630,000                       | 3,695,000          | 4,231,000          | 4,379,000          | 4,532,000          |
| Fines, Forfeitures, Penalties      | 34,500             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Interest Income [1]                | 3,000              |                      | 6,000                           | 17,000             | 37,000             | 63,000             | 90,000             |
| Industrial Permits                 | 34,300             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Misc. Revenues                     | 250                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Transfers In                       | 117,700            |                      | 120,000                         | 120,000            | 120,000            | 120,000            | 120,000            |
| <b>Total Revenues</b>              | <b>\$2,061,650</b> |                      | <b>\$2,827,000</b>              | <b>\$3,903,000</b> | <b>\$4,459,000</b> | <b>\$4,633,000</b> | <b>\$4,813,000</b> |
| <b>Expenses</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| <b>Wastewater Collection</b>       |                    |                      |                                 |                    |                    |                    |                    |
| Employee Compensation              | \$147,500          | 3.0%                 | \$152,000                       | \$157,000          | \$162,000          | \$167,000          | \$172,000          |
| Supplies and Materials             | 9,250              | 3.0%                 | 10,000                          | 10,000             | 10,000             | 10,000             | 10,000             |
| Utilities                          | 25,000             | 5.0%                 | 26,000                          | 27,000             | 28,000             | 29,000             | 30,000             |
| Services                           | 85,000             | 3.0%                 | 88,000                          | 91,000             | 94,000             | 97,000             | 100,000            |
| Communications                     | 2,000              |                      | 2,000                           | 2,000              | 2,000              | 2,000              | 2,000              |
| Misc. Expenses and Allowances      | 14,550             | 4.0%                 | 15,000                          | 16,000             | 17,000             | 18,000             | 19,000             |
| Transfers Out Management Fee       | <u>539,900</u>     |                      | <u>550,000</u>                  | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     |
| <b>Total Wastewater Collection</b> | <b>\$823,200</b>   |                      | <b>\$843,000</b>                | <b>\$853,000</b>   | <b>\$863,000</b>   | <b>\$873,000</b>   | <b>\$883,000</b>   |
| <b>Wastewater Treatment</b>        |                    |                      |                                 |                    |                    |                    |                    |
| Employee Salaries                  | 201,900            | 3.0%                 | 208,000                         | 214,000            | 220,000            | 227,000            | 234,000            |
| Employee Benefits                  | 118,900            | 3.0%                 | 122,000                         | 126,000            | 130,000            | 134,000            | 138,000            |
| Supplies and Materials             | 6,500              |                      | 7,000                           | 7,000              | 7,000              | 7,000              | 7,000              |
| Utilities                          | 400,000            | 5.0%                 | 420,000                         | 441,000            | 463,000            | 486,000            | 510,000            |
| Communications                     | 850                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Services                           | 132,500            | 3.0%                 | 136,000                         | 140,000            | 144,000            | 148,000            | 152,000            |
| Misc. Expenses and Allowances      | <u>62,550</u>      | 4.0%                 | <u>65,000</u>                   | <u>68,000</u>      | <u>71,000</u>      | <u>74,000</u>      | <u>77,000</u>      |
| <b>Total Wastewater Treatment</b>  | <b>\$923,200</b>   |                      | <b>\$959,000</b>                | <b>\$997,000</b>   | <b>\$1,036,000</b> | <b>\$1,077,000</b> | <b>\$1,119,000</b> |
| <b>Total Wastewater Operations</b> | <b>\$1,746,400</b> |                      | <b>\$1,802,000</b>              | <b>\$1,850,000</b> | <b>\$1,899,000</b> | <b>\$1,950,000</b> | <b>\$2,002,000</b> |
| <b>Net Operating Revenues</b>      | <b>\$315,250</b>   |                      | <b>\$1,025,000</b>              | <b>\$2,053,000</b> | <b>\$2,560,000</b> | <b>\$2,683,000</b> | <b>\$2,811,000</b> |
| <b>Wastewater Debt Service</b>     |                    |                      |                                 |                    |                    |                    |                    |
| Existing Long-Term Debt            | <u>\$784,000</u>   |                      | <u>\$784,000</u>                | <u>\$784,000</u>   | <u>\$713,000</u>   | <u>\$709,000</u>   | <u>\$709,000</u>   |
| <b>Total Annual Debt Service</b>   | <b>\$784,000</b>   |                      | <b>\$784,000</b>                | <b>\$784,000</b>   | <b>\$713,000</b>   | <b>\$709,000</b>   | <b>\$709,000</b>   |
| <b>Debt Service Coverage</b>       | <b>0.40</b>        |                      | <b>1.31</b>                     | <b>2.62</b>        | <b>3.59</b>        | <b>3.78</b>        | <b>3.96</b>        |
| <b>Wastewater Capital [2]</b>      |                    |                      |                                 |                    |                    |                    |                    |
| Wastewater                         | \$3,585,843        |                      | \$420,000                       | \$298,000          | \$200,000          | \$200,000          | \$0                |
| Sewer Division CIP                 | <u>0</u>           |                      | <u>400,000</u>                  | <u>515,000</u>     | <u>1,300,000</u>   | <u>775,000</u>     | <u>2,550,000</u>   |
| <b>Total Capital Expenditures</b>  | <b>\$3,585,843</b> |                      | <b>\$820,000</b>                | <b>\$813,000</b>   | <b>\$1,500,000</b> | <b>\$975,000</b>   | <b>\$2,550,000</b> |
| <b>ENDING BALANCE</b>              |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 [3]                       | \$633,944          |                      | 1,659,000                       | 3,712,000          | 6,272,000          | 8,955,000          | 11,766,000         |
| Fund 107 [4]                       | 140,834            |                      | (643,000)                       | (1,427,000)        | (2,140,000)        | (2,849,000)        | (3,558,000)        |
| Fund 108 [5]                       | 202,330            |                      | (618,000)                       | (1,431,000)        | (2,931,000)        | (3,906,000)        | (6,456,000)        |
| Fund 158 [6]                       | <u>270,128</u>     |                      | <u>285,000</u>                  | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     | <u>345,000</u>     |
| Wastewater Fund Total              | 1,247,236          |                      | 683,000                         | 1,154,000          | 1,516,000          | 2,530,000          | 2,097,000          |
| Change from prior fund balance     |                    |                      | (564,236)                       | 471,000            | 362,000            | 1,014,000          | (433,000)          |
| <b>Target Balance [7]</b>          | <b>1,873,000</b>   |                      | <b>1,901,000</b>                | <b>1,925,000</b>   | <b>1,950,000</b>   | <b>1,975,000</b>   | <b>2,001,000</b>   |
|                                    | no                 |                      | no                              | no                 | no                 | yes                | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2011/12-FY2020/21

[1] Interest Income is 1% of the Beginning Fund 106 Balance if fund balance is positive.

[2] Assumes that the City will complete all Sewer projects

[3] Fund 106 Ending Balance equals Beginning Balance plus Total Operating Revenues less Total Wastewater Operations

[4] Fund 107 Ending Balance equals Beginning Balance plus Total Fund 107 (Debt) Revenue less Total Annual Debt Service

[5] Fund 108 Ending Balance equals Beginning Balance less Total Capital Expenditures

[6] Fund 158 Ending Balance assumes \$30,000 in revenues from Sewer Connection Fees in FY2014/15 and \$15,000 for each subsequent fiscal year.

[7] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects



## Scenario 4: Full CIP with Bond Financing

Figure 4 and Table 10 show the Sewer Enterprise's financial position under a Full CIP Bond Financing scenario. Recommended rate increases under this scenario are: **20%** in FY 2016, **20%** in FY 2017, and **8%** in FY 2018, FY 2019, and FY 2020.

Under Scenario 4, Sewer Service Charges would be increased from \$1.9 million in FY 2015 to about \$3 million by FY 2018 and \$3.5 million by FY 2020. BWA recommends a bond Issue of \$2.4 million in FY 2016 to fund three years of capital improvements from FY 2016 to FY 2018 and a bond issue of \$3.5 million in FY 2019 to fund two years of capital improvements in FY 2019 and FY 2020.

The Sewer Enterprise would immediately meet fund reserve targets for all years with the exception of FY 2018, where they would be spent down to \$1 million. Debt service coverage would meet BWA's recommended 1.15x debt service in FY 2017.

### Scenario Advantages

1. Spreads required rate increases across the five year period.
2. Fully funds the Sewer Enterprise's capital needs.
3. Meets reserve targets immediately rather than building them up over time.
4. Results in lower rates than fully funding capital projects through rate revenue.

### Scenario Disadvantages

1. Future rate payers take on the burden of paying for needed capital improvements due to continuing debt service (est. to be an additional \$380,000 per year for 30 years.)

Figure 4

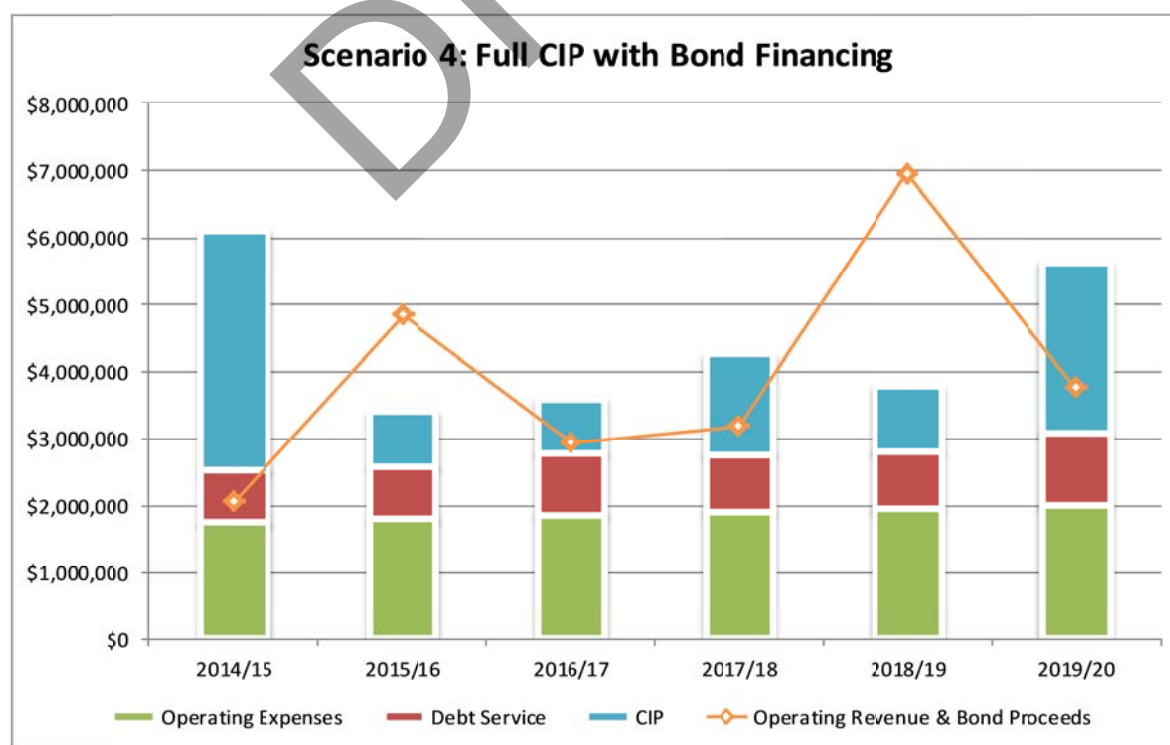


Table 10: Scenario 4: Full CIP with Bond Financing  
City of Riverbank  
Water and Wastewater Rate Study

|                                    | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                    |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCES</b>          |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 (Operations)              | \$318,694          |                      | \$634,000                       | \$3,685,000        | \$4,781,000        | \$6,070,000        | \$11,072,000       |
| Fund 107 (Debt)                    | 924,834            |                      | 141,000                         | (643,000)          | (1,582,000)        | (2,450,000)        | (3,314,000)        |
| Fund 108 (Projects)                | 3,788,173          |                      | 202,000                         | (618,000)          | (1,431,000)        | (2,931,000)        | (3,906,000)        |
| Fund 158 (Connection)              | <u>240,128</u>     |                      | <u>270,000</u>                  | <u>285,000</u>     | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     |
| Wastewater Fund Total              | 5,271,829          |                      | 1,247,000                       | 2,709,000          | 2,068,000          | 1,004,000          | 4,182,000          |
| Monthly Service Charge             | 20.15              |                      | 24.18                           | 29.02              | 31.34              | 33.84              | 36.55              |
| % Change                           |                    |                      | 20.0%                           | 20.0%              | 8.0%               | 8.0%               | 8.0%               |
| <b>Revenues</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| Sewer Service Charges              | 1,871,900          | 0.5%                 | 2,256,000                       | 2,718,000          | 2,949,000          | 3,200,000          | 3,472,000          |
| Fines, Forfeitures, Penalties      | 34,500             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Interest Income [1]                | 3,000              |                      | 6,000                           | 37,000             | 48,000             | 61,000             | 111,000            |
| Industrial Permits                 | 34,300             | 1.0%                 | 35,000                          | 35,000             | 35,000             | 35,000             | 35,000             |
| Misc. Revenues                     | 250                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Transfers In                       | <u>117,700</u>     |                      | <u>120,000</u>                  | <u>120,000</u>     | <u>120,000</u>     | <u>120,000</u>     | <u>120,000</u>     |
| Total Operating Revenues           | 2,061,650          |                      | 2,453,000                       | 2,946,000          | 3,188,000          | 3,452,000          | 3,774,000          |
| <b>Debt Proceeds</b>               |                    |                      |                                 |                    |                    |                    |                    |
| Bond Issue FY2016                  | 0                  |                      | 2,400,000                       | 0                  | 0                  | 0                  | 0                  |
| Bond Issue FY2019                  | <u>0</u>           |                      | <u>0</u>                        | <u>0</u>           | <u>0</u>           | <u>3,500,000</u>   | <u>0</u>           |
| Total Financing Revenue            | 0                  |                      | 2,400,000                       | 0                  | 0                  | 3,500,000          | 0                  |
| <b>Total Revenues</b>              | <b>\$2,061,650</b> |                      | <b>\$4,853,000</b>              | <b>\$2,946,000</b> | <b>\$3,188,000</b> | <b>\$6,952,000</b> | <b>\$3,774,000</b> |
| <b>Expenses</b>                    |                    |                      |                                 |                    |                    |                    |                    |
| <b>Wastewater Collection</b>       |                    |                      |                                 |                    |                    |                    |                    |
| Employee Compensation              | \$147,500          | 3.0%                 | \$152,000                       | \$157,000          | \$162,000          | \$167,000          | \$172,000          |
| Supplies and Materials             | 9,250              | 3.0%                 | 10,000                          | 10,000             | 10,000             | 10,000             | 10,000             |
| Utilities                          | 25,000             | 5.0%                 | 26,000                          | 27,000             | 28,000             | 29,000             | 30,000             |
| Services                           | 85,000             | 3.0%                 | 88,000                          | 91,000             | 94,000             | 97,000             | 100,000            |
| Communications                     | 2,000              |                      | 2,000                           | 2,000              | 2,000              | 2,000              | 2,000              |
| Misc. Expenses and Allowances      | 14,550             | 4.0%                 | 15,000                          | 16,000             | 17,000             | 18,000             | 19,000             |
| Transfers Out Management Fee       | <u>539,900</u>     |                      | <u>550,000</u>                  | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     | <u>550,000</u>     |
| Total Wastewater Collection        | \$823,200          |                      | \$843,000                       | \$853,000          | \$863,000          | \$873,000          | \$883,000          |
| <b>Wastewater Treatment</b>        |                    |                      |                                 |                    |                    |                    |                    |
| Employee Salaries                  | 201,900            | 3.0%                 | 208,000                         | 214,000            | 220,000            | 227,000            | 234,000            |
| Employee Benefits                  | 118,900            | 3.0%                 | 122,000                         | 126,000            | 130,000            | 134,000            | 138,000            |
| Supplies and Materials             | 6,500              |                      | 7,000                           | 7,000              | 7,000              | 7,000              | 7,000              |
| Utilities                          | 400,000            | 5.0%                 | 420,000                         | 441,000            | 463,000            | 486,000            | 510,000            |
| Communications                     | 850                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Services                           | 132,500            | 3.0%                 | 136,000                         | 140,000            | 144,000            | 148,000            | 152,000            |
| Misc. Expenses and Allowances      | <u>62,550</u>      | 4.0%                 | <u>65,000</u>                   | <u>68,000</u>      | <u>71,000</u>      | <u>74,000</u>      | <u>77,000</u>      |
| Total Wastewater Treatment         | \$923,200          |                      | \$959,000                       | \$997,000          | \$1,036,000        | \$1,077,000        | \$1,119,000        |
| <b>Total Wastewater Operations</b> | <b>\$1,746,400</b> |                      | <b>\$1,802,000</b>              | <b>\$1,850,000</b> | <b>\$1,899,000</b> | <b>\$1,950,000</b> | <b>\$2,002,000</b> |
| <b>Net Operating Revenues</b>      | <b>\$315,250</b>   |                      | <b>\$3,051,000</b>              | <b>\$1,096,000</b> | <b>\$1,289,000</b> | <b>\$5,002,000</b> | <b>\$1,772,000</b> |
| <b>Wastewater Debt Service</b>     |                    |                      |                                 |                    |                    |                    |                    |
| Existing Long-Term Debt            | \$784,000          |                      | \$784,000                       | \$784,000          | \$713,000          | \$709,000          | \$709,000          |
| Bond Issue FY2016 [2]              | 0                  |                      | 0                               | 155,000            | 155,000            | 155,000            | 155,000            |
| Bond Issue FY2019 [3]              | <u>0</u>           |                      | <u>0</u>                        | <u>0</u>           | <u>0</u>           | <u>0</u>           | <u>226,000</u>     |
| Total Annual Debt Service          | \$784,000          |                      | \$784,000                       | \$939,000          | \$868,000          | \$864,000          | \$1,090,000        |
| <b>Debt Service Coverage</b>       | <b>0.40</b>        |                      | <b>0.83</b>                     | <b>1.17</b>        | <b>1.49</b>        | <b>1.74</b>        | <b>1.63</b>        |
| <b>Wastewater Capital [4]</b>      |                    |                      |                                 |                    |                    |                    |                    |
| Wastewater                         | \$3,585,843        |                      | \$420,000                       | \$298,000          | \$200,000          | \$200,000          | \$0                |
| Sewer Division CIP                 | <u>0</u>           |                      | <u>400,000</u>                  | <u>515,000</u>     | <u>1,300,000</u>   | <u>775,000</u>     | <u>2,550,000</u>   |
| Total Capital Expenditures         | <b>\$3,585,843</b> |                      | <b>\$820,000</b>                | <b>\$813,000</b>   | <b>\$1,500,000</b> | <b>\$975,000</b>   | <b>\$2,550,000</b> |
| <b>ENDING BALANCE</b>              |                    |                      |                                 |                    |                    |                    |                    |
| Fund 106 [5]                       | \$633,944          |                      | 3,685,000                       | 4,781,000          | 6,070,000          | 11,072,000         | 12,844,000         |
| Fund 107 [6]                       | 140,834            |                      | (643,000)                       | (1,582,000)        | (2,450,000)        | (3,314,000)        | (4,404,000)        |
| Fund 108 [7]                       | 202,330            |                      | (618,000)                       | (1,431,000)        | (2,931,000)        | (3,906,000)        | (6,456,000)        |
| Fund 158 [8]                       | <u>270,128</u>     |                      | <u>285,000</u>                  | <u>300,000</u>     | <u>315,000</u>     | <u>330,000</u>     | <u>345,000</u>     |
| Wastewater Fund Total              | 1,247,236          |                      | 2,709,000                       | 2,068,000          | 1,004,000          | 4,182,000          | 2,329,000          |
| Change from prior fund balance     |                    |                      | 1,461,764                       | (641,000)          | (1,064,000)        | 3,178,000          | (1,853,000)        |
| <b>Target Balance [9]</b>          | <b>1,873,000</b>   |                      | <b>1,901,000</b>                | <b>1,925,000</b>   | <b>1,950,000</b>   | <b>1,975,000</b>   | <b>2,001,000</b>   |
|                                    | no                 |                      | yes                             | yes                | no                 | yes                | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2011/12-FY2020/21

[1] Interest Income is 1% of the Beginning Fund 106 Balance if fund balance is positive.

[2] \$2,400,000, 30-year bond with semi-annual payments and an interest rate of 5%. Funds all capital projects from FY2016 to FY2018.

[3] \$3,500,000, 30-year bond with semi-annual payments and an interest rate of 5%. Funds all capital projects for FY2019 & FY2020.

[4] Assumes that the City will complete all Sewer Projects

[5] Fund 106 Ending Balance equals Beginning Balance plus Total Operating Revenues less Total Wastewater Operations

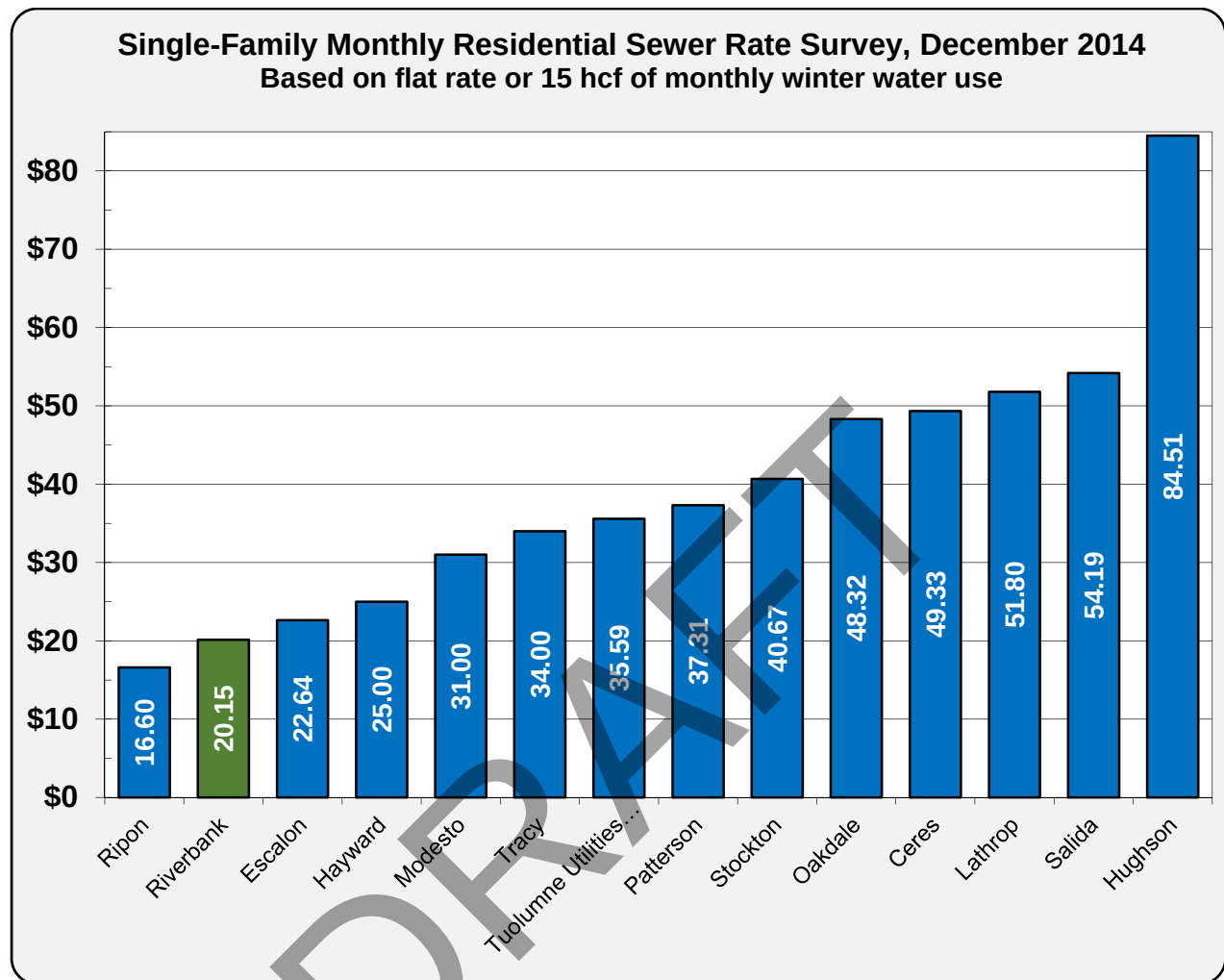
[6] Fund 107 Ending Balance equals Beginning Balance plus Total Fund 107 (Debt) Revenue less Total Annual Debt Service

[7] Fund 108 Ending Balance equals Beginning Balance less Total Capital Expenditures

[8] Fund 158 Ending Balance assumes \$30,000 in revenues from Sewer Connection Fees in FY2014/15 and \$15,000 for each subsequent fiscal year.

[9] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Sewer Rate Survey



## Appendix A: Commercial & Industrial Rate Increase Schedules

Table 1: Scenario 1: Commercial Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Commercial Grouping              | Old Rate* | New Rate**  | FY 2016** | FY 2017** | FY 2018** | FY 2019** | FY 2020** |
|----------------------------------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|
| <i>Group 1</i>                   |           |             |           |           |           |           |           |
| Schools w/o Cafeteria            | -         | 0.01119     | 0.01119   | 0.01119   | 0.01119   | 0.01119   | 0.01119   |
| Offices                          | 0.01325   | 0.01119     | 0.01119   | 0.01119   | 0.01119   | 0.01119   | 0.01119   |
| <b>% Change</b>                  |           | <b>-16%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> |
| <i>Group 2</i>                   |           |             |           |           |           |           |           |
| Commercial                       | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| Hospitals                        | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| Extended Care Facilities         | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| Markets (Without Delicatessens)  | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| Automobile Service Facilities    | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| Commercial Laundromats           | 0.01492   | 0.01492     | 0.01492   | 0.01492   | 0.01492   | 0.01492   | 0.01492   |
| <b>% Change</b>                  |           | <b>0%</b>   | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> |
| <i>Group 3</i>                   |           |             |           |           |           |           |           |
| Schools w/ Cafeteria             | -         | 0.02163     | 0.02163   | 0.02163   | 0.02163   | 0.02163   | 0.02163   |
| Restaurants                      | 0.01624   | 0.02163     | 0.02163   | 0.02163   | 0.02163   | 0.02163   | 0.02163   |
| Short Order Facilities           | 0.01624   | 0.02163     | 0.02163   | 0.02163   | 0.02163   | 0.02163   | 0.02163   |
| Markets (With Delicatessens)     | 0.01624   | 0.02163     | 0.02163   | 0.02163   | 0.02163   | 0.02163   | 0.02163   |
| <b>% Change</b>                  |           | <b>33%</b>  | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> |
| <i>Group 4</i>                   |           |             |           |           |           |           |           |
| Restaurants (With Full Kitchens) | 0.02353   | 0.03581     | 0.03581   | 0.03581   | 0.03581   | 0.03581   | 0.03581   |
| <b>% Change</b>                  |           | <b>52%</b>  | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> | <b>0%</b> |

\*Rates per CF for usage exceeding 1,000 cubic feet per month

\*\*Rates per CF (subject to minimum monthly charge)

Table 2: Scenario 2: Commercial Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Commercial Grouping              | Old Rate* | New Rate**  | FY 2016**  | FY 2017**  | FY 2018**  | FY 2019** | FY 2020** |
|----------------------------------|-----------|-------------|------------|------------|------------|-----------|-----------|
| <i>Group 1</i>                   |           |             |            |            |            |           |           |
| Schools w/o Cafeteria            | -         | 0.01119     | 0.01343    | 0.01531    | 0.01745    | 0.01797   | 0.01851   |
| Offices                          | 0.01325   | 0.01119     | 0.01343    | 0.01531    | 0.01745    | 0.01797   | 0.01851   |
| <b>% Change</b>                  |           | <b>-16%</b> | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 2</i>                   |           |             |            |            |            |           |           |
| Commercial                       | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| Hospitals                        | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| Extended Care Facilities         | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| Markets (Without Delicatessens)  | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| Automobile Service Facilities    | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| Commercial Laundromats           | 0.01492   | 0.01492     | 0.01790    | 0.02041    | 0.02327    | 0.02397   | 0.02469   |
| <b>% Change</b>                  |           | <b>0%</b>   | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 3</i>                   |           |             |            |            |            |           |           |
| Schools w/ Cafeteria             | -         | 0.02163     | 0.02596    | 0.02960    | 0.03374    | 0.03475   | 0.03579   |
| Restaurants                      | 0.01624   | 0.02163     | 0.02596    | 0.02960    | 0.03374    | 0.03475   | 0.03579   |
| Short Order Facilities           | 0.01624   | 0.02163     | 0.02596    | 0.02960    | 0.03374    | 0.03475   | 0.03579   |
| Markets (With Delicatessens)     | 0.01624   | 0.02163     | 0.02596    | 0.02960    | 0.03374    | 0.03475   | 0.03579   |
| <b>% Change</b>                  |           | <b>33%</b>  | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 4</i>                   |           |             |            |            |            |           |           |
| Restaurants (With Full Kitchens) | 0.02353   | 0.03581     | 0.04297    | 0.04899    | 0.05584    | 0.05752   | 0.05924   |
| <b>% Change</b>                  |           | <b>52%</b>  | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |

\*Rates per CF for usage exceeding 1,000 cubic feet per month

\*\*Rates per CF (subject to minimum monthly charge)



Table 3: Scenario 3: Commercial Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Commercial Grouping              | Old Rate* | New Rate**  | FY 2016**  | FY 2017**  | FY 2018**  | FY 2019** | FY 2020** |
|----------------------------------|-----------|-------------|------------|------------|------------|-----------|-----------|
| <i>Group 1</i>                   |           |             |            |            |            |           |           |
| Schools w/o Cafeteria            | -         | 0.01119     | 0.01567    | 0.02193    | 0.02500    | 0.02575   | 0.02653   |
| Offices                          | 0.01325   | 0.01119     | 0.01567    | 0.02193    | 0.02500    | 0.02575   | 0.02653   |
| <b>% Change</b>                  |           | <b>-16%</b> | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 2</i>                   |           |             |            |            |            |           |           |
| Commercial                       | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| Hospitals                        | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| Extended Care Facilities         | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| Markets (Without Delicatessens)  | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| Automobile Service Facilities    | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| Commercial Laundromats           | 0.01492   | 0.01492     | 0.02089    | 0.02924    | 0.03334    | 0.03434   | 0.03537   |
| <b>% Change</b>                  |           | <b>0%</b>   | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 3</i>                   |           |             |            |            |            |           |           |
| Schools w/ Cafeteria             | -         | 0.02163     | 0.03029    | 0.04240    | 0.04834    | 0.04979   | 0.05128   |
| Restaurants                      | 0.01624   | 0.02163     | 0.03029    | 0.04240    | 0.04834    | 0.04979   | 0.05128   |
| Short Order Facilities           | 0.01624   | 0.02163     | 0.03029    | 0.04240    | 0.04834    | 0.04979   | 0.05128   |
| Markets (With Delicatessens)     | 0.01624   | 0.02163     | 0.03029    | 0.04240    | 0.04834    | 0.04979   | 0.05128   |
| <b>% Change</b>                  |           | <b>33%</b>  | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <i>Group 4</i>                   |           |             |            |            |            |           |           |
| Restaurants (With Full Kitchens) | 0.02353   | 0.03581     | 0.05013    | 0.07018    | 0.08001    | 0.08241   | 0.08488   |
| <b>% Change</b>                  |           | <b>52%</b>  | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |

\*Rates per CF for usage exceeding 1,000 cubic feet per month

\*\*Rates per CF (subject to minimum monthly charge)

Table 4: Scenario 4: Commercial Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Commercial Grouping              | Old Rate* | New Rate**  | FY 2016**  | FY 2017**  | FY 2018** | FY 2019** | FY 2020** |
|----------------------------------|-----------|-------------|------------|------------|-----------|-----------|-----------|
| <i>Group 1</i>                   |           |             |            |            |           |           |           |
| Schools w/o Cafeteria            | -         | 0.01119     | 0.01343    | 0.01611    | 0.01740   | 0.01879   | 0.02030   |
| Offices                          | 0.01325   | 0.01119     | 0.01343    | 0.01611    | 0.01740   | 0.01879   | 0.02030   |
| <b>% Change</b>                  |           | <b>-16%</b> | <b>20%</b> | <b>20%</b> | <b>8%</b> | <b>8%</b> | <b>8%</b> |
| <i>Group 2</i>                   |           |             |            |            |           |           |           |
| Commercial                       | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| Hospitals                        | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| Extended Care Facilities         | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| Markets (Without Delicatessens)  | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| Automobile Service Facilities    | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| Commercial Laundromats           | 0.01492   | 0.01492     | 0.01790    | 0.02148    | 0.02320   | 0.02506   | 0.02706   |
| <b>% Change</b>                  |           | <b>0%</b>   | <b>20%</b> | <b>20%</b> | <b>8%</b> | <b>8%</b> | <b>8%</b> |
| <i>Group 3</i>                   |           |             |            |            |           |           |           |
| Schools w/ Cafeteria             | -         | 0.02163     | 0.02596    | 0.03115    | 0.03365   | 0.03634   | 0.03924   |
| Restaurants                      | 0.01624   | 0.02163     | 0.02596    | 0.03115    | 0.03365   | 0.03634   | 0.03924   |
| Short Order Facilities           | 0.01624   | 0.02163     | 0.02596    | 0.03115    | 0.03365   | 0.03634   | 0.03924   |
| Markets (With Delicatessens)     | 0.01624   | 0.02163     | 0.02596    | 0.03115    | 0.03365   | 0.03634   | 0.03924   |
| <b>% Change</b>                  |           | <b>33%</b>  | <b>20%</b> | <b>20%</b> | <b>8%</b> | <b>8%</b> | <b>8%</b> |
| <i>Group 4</i>                   |           |             |            |            |           |           |           |
| Restaurants (With Full Kitchens) | 0.02353   | 0.03581     | 0.04297    | 0.05156    | 0.05569   | 0.06014   | 0.06496   |
| <b>% Change</b>                  |           | <b>52%</b>  | <b>20%</b> | <b>20%</b> | <b>8%</b> | <b>8%</b> | <b>8%</b> |

\*Rates per CF for usage exceeding 1,000 cubic feet per month

\*\*Rates per CF (subject to minimum monthly charge)

Table 5: Industrial Charges  
City of Riverbank  
Water and Wastewater Rate Study

| <b>Scenario 1</b>  | FY 2015  | FY 2016    | FY 2017    | FY 2018    | FY 2019   | FY 2020   |
|--------------------|----------|------------|------------|------------|-----------|-----------|
| Annual Volume (MG) | \$96.209 | \$96.209   | \$96.209   | \$96.209   | \$96.209  | \$96.209  |
| <b>% Change</b>    |          | <b>0%</b>  | <b>0%</b>  | <b>0%</b>  | <b>0%</b> | <b>0%</b> |
| Annual BOD (LBS)   | \$10     | \$10       | \$10       | \$10       | \$10      | \$10      |
| <b>% Change</b>    |          | <b>0%</b>  | <b>0%</b>  | <b>0%</b>  | <b>0%</b> | <b>0%</b> |
| <b>Scenario 2</b>  |          |            |            |            |           |           |
| Annual Volume (MG) | \$96.209 | \$115.451  | \$131.614  | \$150.040  | \$154.541 | \$159.177 |
| <b>% Change</b>    |          | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| Annual BOD (LBS)   | \$10     | \$12       | \$14       | \$16       | \$16      | \$17      |
| <b>% Change</b>    |          | <b>20%</b> | <b>14%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <b>Scenario 3</b>  |          |            |            |            |           |           |
| Annual Volume (MG) | \$96.209 | \$134.693  | \$188.570  | \$214.969  | \$221.418 | \$228.061 |
| <b>% Change</b>    |          | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| Annual BOD (LBS)   | \$10     | \$14       | \$20       | \$22       | \$23      | \$24      |
| <b>% Change</b>    |          | <b>40%</b> | <b>40%</b> | <b>14%</b> | <b>3%</b> | <b>3%</b> |
| <b>Scenario 4</b>  |          |            |            |            |           |           |
| Annual Volume (MG) | \$96.209 | \$115.451  | \$138.541  | \$149.624  | \$161.594 | \$174.522 |
| <b>% Change</b>    |          | <b>20%</b> | <b>20%</b> | <b>8%</b>  | <b>8%</b> | <b>8%</b> |
| Annual BOD (LBS)   | \$10     | \$12       | \$14       | \$16       | \$17      | \$18      |
| <b>% Change</b>    |          | <b>20%</b> | <b>20%</b> | <b>8%</b>  | <b>8%</b> | <b>8%</b> |

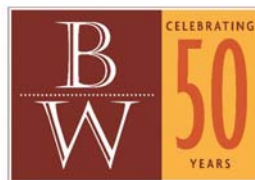
Commercial charges calculated based on the following formula:  $C = \text{Volume Charge} * (\text{Annual MG}) + \text{BOD Charge} * (\text{Annual BOD/lbs})$

# City of Riverbank



## Water Rate Study

Preliminary Draft 4-29-15



Bartle Wells Associates  
Independent Public Finance Consultants  
1889 Alcatraz Avenue  
Berkeley, California 94703  
[www.bartlewells.com](http://www.bartlewells.com)  
Tel: 510-653-3399

April 9th, 2014

City of Riverbank  
6707 Third Street  
Riverbank, CA 95367

Attention: Michael Riddell, Deputy Development Services Director / Operations

Re: Water and Sewer Rate Study

Bartle Wells Associates is pleased to submit to the City of Riverbank the attached Water and Wastewater Rate Study. The report presents BWA's analysis of the capital and operating costs of the water utility. It lists the assumptions and rate design objectives used in BWA's analysis.

The report recommends updating rates to more accurately recover the costs of providing service to the City's water customers. Recommendations were developed with substantial input from City staff.

BWA finds that the water rates and charges proposed in our report to be based on the cost of service, follow generally accepted rate design criteria, and adhere to the substantive requirements of Proposition 218. BWA believes that the proposed rates are fair and reasonable to the City's customers.

We enjoyed working with you on the rate study and appreciate the assistance and cooperation of City staff throughout the project. Please contact us if you ever have any future questions about this study and the rate recommendations.

Sincerely,

BARTLE WELLS ASSOCIATES

A handwritten signature in dark ink, appearing to read 'Doug Dove', is written over a large, light gray 'DRAFT' watermark that is oriented diagonally across the page.

Douglas Dove, PE, CIPFA  
President/Principal



## Rate Setting Legislation and Principles

In conducting this water rate study, Bartle Wells Associates (BWA) adheres to the Proposition 218 requirements as described in this section. Subsequent sections provide the detailed, cost of service basis for BWA's rate recommendations.

### Proposition 218

Proposition 218, the "Right to Vote on Taxes Act", was approved by California voters in November 1996 and is codified as Articles XIIC and XIID of the California Constitution. Proposition 218 establishes requirements for imposing or increasing property related taxes, assessments, fees and charges. For many years, there was no legal consensus on whether water and sewer rates met the definition of "property related fees". In July 2006, the California Supreme Court essentially confirmed that Proposition 218 applies to water rates.

BWA recommends that the City of Riverbank follow the procedural requirements of Proposition 218 for all water rate changes. These requirements include:

- **Noticing Requirement:** - The City must mail a notice of proposed rate increases to all affected property owners. The notice must specify the basis of the fee, the reason for the fee, and the date/time/location of a public rate hearing at which the proposed rates will be considered/adopted.
- **Public Hearing:** - The City must hold a public hearing prior to adopting the proposed rate increases. The public hearing must be held not less than 45 days after the required notices are mailed.
- **Rate Increases Subject to Majority Protest:** - At the public hearing, the proposed rate increases are subject to majority protest. If more than 50% of affected property owners submit written protests against the proposed rate increases, the increases cannot be adopted.

Proposition 218 also established a number of substantive requirements that are generally deemed to apply to utility service charges, including:

- **Cost of Service** - Revenues derived from the fee or charge cannot exceed the funds required to provide the service. In essence, fees cannot exceed the "cost of service".
- **Intended Purpose** - Revenues derived from the fee or charge can only be used for the purpose for which the fee was imposed.
- **Proportional Cost Recovery** - The amount of the fee or charge levied on any customer shall not exceed the proportional cost of service attributable to that customer.
- No fee or charge may be imposed for a service unless that service is used by, or immediately available to, the owner of the property. Standby charges shall be classified as "assessments" which are governed by Article 13D Section 4.

Charges for water, wastewater, and refuse collection are exempt from the additional voting requirements of Proposition 218 provided the charges do not exceed the cost of providing service and are adopted pursuant to procedural requirements of Proposition 218.

## Rate Development Principles

In reviewing the City's current water rates and finances, BWA used the following criteria in developing our recommendations:

1. *Revenue Sufficiency:* Rates should recover the annual cost of service and provide revenue stability.
2. *Rate Impact:* While rates are calculated to generate sufficient revenue to cover operating and capital costs, they should be designed to minimize, as much as possible, the impacts on ratepayers.
3. *Equitable:* Rates should be fairly allocated among all customer classes based on their estimated demand characteristics. Each user class only pays its proportionate share.
4. *Practical:* Rates should be simple in form and, therefore, adaptable to changing conditions, easy to administer and easy to understand.
5. *Provide Incentive:* Rates provide price signals which serve as indicators to conserve water and to use water efficiently.

## Background:

The City of Riverbank is located in Stanislaus County with a population of 23,149. The water division of the city is currently having to deal with one of the most severe droughts in the state of California's history. The city is mandated by the state to reduce water usage, thus affecting the revenues of the department. In addition, the city is planning to complete multiple capital improvement projects that will upgrade its current water system.

The city contracted with BWA to conduct a water rate analysis to determine a rate structure that fits the water division's financial needs.

## Current Water Service Rates:

The City of Riverbank currently charges customers a bimonthly flat fee based on meter size for up to 1,000 cubic feet (cf) of water use. If usage exceeds 1,000 cf in a bi-monthly period, a declining-block volumetric rate is applied. Customers are charged \$0.34 per 100 cf for the next 4,000 cf, \$0.33 for the next 34,000 cf, and \$.30 for all use above these levels. As you can see, the variable rate decreases as water usage increases, which is not considered a conservation-oriented billing structure. In light of the ongoing California Drought and recent water rate litigation, BWA recommends updating the current volumetric structure to a uniform volumetric rate moving forward. See **table 1** for the current water service charges.

**Table 1**

Current and Historical Water Service Charges  
City of Riverbank  
Water and Wastewater Rate Study

| Minimum charge for 1,000 cubic feet for two months (bimonthly) |        |        |        |        |        |        |        |        |
|----------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Meter-Size                                                     | 2002   | 2003   | 2004   | 2005   | 2006   | 2007   | 2008   | 2009   |
| Residential                                                    |        |        |        |        |        |        |        |        |
| 5/8"                                                           | 25.58  | 25.79  | 26.27  | 26.88  | 27.46  | 28.12  | 28.92  | 29.29  |
| 3/4"                                                           | 25.58  | 25.79  | 26.27  | 26.88  | 27.46  | 28.12  | 28.92  | 29.29  |
| 1"                                                             | 25.58  | 25.79  | 26.27  | 26.88  | 27.46  | 28.12  | 28.92  | 29.29  |
| Apartments, Commercial, and Industrial                         |        |        |        |        |        |        |        |        |
| 1-1/2"                                                         | 25.58  | 25.79  | 26.27  | 26.88  | 27.46  | 28.12  | 28.92  | 29.29  |
| 2"                                                             | 32.03  | 32.30  | 32.91  | 33.68  | 34.41  | 35.24  | 36.24  | 36.70  |
| 3"                                                             | 48.16  | 48.56  | 49.47  | 50.62  | 51.72  | 52.96  | 54.47  | 55.16  |
| 4"                                                             | 66.54  | 67.09  | 68.35  | 69.94  | 71.46  | 73.18  | 75.27  | 76.23  |
| 8"                                                             | 126.46 | 127.51 | 129.91 | 132.94 | 135.83 | 139.09 | 143.05 | 144.87 |
| Outside City Limits                                            |        |        |        |        |        |        |        |        |
| 1"                                                             | 29.59  | 29.84  | 30.40  | 31.11  | 31.79  | 32.55  | 33.48  | 33.91  |
| 2"                                                             | 43.49  | 43.85  | 44.67  | 45.71  | 46.70  | 47.82  | 49.18  | 49.81  |
| Year-to-year-increase                                          |        |        |        |        |        |        |        |        |
|                                                                |        | 0.8%   | 1.8%   | 2.3%   | 2.1%   | 2.3%   | 2.8%   | 1.3%   |

| Volume rates for usage exceeding 1,000 cubic feet for two months (bimonthly)                                     |      |      |      |      |      |      |      |      |
|------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|
|                                                                                                                  | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
| Rates for water exceeding the 1,000 cubic foot minimum charge for the particular meter size (per 100 cubic feet) |      |      |      |      |      |      |      |      |
| Next 4,000 cubic feet                                                                                            | 0.29 | 0.29 | 0.30 | 0.31 | 0.31 | 0.32 | 0.33 | 0.34 |
| Next 34,000 cubic feet                                                                                           | 0.27 | 0.27 | 0.28 | 0.29 | 0.30 | 0.31 | 0.32 | 0.33 |
| All additional Use in Period                                                                                     | 0.25 | 0.25 | 0.25 | 0.26 | 0.27 | 0.28 | 0.29 | 0.30 |

## Current Water Service Revenue:

As shown in **table 2**, water service charge revenue accounts for nearly 97% of all operating revenues. The other 3% is derived from backflow inspections, fines/forfeitures/penalties, interest income, and miscellaneous. A 1% increase year over year is assumed for fines/forfeitures/penalties as revenues increase. Additionally, a 0.5% increase in revenue for meter charges and volumetric charges is assumed due to growth. Revenue is projected to total \$1.72MM for FY2014/15.

**Table 2**

|                                      |           |      |
|--------------------------------------|-----------|------|
| Budget FY2014/15                     |           |      |
| City of Riverbank                    |           |      |
| Water and Wastewater Rate Study      |           |      |
| <b>Budget FY2014/15</b>              |           |      |
| <u>Revenues</u>                      |           |      |
| Water Service Charges                |           |      |
| <i>Meter Charge Revenue Estimate</i> | 1,149,000 | 67%  |
| <i>Volumetric Revenue Estimate</i>   | 523,000   | 30%  |
| Backflow Inspections                 | 300       | <1%  |
| Fines, Forfeitures, Penalties        | 46,100    | 3%   |
| Interest Income                      | 2,400     | 0%   |
| Misc. Revenues                       | 500       | <1%  |
| Total Operating Revenues             | 1,721,300 | 100% |

## Minimum Reserves

The water enterprise beginning fund balance for FY2014/15 totals about \$2,072,000. Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects. In order to reach these targets the City of Riverbank must increase rates. See **Table 3** for current fund balances for 2014/15.

**Table 3**

|                                    |               |
|------------------------------------|---------------|
| Water Fund Balances FY2014/15      |               |
| City of Riverbank                  |               |
| Water and Wastewater Rate Study    |               |
| <u>Reserve</u>                     | <u>Amount</u> |
| Fund 114: Water Fund               | \$697,581     |
| Fund 116: Capital Improvement Fund | 395,475       |
| Fund 158: Water Connection Fund    | 979,339       |
| Total Reserves                     | \$2,072,395   |

Note: These are the fund balances as of July 1, 2014  
Source: City of Riverbank Annual Operating Budget, FY2014/15

## Capital Improvements

As summarized in **table 4**, the City of Riverbank has a number of water projects scheduled in the next five years. The Fund 116 and 157 water projects totaling \$6,486,000 are labeled as High Priority CIP and are funded in all rate scenarios analyzed. The full Water Division CIP totals \$13,038,000. Rate increases will help recoup the initial cost of the capital projects and their scheduled loan/bond payments.

**Table 4**

| Water Capital Projects<br>City of Riverbank<br>Water and Wastewater Rate Study |           | 0              | 1                | 2                | 3                | 4              | 5                | Total Projected<br>Capital Cost<br>FY2015-2020 |
|--------------------------------------------------------------------------------|-----------|----------------|------------------|------------------|------------------|----------------|------------------|------------------------------------------------|
| Water Utility                                                                  | Project # | FY 2014/15     | FY 2015/16       | FY 2016/17       | FY 2017/18       | FY 2018/19     | FY 2019/20       |                                                |
| <b>Project Name</b>                                                            |           |                |                  |                  |                  |                |                  |                                                |
| <b>High-Priority CIP</b>                                                       |           |                |                  |                  |                  |                |                  |                                                |
| <b>Water Projects (Fund 116)</b>                                               |           |                |                  |                  |                  |                |                  |                                                |
| Central Avenue Water Line Installation                                         | WTR-087   | 113,000        |                  |                  |                  |                |                  | 113,000                                        |
| Line Replacement Third St. Alley Sierra/Patterson                              | WTR-075   |                | 89,000           |                  |                  |                |                  | 89,000                                         |
| Main Replacement Alley between 3rd and 8th                                     | WTR-063   |                | 389,000          |                  |                  |                |                  | 389,000                                        |
| Water Conservation -Implementation of DMMs                                     | WTR-078   |                | 25,000           | 25,000           | 25,000           |                |                  | 75,000                                         |
| Line Replacement Prospector's to Claribel/Roselle                              | WTR-074   |                | 105,000          |                  |                  |                |                  | 105,000                                        |
| Water Main - Oakdale Road                                                      | WTR-022   |                | 150,000          |                  |                  |                |                  | 150,000                                        |
| Novi Drive Well Site - Enclosure                                               | WTR-077   |                |                  | 300,000          |                  |                |                  | 300,000                                        |
| Talbot/Kentucky Connection (1,330 LF of 12-in pipe)                            | WTR-079   |                |                  |                  | 515,000          |                |                  | 515,000                                        |
| Water Meters [1]                                                               |           | 50,000         |                  |                  |                  |                |                  | 50,000                                         |
| <b>Fund 116 Capital Cost</b>                                                   |           | <b>163,000</b> | <b>758,000</b>   | <b>325,000</b>   | <b>540,000</b>   | <b>-</b>       | <b>-</b>         | <b>1,786,000</b>                               |
| <b>Water Connection Projects (Fund 157)</b>                                    |           |                |                  |                  |                  |                |                  |                                                |
| Water Meter Reading System [2]                                                 |           |                | 4,700,000        |                  |                  |                |                  | 4,700,000                                      |
| <b>Fund 157 Capital Cost</b>                                                   |           | <b>-</b>       | <b>4,700,000</b> | <b>-</b>         | <b>-</b>         | <b>-</b>       | <b>-</b>         | <b>4,700,000</b>                               |
| <b>Total High Priority CIP</b>                                                 |           | <b>163,000</b> | <b>5,458,000</b> | <b>325,000</b>   | <b>540,000</b>   | <b>-</b>       | <b>-</b>         | <b>6,486,000</b>                               |
| <b>Additional Water CIP</b>                                                    |           |                |                  |                  |                  |                |                  |                                                |
| Mechanic shop with parts & equipment                                           |           |                | 500,000          |                  |                  |                |                  | 500,000                                        |
| Novi well enclosure for equipment and sound control                            |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| Water line replaced on Sierra from Patterson to SR 108                         |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| Water line installation 2800 Block to Santa Fe                                 |           |                | 50,000           |                  |                  |                |                  | 50,000                                         |
| Water line on 8th Topeka to SR 108                                             |           |                | 60,000           |                  |                  |                |                  | 60,000                                         |
| Water line on Claus from SR 108 to Santa Fe                                    |           |                | 75,000           |                  |                  |                |                  | 75,000                                         |
| 12 in water line on Santa Fe from 8th to 4th Streets                           |           |                |                  | 325,000          |                  |                |                  | 325,000                                        |
| Water line on 6th St from Sierra Alley to Santa Fe                             |           |                |                  | 125,000          |                  |                |                  | 125,000                                        |
| Water line in Sierra Alley to High Street                                      |           |                |                  | 125,000          |                  |                |                  | 125,000                                        |
| 12 in water line in Sierra Alley from 3rd to 8th Street                        |           |                |                  | 350,000          |                  |                |                  | 350,000                                        |
| Water line in alley on Riverside from Corp yard to 4th St                      |           |                |                  | 325,000          |                  |                |                  | 325,000                                        |
| Water line in Topeka Alley from 1st to Cannery Site                            |           |                |                  | 150,000          |                  |                |                  | 150,000                                        |
| Water line in alley between Stanislaus & Sierra from 3rd to 4th                |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line loop on 3rd from Patterson to Sierra                                |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line on 7th to dead end.                                                 |           |                |                  |                  | 75,000           |                |                  | 75,000                                         |
| Water line in alley on Orange from 2nd to Burneyville                          |           |                |                  |                  | 100,000          |                |                  | 100,000                                        |
| Replace all transite water lines                                               |           |                |                  |                  | 1,250,000        |                |                  | 1,250,000                                      |
| Waterline on 7th from Nevada to Arizona                                        |           |                |                  |                  | 40,000           |                |                  | 40,000                                         |
| Loop all dead end waterline in Crossroads                                      |           |                |                  |                  | 500,000          |                |                  | 500,000                                        |
| Install pump to waste on 8th, River Heights & Jackson Wells                    |           |                |                  |                  | 150,000          |                |                  | 150,000                                        |
| Install covers on 2nd St. storage tank motors                                  |           |                |                  |                  |                  | 25,000         |                  | 25,000                                         |
| Install SCADA system antenna for 2nd St. storage tank                          |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Paint 2nd St. Storage tank                                                     |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Install covers on Crossroads storage tank motors                               |           |                |                  |                  |                  | 25,000         |                  | 25,000                                         |
| Paint Crossroads storage tank                                                  |           |                |                  |                  |                  | 50,000         |                  | 50,000                                         |
| Replace BFP on Vandusen, Minniear & Davis subdivisions                         |           |                |                  |                  |                  | 150,000        |                  | 150,000                                        |
| New block wall fences at Crossroads, Jackson & Pioneer wells                   |           |                |                  |                  |                  | 200,000        |                  | 200,000                                        |
| Install flushing valve on Lane Avenue                                          |           |                |                  |                  |                  |                | 2,000            | 2,000                                          |
| New chlorine pumps & analyzers at well sites                                   |           |                |                  |                  |                  |                | 1,000,000        | 1,000,000                                      |
| Install flushing valves or hydrants at all dead end systems                    |           |                |                  |                  |                  |                | 500,000          | 500,000                                        |
| <b>Total Additional Water CIP</b>                                              |           | <b>-</b>       | <b>835,000</b>   | <b>1,400,000</b> | <b>2,265,000</b> | <b>550,000</b> | <b>1,502,000</b> | <b>6,552,000</b>                               |
| <b>Total of all Capital Projects (Full CIP)</b>                                |           |                |                  |                  |                  |                |                  | <b>13,038,000</b>                              |

Source: City of Riverbank 2014-2019 Capital Improvement Plan

[1] From City of Riverbank FY2014/15 Water Annual Budget, (Fund 114; Dept. 433; Account 707.119)

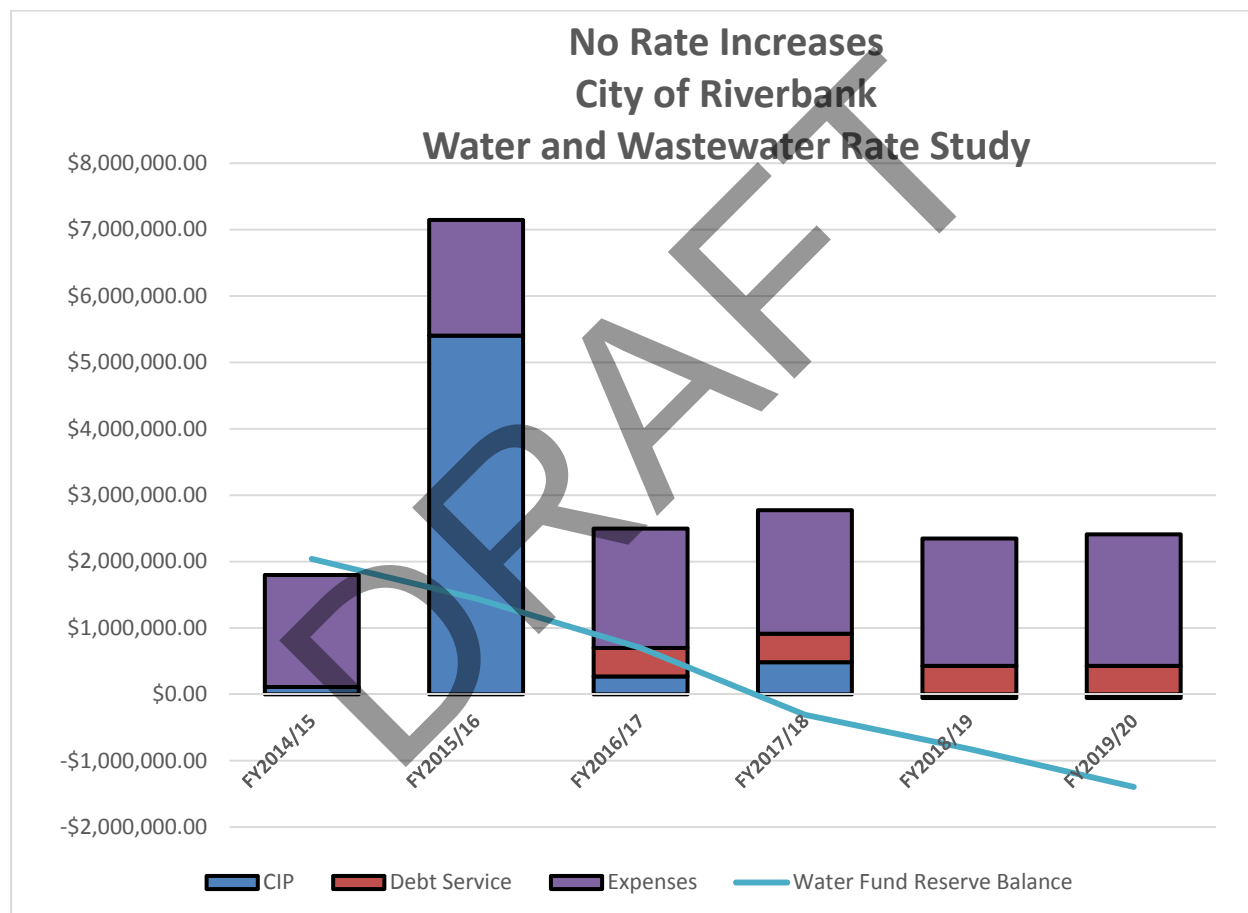
[2] Phone call with City Staff, 8/21/2014. Funding TBD.



## Projected Revenue and Expenses Without Rate Increases.

**Table 5** and **figure 1** project the revenue and expenses for the next five years under the status quo (No rate increases). Without making any changes in the rates, the City of Riverbank will run a deficit towards the end of FY2017/18 and will miss its reserve fund target by the end of FY2015/16. In order to further fund any capital projects, the city must raise rates.

**Figure 1**



**Table 5** **No Rate Increases**

| Water Cash Flow - No Rate Increases<br>City of Riverbank<br>Water and Wastewater Rate Study |                    |                      |                                 |                    |                    |                    |                      |
|---------------------------------------------------------------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|----------------------|
|                                                                                             | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                      |
|                                                                                             |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20              |
| <b>BEGINNING BALANCE</b>                                                                    |                    |                      |                                 |                    |                    |                    |                      |
| Water Fund Total                                                                            | 2,072,395          |                      | 2,040,000                       | 1,442,000          | 700,000            | (307,000)          | (824,000)            |
| Typical SFR Bill (20 ccf (15,000 gal) per month)                                            | 19.75              |                      | 19.75                           | 19.75              | 19.75              | 19.75              | 19.75                |
| <b>Fixed Charge (for 1,000 ccf of water) [1]</b>                                            | <b>14.65</b>       |                      | <b>14.65</b>                    | <b>14.65</b>       | <b>14.65</b>       | <b>14.65</b>       | <b>14.65</b>         |
| <b>Base Variable Charge (per 100 ccf in excess) [2]</b>                                     | <b>0.34</b>        |                      | <b>0.34</b>                     | <b>0.34</b>        | <b>0.34</b>        | <b>0.34</b>        | <b>0.34</b>          |
| <b>Revenues</b>                                                                             |                    |                      |                                 |                    |                    |                    |                      |
| Water Service Charges                                                                       |                    |                      |                                 |                    |                    |                    |                      |
| Meter Charge Revenue Estimate                                                               | 1,149,000          | 0.5%                 | 1,155,000                       | 1,161,000          | 1,167,000          | 1,173,000          | 1,179,000            |
| Volumetric Revenue Estimate                                                                 | 523,000            | 0.5%                 | 526,000                         | 529,000            | 532,000            | 535,000            | 538,000              |
| Backflow Inspections                                                                        | 300                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000                |
| Fines, Forfeitures, Penalties                                                               | 46,100             | 1%                   | 47,000                          | 48,000             | 49,000             | 50,000             | 51,000               |
| Interest Income [3]                                                                         | 2,400              |                      | 3,000                           |                    |                    |                    |                      |
| Misc. Revenues                                                                              | 500                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000                |
| <b>Total Operating Revenues</b>                                                             | <b>1,721,000</b>   |                      | <b>1,733,000</b>                | <b>1,740,000</b>   | <b>1,750,000</b>   | <b>1,760,000</b>   | <b>1,770,000</b>     |
| <b>Debt Proceeds</b>                                                                        |                    |                      |                                 |                    |                    |                    |                      |
| Loan Issue FY2016                                                                           |                    |                      | 4,800,000                       |                    |                    |                    |                      |
| <b>Total Financing Revenue</b>                                                              |                    |                      | <b>4,800,000</b>                |                    |                    |                    |                      |
| <b>Total Revenue</b>                                                                        | <b>\$1,721,000</b> |                      | <b>\$6,533,000</b>              | <b>\$1,740,000</b> | <b>\$1,750,000</b> | <b>\$1,760,000</b> | <b>\$1,770,000</b>   |
| <b>Expenses</b>                                                                             |                    |                      |                                 |                    |                    |                    |                      |
| Water Collection                                                                            |                    |                      |                                 |                    |                    |                    |                      |
| Employee Salaries                                                                           | 300,900            | 3%                   | 310,000                         | 319,000            | 329,000            | 339,000            | 349,000              |
| Employee Benefits                                                                           | 158,400            | 3%                   | 163,000                         | 168,000            | 173,000            | 178,000            | 183,000              |
| Supplies and Materials                                                                      | 37,250             | 4%                   | 39,000                          | 41,000             | 43,000             | 45,000             | 47,000               |
| Utilities                                                                                   | 300,900            | 5%                   | 315,000                         | 331,000            | 348,000            | 365,000            | 383,000              |
| Services                                                                                    | 193,000            | 3%                   | 199,000                         | 205,000            | 211,000            | 217,000            | 224,000              |
| Communications                                                                              | 1,000              |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000                |
| Misc. Expenses and Allowances                                                               | 60,000             | 4%                   | 62,000                          | 64,000             | 67,000             | 70,000             | 73,000               |
| Meter Replacements                                                                          | 55,000             |                      | 55,000                          | 55,000             | 55,000             | 55,000             | 55,000               |
| Transfers Out Management Fee                                                                | 530,900            | 3%                   | 547,000                         | 563,000            | 580,000            | 597,000            | 615,000              |
| Transfers Out Misc.                                                                         | 51,500             |                      | 52,000                          | 52,000             | 52,000             | 52,000             | 52,000               |
| <b>Total Water Operations</b>                                                               | <b>1,688,000</b>   |                      | <b>\$1,743,000</b>              | <b>\$1,799,000</b> | <b>\$1,859,000</b> | <b>\$1,919,000</b> | <b>\$1,982,000</b>   |
| <b>Net Operating Revenues</b>                                                               | <b>33,000</b>      |                      | <b>(\$10,000)</b>               | <b>(\$59,000)</b>  | <b>(\$109,000)</b> | <b>(\$159,000)</b> | <b>(\$212,000)</b>   |
| <b>Water Debt Service</b>                                                                   |                    |                      |                                 |                    |                    |                    |                      |
| Loan Issue FY 2016 [4]                                                                      |                    |                      |                                 | 429,000            | 429,000            | 429,000            | 429,000              |
| <b>Total Annual Debt Service</b>                                                            |                    |                      |                                 | <b>\$429,000</b>   | <b>\$429,000</b>   | <b>\$429,000</b>   | <b>\$429,000</b>     |
| <b>Debt Service Coverage [5]</b>                                                            |                    |                      |                                 | <b>(0.14)</b>      | <b>(0.25)</b>      | <b>(0.37)</b>      | <b>(0.49)</b>        |
| <b>Water Capital</b>                                                                        |                    |                      |                                 |                    |                    |                    |                      |
| Fund 116 Expenditures                                                                       | 163,000            |                      | 758,000                         | 325,000            | 540,000            |                    |                      |
| Fund 157 Expenditures                                                                       |                    |                      | 4,700,000                       |                    |                    |                    |                      |
| Transfers In [6]                                                                            | (51,700)           |                      | (55,000)                        | (55,000)           | (55,000)           | (55,000)           | (55,000)             |
| <b>Total Capital Expenditures</b>                                                           | <b>\$111,000</b>   |                      | <b>\$5,403,000</b>              | <b>\$270,000</b>   | <b>\$485,000</b>   | <b>(\$55,000)</b>  | <b>(\$55,000)</b>    |
| <b>ENDING BALANCE</b>                                                                       |                    |                      |                                 |                    |                    |                    |                      |
| <b>Water Fund Total</b>                                                                     | <b>\$2,040,000</b> |                      | <b>\$1,442,000</b>              | <b>\$700,000</b>   | <b>(\$307,000)</b> | <b>(\$824,000)</b> | <b>(\$1,394,000)</b> |
| <b>Target Balance [6]</b>                                                                   | <b>\$1,844,000</b> |                      | <b>\$1,872,000</b>              | <b>\$1,900,000</b> | <b>\$1,930,000</b> | <b>\$1,960,000</b> | <b>\$1,991,000</b>   |
|                                                                                             | yes                |                      | no                              | no                 | no                 | no                 | no                   |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2014-2019

[1] Minimum charge for 1,000 cubic feet for 2 months (bi-monthly) for 5/8"-1" residential meters is \$29.29. Water usage exceeding 1,000 cubic feet is \$.34 per 100 cubic ft.

[2] Assumes same rate structure for all years.

[3] Interest Income is 1% of the Beginning Fund 116 Balance if fund balance is positive.

[4] \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4%

[5] Net operating revenue (less financing revenue) must equal at least 1.2x total annual debt service to fulfill Debt Service Coverage

[6] Includes 'Transfers In' and 'Interest Income' revenue. Assumes \$51,700 for FY2014/15 and \$55,000 for FY2015-2017.

[7] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Consumption

**Table 6** outlines the historical and projected consumption with and without the Governor's mandated reduction (32% from Riverbank's FY2012-FY2014 consumption levels). With the mandated reduction, significant rate increases are required to make up for the drop in usage to maintain funding for operations and capital improvement projects.

**Table 6**

Historical and Projected Consumption (ccf)  
City of Riverbank  
Water and Wastewater Rate Study

| Projection <b>with</b> Governor's mandate (32% Reduction) |            |           |           |           |            |           |           |           |           |
|-----------------------------------------------------------|------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|
|                                                           | Historical |           |           | Budget    | Projection |           |           |           |           |
|                                                           | 2011/12    | 2012/13   | 2013/14   | 2014/15   | 2015/16    | 2016/17   | 2017/18   | 2018/19   | 2019/20   |
| Variable[1]                                               | 1,448,366  | 1,456,305 | 1,711,369 | 1,538,680 | 1,046,302  | 1,051,534 | 1,056,792 | 1,062,076 | 1,067,386 |
| Fixed (under 1000 ccf)                                    | 344,202    | 340,733   | 376,389   | 390,180   | 392,131    | 394,092   | 396,062   | 398,042   | 400,033   |
| Total[2]                                                  | 1,792,568  | 1,797,038 | 2,087,758 | 1,928,860 | 1,438,433  | 1,445,625 | 1,452,854 | 1,460,118 | 1,467,418 |

| Projection <b>without</b> Governor's mandate |            |           |           |           |            |           |           |           |           |
|----------------------------------------------|------------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|
|                                              | Historical |           |           | Budget    | Projection |           |           |           |           |
|                                              | 2011/12    | 2012/13   | 2013/14   | 2014/15   | 2015/16    | 2016/17   | 2017/18   | 2018/19   | 2019/20   |
| Variable                                     | 1,448,366  | 1,456,305 | 1,711,369 | 1,538,680 | 1,546,373  | 1,554,105 | 1,561,876 | 1,569,685 | 1,577,534 |
| Fixed (under 1000 ccf)                       | 344,202    | 340,733   | 376,389   | 390,180   | 392,131    | 394,092   | 396,062   | 398,042   | 400,033   |
| Total[2]                                     | 1,792,568  | 1,797,038 | 2,087,758 | 1,928,860 | 1,938,504  | 1,948,197 | 1,957,938 | 1,967,727 | 1,977,566 |

[1] Projected consumption is based on the Governor's mandated 32% reduction.

[2] A 0.5% increase in growth is assumed for both fixed and variable consumption.

## Cash Flow Projections and Scenarios

Detailed below are four rate scenarios based on the level of capital improvement projects the city selects and the drought impacts. See **table 7** and **figure 2** for an overview of the variable rates among the 4 scenarios:

**Scenario 1: High Priority CIP Only:** Funds the Fund 116 and 157 projects with rate increases, a loan and a bond issuance. Does not factor in the Governor's 32% conservation mandate.

**Scenario 2: Full CIP:** Funds all capital improvement projects through rate increases, a loan, and multiple bond issuances. Does not factor in the Governor's 32% conservation mandate.

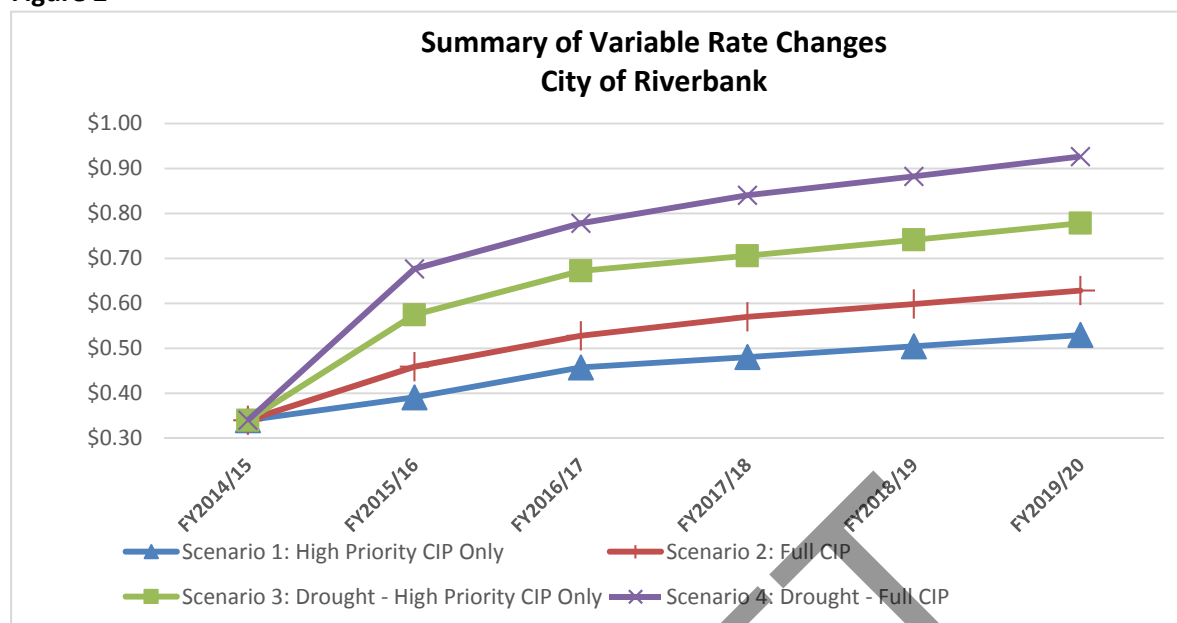
**Scenario 3: Drought – High Priority CIP Only:** Funds the Fund 116 and 157 projects with rate increases, a loan and a bond issuance. **A drought surcharge is initiated to recoup lost revenue due to Governor's conservation mandate.**

**Scenario 4: Drought – Full CIP:** Funds all capital improvement projects through rate increases, a loan, and multiple bond issuances. **A drought surcharge is initiated to recoup lost revenue due to Governor's conservation mandate.**

**Table 7**

| <b>Summary of Variable Rate Changes (\$)</b> |           |           |           |           |           |           |  |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |  |
| Scenario 1: High Priority CIP Only           | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |  |
| Scenario 2: Full CIP                         | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |  |
| Scenario 3: Drought - High Priority CIP Only | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |  |
| <i>Drought Surcharge</i>                     | -         | \$ 0.18   | \$ 0.21   | \$ 0.23   | \$ 0.24   | \$ 0.25   |  |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.57   | \$ 0.67   | \$ 0.71   | \$ 0.74   | \$ 0.78   |  |
| Scenario 4: Drought - Full CIP               | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |  |
| <i>Drought Surcharge</i>                     | -         | \$ 0.22   | \$ 0.25   | \$ 0.27   | \$ 0.28   | \$ 0.30   |  |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.68   | \$ 0.78   | \$ 0.84   | \$ 0.88   | \$ 0.93   |  |

Figure 2



### Scenario 1: High Priority CIP Only:

This scenario involves completing the Fund 116 and 157 High Priority water projects. The expenditures for the Fund 116 and 157 water projects will occur from FY2014/15 to FY2017/18 and will total \$6,486,000. As shown in **table 8**, rates will increase from the current \$0.34 per 100 cubic feet in 2015/16 to \$0.53 per 100 cubic feet in 2019/20. The fixed charge for the first 1,000 cubic feet of water will also increase starting from \$14.65 in FY14/15 to \$22.81 in FY2019/20.

This rate increase will fund the High Priority water projects and bring the city's water fund balance above the reserve fund targets by FY2019/20. The Fund 157 Water Connection Project will be financed through a 15-year loan issued in FY2015/16. Semi-annual payments for that loan will begin in FY2016/17 and will total \$429,000 each year.

Figure 3



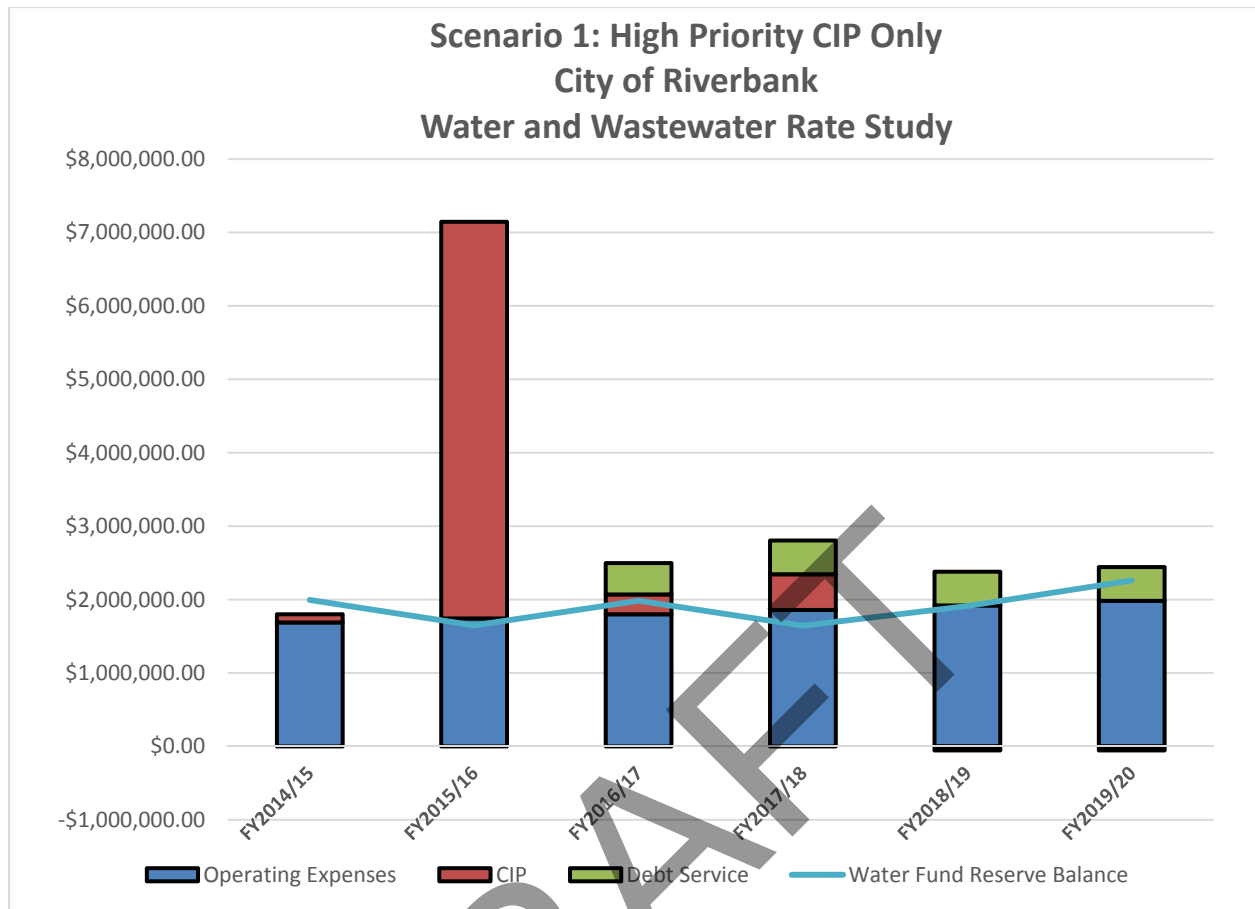


Table 8

## Scenario 1

Water Cash Flow - Scenario 1: High Priority CIP Only  
City of Riverbank  
Water and Wastewater Rate Study

|                                                      | Budget             | Annual % | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|------------------------------------------------------|--------------------|----------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                                      | 2014/15            | Increase | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCE</b>                             |                    |          |                                 |                    |                    |                    |                    |
| Water Fund Total                                     | 2,072,395          |          | 1,994,000                       | 1,648,000          | 1,985,000          | 1,645,000          | 1,913,000          |
| Typical SFR Bill (20 ccf (15,000 gal) per month)     | 19.75              |          | 21.94                           | 24.80              | 25.79              | 26.82              | 27.91              |
| <b>Fixed Charge (for 1,000 ccf of water) [1]</b>     | <b>14.65</b>       |          | <b>16.84</b>                    | <b>19.70</b>       | <b>20.69</b>       | <b>21.72</b>       | <b>22.81</b>       |
| <b>Base Variable Charge (per 100 cubic feet) [2]</b> | <b>0.34</b>        |          | <b>0.39</b>                     | <b>0.46</b>        | <b>0.48</b>        | <b>0.50</b>        | <b>0.53</b>        |
| <b>% Change in Total Variable Charge</b>             |                    |          | <b>15.0%</b>                    | <b>17.0%</b>       | <b>5.0%</b>        | <b>5.0%</b>        | <b>5.0%</b>        |
| <i>Projected Water Consumption (ccf)</i>             |                    |          | <b>1,546,373</b>                | <b>1,554,105</b>   | <b>1,561,876</b>   | <b>1,569,685</b>   | <b>1,577,534</b>   |
| <b>Revenues</b>                                      |                    |          |                                 |                    |                    |                    |                    |
| Water Service Charges                                |                    |          |                                 |                    |                    |                    |                    |
| Meter Charge Revenue Estimate                        | 1,149,000          | 0.5%     | 1,327,000                       | 1,559,000          | 1,645,000          | 1,735,000          | 1,830,000          |
| Volumetric Revenue Estimate                          | 523,000            | 0.5%     | 604,000                         | 710,000            | 749,000            | 790,000            | 833,000            |
| Backflow Inspections                                 | 300                |          | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Fines, Forfeitures, Penalties                        | 46,100             | 1%       | 47,000                          | 48,000             | 49,000             | 50,000             | 51,000             |
| Interest Income [3]                                  | 2,400              |          | 20,000                          | 16,000             | 20,000             | 16,000             | 19,000             |
| Misc. Revenues                                       | 500                |          | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| <b>Total Operating Revenues</b>                      | <b>1,721,300</b>   |          | <b>2,000,000</b>                | <b>2,335,000</b>   | <b>2,465,000</b>   | <b>2,593,000</b>   | <b>2,735,000</b>   |
| <b>Debt Proceeds</b>                                 |                    |          |                                 |                    |                    |                    |                    |
| Loan Issue FY2016                                    |                    |          | 4,800,000                       |                    |                    |                    |                    |
| Bond Issue FY2016                                    |                    |          |                                 | 500,000            |                    |                    |                    |
| <b>Total Financing Revenue</b>                       |                    |          | <b>4,800,000</b>                | <b>500,000</b>     |                    |                    |                    |
| <b>Total Revenue</b>                                 | <b>\$1,721,300</b> |          | <b>\$6,800,000</b>              | <b>\$2,835,000</b> | <b>\$2,465,000</b> | <b>\$2,593,000</b> | <b>\$2,735,000</b> |
| <b>Expenses</b>                                      |                    |          |                                 |                    |                    |                    |                    |
| Water Collection                                     |                    |          |                                 |                    |                    |                    |                    |
| Employee Salaries                                    | 300,900            | 3%       | 310,000                         | 319,000            | 329,000            | 339,000            | 349,000            |
| Employee Benefits                                    | 158,400            | 3%       | 163,000                         | 168,000            | 173,000            | 178,000            | 183,000            |
| Supplies and Materials                               | 37,250             | 4%       | 39,000                          | 41,000             | 43,000             | 45,000             | 47,000             |
| Utilities                                            | 300,000            | 5%       | 315,000                         | 331,000            | 348,000            | 365,000            | 383,000            |
| Services                                             | 193,000            | 3%       | 199,000                         | 205,000            | 211,000            | 217,000            | 224,000            |
| Communications                                       | 1,000              |          | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Misc. Expenses and Allowances                        | 60,000             | 4%       | 62,000                          | 64,000             | 67,000             | 70,000             | 73,000             |
| Meter Replacements                                   | 55,000             |          | 55,000                          | 55,000             | 55,000             | 55,000             | 55,000             |
| Transfers Out Management Fee                         | 580,900            | 3%       | 547,000                         | 563,000            | 580,000            | 597,000            | 615,000            |
| Transfers Out Misc.                                  | 51,500             |          | 52,000                          | 52,000             | 52,000             | 52,000             | 52,000             |
| <b>Total Water Operations</b>                        | <b>\$1,687,950</b> |          | <b>\$1,743,000</b>              | <b>\$1,799,000</b> | <b>\$1,859,000</b> | <b>\$1,919,000</b> | <b>\$1,982,000</b> |
| <b>Net Operating Revenues</b>                        | <b>\$33,350</b>    |          | <b>\$257,000</b>                | <b>\$1,036,000</b> | <b>\$606,000</b>   | <b>\$674,000</b>   | <b>\$753,000</b>   |
| <b>Water Debt Service</b>                            |                    |          |                                 |                    |                    |                    |                    |
| Loan Issue FY 2016 [4]                               |                    |          |                                 | 429,000            | 429,000            | 429,000            | 429,000            |
| Bond Issue FY 2017 [5]                               |                    |          |                                 |                    | 32,000             | 32,000             | 32,000             |
| <b>Total Annual Debt Service</b>                     |                    |          |                                 | <b>\$429,000</b>   | <b>\$461,000</b>   | <b>\$461,000</b>   | <b>\$461,000</b>   |
| <b>Debt Service Coverage [6]</b>                     |                    |          |                                 | <b>1.25</b>        | <b>1.41</b>        | <b>1.57</b>        | <b>1.76</b>        |
| <b>Water Capital</b>                                 |                    |          |                                 |                    |                    |                    |                    |
| Fund 116 Expenditures                                | 163,000            |          | 758,000                         | 325,000            | 540,000            |                    |                    |
| Fund 157 Expenditures                                |                    |          | 4,700,000                       |                    |                    |                    |                    |
| Transfers In [7]                                     | (51,700)           |          | (55,000)                        | (55,000)           | (55,000)           | (55,000)           | (55,000)           |
| <b>Total Capital Expenditures</b>                    | <b>\$111,300</b>   |          | <b>\$5,403,000</b>              | <b>\$270,000</b>   | <b>\$485,000</b>   | <b>-\$55,000</b>   | <b>-\$55,000</b>   |
| <b>ENDING BALANCE</b>                                |                    |          |                                 |                    |                    |                    |                    |
| Water Fund Total                                     | \$1,994,445        |          | \$1,648,000                     | \$1,985,000        | \$1,645,000        | \$1,913,000        | \$2,260,000        |
| <b>Target Balance [8]</b>                            | <b>\$1,844,000</b> |          | <b>\$1,872,000</b>              | <b>\$1,900,000</b> | <b>\$1,930,000</b> | <b>\$1,960,000</b> | <b>\$1,991,000</b> |
|                                                      | yes                |          | no                              | yes                | no                 | no                 | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2014-2019

[1] Minimum charge for 1,000 gallons for 2 months (bi-monthly) for 5/8"-1" residential meters is \$29.29. Water usage exceeding 1,000 gallons is \$.34 per 100 cubic feet.

[2] Volumetric Rate is Uniform for FY2016 onwards

[3] Interest Income is 1% of the Beginning Fund Balance if fund balance is positive.

[4] \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4%

[5] \$1,000,000, 30-year loan with semi-annual payments and an interest rate of 5%

[6] Net operating revenue (less financing revenue) must equal at least 1.2x total annual debt service to fulfill Debt Service Coverage

[7] Includes "Transfers In" and "Interest Income" revenue. Assumes \$51,700 for FY2014/15 and \$55,000 for FY2015-2017.

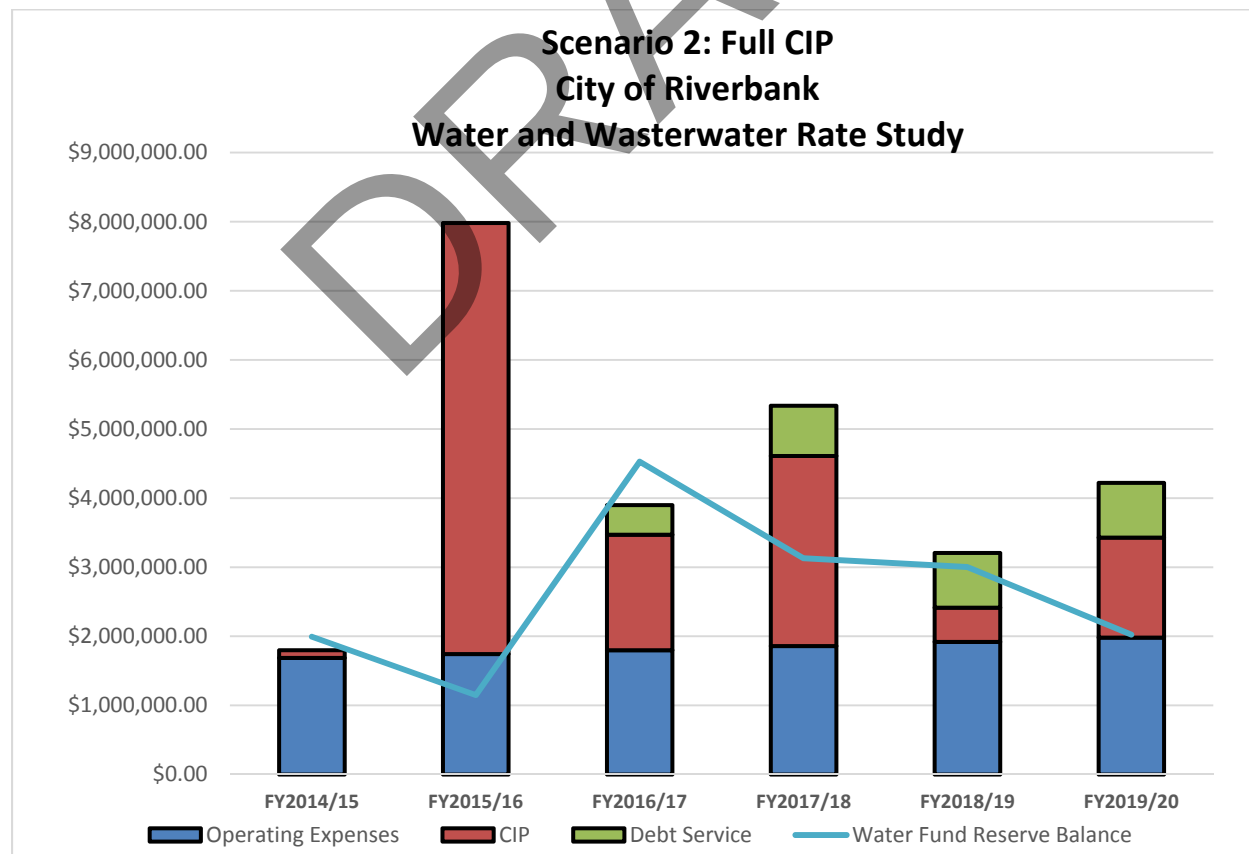
[8] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Scenario 2: Full CIP

This scenario involves completing all capital improvement projects listed in **table 4**. In order to fund the projects properly, rates will need to increase from the current rate of \$0.34 per 100 cubic feet in FY2014/15 to \$0.63 per 100 cubic feet in FY2019/20, as seen in **table 9**. The fixed charge for the first 1,000 cubic feet of water will also rise the same rate in each year as the variable rates starting from \$14.65 in FY14/15 to \$27.07 in FY2019/20.

Rate increases alone will not be enough to fund all capital improvement projects. Loans and Bonds will be issued to fund a portion of the projects. Under this scenario, a 15-year loan totaling \$4,800,000 will be secured in FY2015/16 to finance the Fund 157 Water Connection Project. Semi-annual payments for that loan will begin in FY2016/2017 and will total \$429,000 each year. A 30-year bond will be issued in FY2016/17 totaling \$4,600,000 to fund part of the water division capital improvement project. Semi-annual payments for that loan will begin in FY2017/2018 and will total \$298,000 each year. To fully fund the Water Division capital improvement project, another 30-year bond will be issued totaling \$1,000,000. Semi-annual payments for this bond will begin in FY2019/2020 and will total \$65,000 each year. Under this scenario, the Water Fund balance will stay above the target balance by FY2016/17 and the city will have a surplus by FY2019/20. While rates do increase more than the 'High Priority CIP' scenario, the advantage in this scenario is that all capital improvement projects are funded.

**Figure 4**



## Scenario 2

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2014-2019

[1] Minimum charge for 1,000 cubic feet for 2 months (bi-monthly) for 5/8"-1" residential meters is \$29.29. Water usage exceeding 1,000 cubic feet is \$.34 per 100 cubic feet.

[2] Volumetric Rate is Uniform for FY2016 onwards

[3] Interest Income is 1% of the Beginning Fund Balance if fund balance is positive.

[4] \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4%

[5] \$4,600,000, 30-year bond with semi-annual payments and an interest rate of 5%

[6] \$2,500,000, 30-year bond with semi-annual payments and an interest rate of 5%

[7] Net operating revenue (less financing revenue) must equal at least 1.2x total annual debt service to fulfill Debt Service Coverage

[8] Includes 'Transfers In' and 'Interest Income' revenue. Assumes \$51,700 for FY2014/15 and \$55,000 for FY2015-2017.

[9] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

### Scenario 3: Drought – High Priority CIP

This scenario is based on a 32% reduction in water usage from 2013 levels due to the governor's mandate. Rates will increase from the current rate of \$0.34 per 100 cubic feet in FY2014/15 to \$0.78 per 100 cubic feet in FY2019/20, as seen in **table 10**. The Fund 157 Water Connection Project will be funded by a 15-year \$4,800,000 loan that will be secured in FY2015/16. Semi-annual payments for that loan will begin in FY2016/2017 and will total \$429,000 each year. The rate increases will not be enough to cover the costs of the Fund 116 Water Projects. In order to cover these costs, a 30-year bond will be issued in FY2016/17 totaling \$500,000. Under Scenario 3, the target fund will be met by FY2019/20.

**Figure 5**

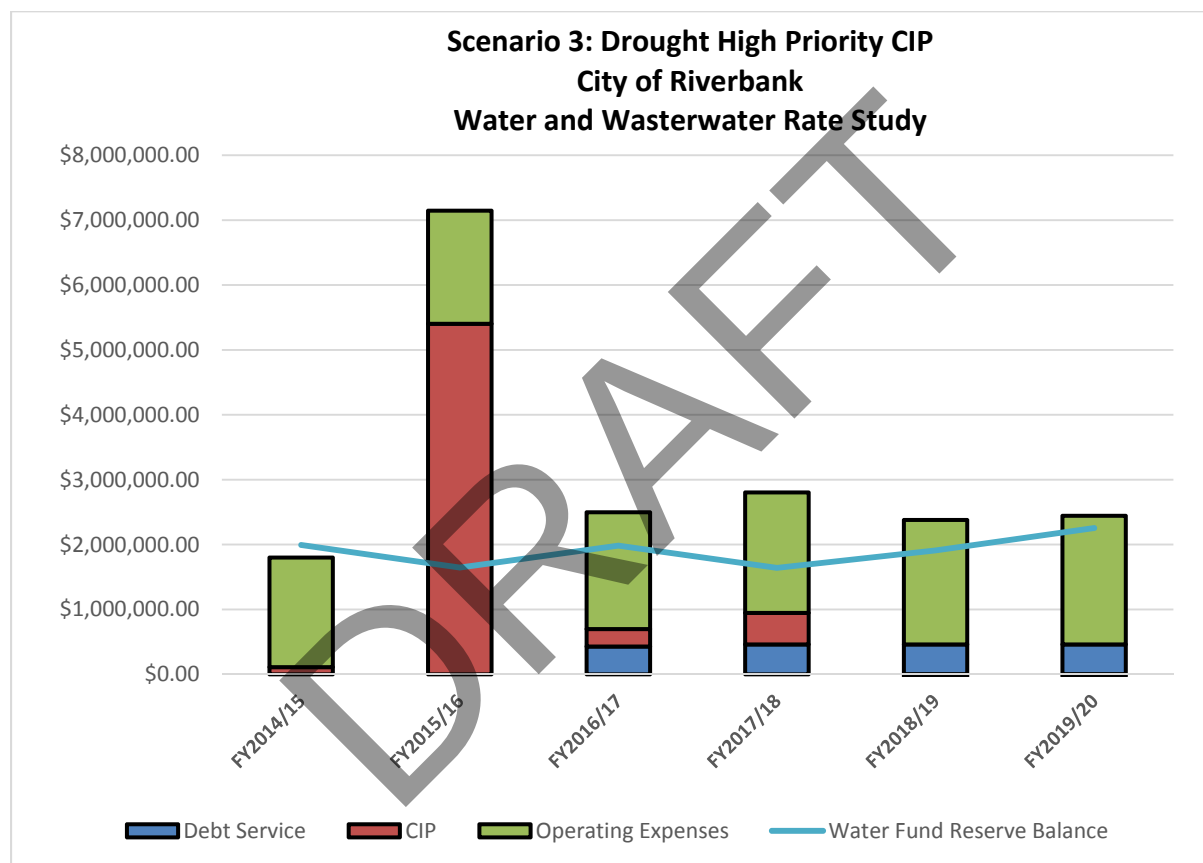




Table 10

## Scenario 3

Water Cash Flow - Scenario 3: Drought - High Priority CIP Only  
City of Riverbank  
Water and Wastewater Rate Study

|                                                  | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|--------------------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                                  |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCE</b>                         |                    |                      |                                 |                    |                    |                    |                    |
| Water Fund Total                                 | 2,072,000          |                      | 1,994,050                       | 1,647,050          | 1,983,050          | 1,642,050          | 1,909,050          |
| Typical SFR Bill (20 ccf (15,000 gal) per month) | 19.75              |                      | 25.46                           | 29.79              | 31.28              | 32.84              | 34.48              |
| <b>Fixed Charge (for 1,000 ccf of water) [1]</b> | <b>14.65</b>       |                      | <b>16.84</b>                    | <b>19.70</b>       | <b>20.69</b>       | <b>21.72</b>       | <b>22.81</b>       |
| <b>Variable Charge (per 100 cubic feet)</b>      |                    |                      |                                 |                    |                    |                    |                    |
| <i>Base</i>                                      |                    |                      | 0.39                            | 0.46               | 0.48               | 0.50               | 0.53               |
| <i>Drought Surcharge (Conservation Mandate)</i>  |                    |                      | 0.18                            | 0.21               | 0.23               | 0.24               | 0.25               |
| <b>Total Variable Charge [2]</b>                 | <b>0.34</b>        |                      | <b>0.57</b>                     | <b>0.67</b>        | <b>0.71</b>        | <b>0.74</b>        | <b>0.78</b>        |
| <b>% Change in Total Variable Charge</b>         |                    |                      | 69%                             | 17%                | 5%                 | 5%                 | 5%                 |
| <i>Projected Water Consumption (ccf)</i>         |                    |                      | 1,046,302                       | 1,051,534          | 1,056,792          | 1,062,076          | 1,067,386          |
| <b>Revenues</b>                                  |                    |                      |                                 |                    |                    |                    |                    |
| Water Service Charges                            |                    |                      |                                 |                    |                    |                    |                    |
| Meter Charge Revenue Estimate                    | 1,149,000          | 0.5%                 | 1,327,000                       | 1,559,000          | 1,645,000          | 1,735,000          | 1,830,000          |
| <b>Volumetric Revenue Estimate [3]</b>           |                    |                      |                                 |                    |                    |                    |                    |
| <i>Base</i>                                      |                    |                      | 411,000                         | 483,000            | 510,000            | 538,000            | 568,000            |
| <i>Drought Surcharge (Conservation Mandate)</i>  |                    |                      | 192,000                         | 226,000            | 238,000            | 251,000            | 264,000            |
| <b>Total Variable Charge</b>                     | <b>523,000</b>     | <b>0.5%</b>          | <b>603,000</b>                  | <b>709,000</b>     | <b>748,000</b>     | <b>789,000</b>     | <b>832,000</b>     |
| Backflow Inspections                             | 300                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Fines, Forfeitures, Penalties                    | 46,100             | 1%                   | 47,000                          | 48,000             | 49,000             | 50,000             | 51,000             |
| Interest Income [4]                              | 2,400              |                      | 20,000                          | 16,000             | 20,000             | 16,000             | 19,000             |
| Misc. Revenues                                   | 500                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| <b>Total Operating Revenues</b>                  | <b>1,721,300</b>   |                      | <b>1,999,000</b>                | <b>2,334,000</b>   | <b>2,464,000</b>   | <b>2,592,000</b>   | <b>2,734,000</b>   |
| <b>Debt Proceeds</b>                             |                    |                      |                                 |                    |                    |                    |                    |
| Loan Issue FY2016                                |                    |                      | 4,800,000                       |                    |                    |                    |                    |
| Bond Issued FY2016                               |                    |                      |                                 | 500,000            |                    |                    |                    |
| <b>Total Financing Revenue</b>                   |                    |                      | <b>4,800,000</b>                | <b>500,000</b>     |                    |                    |                    |
| <b>Total Revenue</b>                             | <b>\$1,721,300</b> |                      | <b>\$6,799,000</b>              | <b>\$2,834,000</b> | <b>\$2,464,000</b> | <b>\$2,592,000</b> | <b>\$2,734,000</b> |
| <b>Expenses</b>                                  |                    |                      |                                 |                    |                    |                    |                    |
| <i>Water Collection</i>                          |                    |                      |                                 |                    |                    |                    |                    |
| Employee Salaries                                | 300,900            | 3%                   | 310,000                         | 319,000            | 329,000            | 339,000            | 349,000            |
| Employee Benefits                                | 158,400            | 3%                   | 163,000                         | 168,000            | 173,000            | 178,000            | 183,000            |
| Supplies and Materials                           | 37,250             | 4%                   | 39,000                          | 41,000             | 43,000             | 45,000             | 47,000             |
| Utilities                                        | 300,000            | 5%                   | 315,000                         | 331,000            | 348,000            | 365,000            | 383,000            |
| Services                                         | 193,000            | 3%                   | 199,000                         | 205,000            | 211,000            | 217,000            | 224,000            |
| Communications                                   | 1,000              |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Misc. Expenses and Allowances                    | 60,000             | 4%                   | 62,000                          | 64,000             | 67,000             | 70,000             | 73,000             |
| Meter Replacements                               | 55,000             |                      | 55,000                          | 55,000             | 55,000             | 55,000             | 55,000             |
| Transfers Out Management Fee                     | 530,900            | 3%                   | 547,000                         | 563,000            | 580,000            | 597,000            | 615,000            |
| Transfers Out Misc.                              | 51,500             |                      | 52,000                          | 52,000             | 52,000             | 52,000             | 52,000             |
| <b>Total Water Operations</b>                    | <b>\$1,687,950</b> |                      | <b>\$1,743,000</b>              | <b>\$1,799,000</b> | <b>\$1,859,000</b> | <b>\$1,919,000</b> | <b>\$1,982,000</b> |
| <b>Net Operating Revenues</b>                    | <b>\$33,350</b>    |                      | <b>\$5,056,000</b>              | <b>\$1,035,000</b> | <b>\$605,000</b>   | <b>\$673,000</b>   | <b>\$752,000</b>   |
| <b>Water Debt Service</b>                        |                    |                      |                                 |                    |                    |                    |                    |
| Loan Issue FY 2016 [5]                           |                    |                      |                                 | 429,000            | 429,000            | 429,000            | 429,000            |
| Bond Issued FY2016 [6]                           |                    |                      |                                 | 32,000             | 32,000             | 32,000             | 32,000             |
| <b>Total Annual Debt Service</b>                 |                    |                      |                                 | <b>\$429,000</b>   | <b>\$461,000</b>   | <b>\$461,000</b>   | <b>\$461,000</b>   |
| <b>Debt Service Coverage [7]</b>                 |                    |                      |                                 | <b>2.41</b>        | <b>1.41</b>        | <b>1.57</b>        | <b>1.75</b>        |
| <b>Water Capital</b>                             |                    |                      |                                 |                    |                    |                    |                    |
| Fund 116 Expenditures                            | 163,000            |                      | 758,000                         | 325,000            | 540,000            |                    |                    |
| Fund 157 Expenditures                            |                    |                      | 4,700,000                       |                    |                    |                    |                    |
| Transfers In [8]                                 | (51,700)           |                      | (55,000)                        | (55,000)           | (55,000)           | (55,000)           | (55,000)           |
| <b>Total Capital Expenditures</b>                | <b>\$111,300</b>   |                      | <b>\$5,403,000</b>              | <b>\$270,000</b>   | <b>\$485,000</b>   | <b>(\$55,000)</b>  | <b>(\$55,000)</b>  |
| <b>ENDING BALANCE</b>                            |                    |                      |                                 |                    |                    |                    |                    |
| <b>Water Fund Total</b>                          | <b>\$1,994,050</b> |                      | <b>\$1,647,050</b>              | <b>\$1,983,050</b> | <b>\$1,642,050</b> | <b>\$1,909,050</b> | <b>\$2,255,050</b> |
| <b>Target Balance [9]</b>                        | <b>\$1,844,000</b> |                      | <b>\$1,872,000</b>              | <b>\$1,900,000</b> | <b>\$1,930,000</b> | <b>\$1,960,000</b> | <b>\$1,991,000</b> |
|                                                  | yes                |                      | no                              | yes                | no                 | no                 | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2014-2019

[1] Minimum charge for 1,000 gallons for 2 months (bi-monthly) for 5/8"-1" residential meters is \$29.29. Water usage exceeding 1,000 gallons is \$0.33 per 100 cubic feet.

[2] Volumetric Rate is Uniform for FY2016 onwards

[3] Based on a 32% reduction in consumption due to Governor's mandate.

[4] Interest Income is 1% of the Beginning Fund Balance if fund balance is positive.

[5] \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4%

[6] \$1,000,000, 30-year bond issued with semi-annual payments and an interest rate of 5%

[7] Net operating revenue (less financing revenue) must equal at least 1.2x total annual debt service to fulfill Debt Service Coverage

[8] Includes 'Transfers In' and 'Interest Income' revenue. Assumes \$51,700 for FY2014/15 and \$55,000 for FY2015-2017.

[9] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Scenario 4: Drought – Full CIP

This scenario assumes a 32% reduction in variable water usage due to the governor’s conservation mandate. As seen in **table 11**, the volumetric rate increases from \$0.34 per 100 cubic feet in FY14/15 to \$0.93 per 100 cubic feet in 2019/20.

Rate increases alone will not be adequate to fund the costs of all the capital improvement projects and will require financing to complete. A 15-year loan totaling \$4,800,000 will be secured in FY2015/16 to finance the Fund 157 Water Connection Project. Semi-annual payments for that loan will begin in FY2016/2017 and will total \$429,000 each year. A 30-year bond will be issued in FY2016/17 totaling \$4,600,000 to fund part of the Water Division capital improvement projects. Semi-annual payments for that loan will begin in FY2016/2017 and will total \$298,000 each year. To fully fund the Water Division capital improvement projects, another 30-year bond will be issued totaling \$1,000,000. Semi-annual payments for this bond will begin in FY2019/20120 and will total \$65,000 each year.

Under Scenario 4, the target fund balance will be met by 2016/17. The budget also has the City of Riverbank running a surplus by FY2019/20.

**Figure 6**

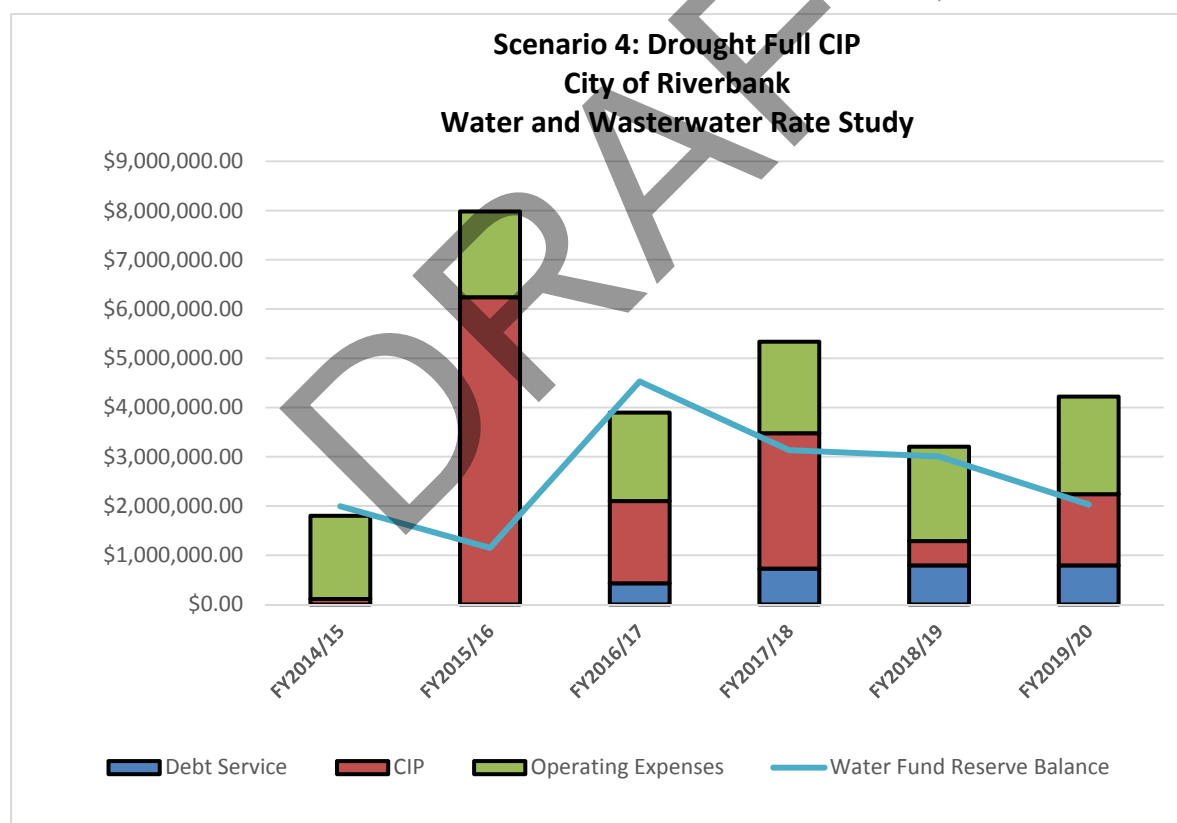


Table 11

## Scenario 4

Water Cash Flow - Scenario 4: Drought - Full CIP  
City of Riverbank  
Water and Wastewater Rate Study

|                                                  | Budget<br>2014/15  | Annual %<br>Increase | Five Year Projection (Prop 218) |                    |                    |                    |                    |
|--------------------------------------------------|--------------------|----------------------|---------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                                  |                    |                      | 2015/16                         | 2016/17            | 2017/18            | 2018/19            | 2019/20            |
| <b>BEGINNING BALANCE</b>                         |                    |                      |                                 |                    |                    |                    |                    |
| Water Fund Total                                 | 2,072,000          |                      | 1,994,000                       | 1,149,000          | 4,530,000          | 3,131,000          | 3,005,000          |
| Typical SFR Bill (20 ccf (15,000 gal) per month) | 19.75              |                      | 29.92                           | 34.41              | 37.16              | 39.02              | 40.97              |
| <b>Fixed Charge (for 1,000 ccf of water) [1]</b> | <b>14.65</b>       |                      | <b>19.77</b>                    | <b>22.74</b>       | <b>24.56</b>       | <b>25.78</b>       | <b>27.07</b>       |
| <b>Variable Charge (per 100 cubic feet)</b>      |                    |                      |                                 |                    |                    |                    |                    |
| Base                                             |                    |                      | 0.46                            | 0.53               | 0.57               | 0.60               | 0.63               |
| <b>Drought Surcharge (Conservation Mandate)</b>  |                    |                      | <b>0.22</b>                     | <b>0.25</b>        | <b>0.27</b>        | <b>0.28</b>        | <b>0.30</b>        |
| Total Variable Charge[2]                         | 0.34               |                      | 0.68                            | 0.78               | 0.84               | 0.88               | 0.93               |
| % Change in Total Variable Charge                |                    |                      | 99%                             | 15%                | 8%                 | 5%                 | 5%                 |
| <i>Projected Variable Consumption (ccf)</i>      |                    |                      | <b>1,046,302</b>                | <b>1,051,534</b>   | <b>1,056,792</b>   | <b>1,062,076</b>   | <b>1,067,386</b>   |
| <b>Revenues</b>                                  |                    |                      |                                 |                    |                    |                    |                    |
| Water Service Charges                            |                    |                      |                                 |                    |                    |                    |                    |
| Meter Charge Revenue Estimate                    | 1,149,000          | 0.5%                 | 1,557,000                       | 1,798,000          | 1,951,000          | 2,058,000          | 2,171,000          |
| <b>Volumetric Revenue Estimate [3]</b>           |                    |                      |                                 |                    |                    |                    |                    |
| Base                                             |                    |                      | 482,000                         | 557,000            | 604,000            | 637,000            | 672,000            |
| <b>Drought Surcharge (Conservation Mandate)</b>  |                    |                      | <b>228,000</b>                  | <b>263,000</b>     | <b>286,000</b>     | <b>302,000</b>     | <b>319,000</b>     |
| Total Variable Charge                            | 523,000            | 0.5%                 | 710,000                         | 820,000            | 890,000            | 939,000            | 991,000            |
| Backflow Inspections                             | 300                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Fines, Forfeitures, Penalties                    | 46,100             | 1%                   | 47,000                          | 48,000             | 49,000             | 50,000             | 51,000             |
| Interest Income [4]                              | 2,400              |                      | 20,000                          | 11,000             | 45,000             | 31,000             | 30,000             |
| Misc. Revenues                                   | 500                |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Total Operating Revenues                         | 1,721,300          |                      | 2,336,000                       | 2,679,000          | 2,937,000          | 3,080,000          | 3,245,000          |
| <b>Debt Proceeds</b>                             |                    |                      |                                 |                    |                    |                    |                    |
| Loan Issue FY2016                                |                    |                      | 4,800,000                       |                    |                    |                    |                    |
| Bond Issue FY2017                                |                    |                      |                                 | 4,600,000          |                    |                    |                    |
| Bond Issue FY2018                                |                    |                      |                                 |                    | 1,000,000          |                    |                    |
| Total Financing Revenue                          |                    |                      | 4,800,000                       | 4,600,000          | 1,000,000          |                    |                    |
| <b>Total Revenue</b>                             | <b>\$1,721,300</b> |                      | <b>\$7,136,000</b>              | <b>\$7,279,000</b> | <b>\$3,937,000</b> | <b>\$3,080,000</b> | <b>\$3,245,000</b> |
| <b>Expenses</b>                                  |                    |                      |                                 |                    |                    |                    |                    |
| <b>Water Collection</b>                          |                    |                      |                                 |                    |                    |                    |                    |
| Employee Salaries                                | 300,900            | 3%                   | 310,000                         | 319,000            | 329,000            | 339,000            | 349,000            |
| Employee Benefits                                | 158,400            | 3%                   | 163,000                         | 168,000            | 173,000            | 178,000            | 183,000            |
| Supplies and Materials                           | 37,250             | 4%                   | 39,000                          | 41,000             | 43,000             | 45,000             | 47,000             |
| Utilities                                        | 300,000            | 5%                   | 315,000                         | 331,000            | 348,000            | 365,000            | 383,000            |
| Services                                         | 193,000            | 3%                   | 199,000                         | 205,000            | 211,000            | 217,000            | 224,000            |
| Communications                                   | 1,000              |                      | 1,000                           | 1,000              | 1,000              | 1,000              | 1,000              |
| Misc. Expenses and Allowances                    | 60,000             | 4%                   | 62,000                          | 64,000             | 67,000             | 70,000             | 73,000             |
| Meter Replacements                               | 55,000             |                      | 55,000                          | 55,000             | 55,000             | 55,000             | 55,000             |
| Transfers Out Management Fee                     | 530,900            | 3%                   | 547,000                         | 563,000            | 580,000            | 597,000            | 615,000            |
| Transfers Out Misc.                              | 51,500             |                      | 52,000                          | 52,000             | 52,000             | 52,000             | 52,000             |
| Total Water Operations                           | \$1,687,950        |                      | \$1,743,000                     | \$1,799,000        | \$1,859,000        | \$1,919,000        | \$1,982,000        |
| <b>Net Operating Revenues</b>                    | <b>\$33,350</b>    |                      | <b>\$5,393,000</b>              | <b>\$5,480,000</b> | <b>\$2,078,000</b> | <b>\$1,161,000</b> | <b>\$1,263,000</b> |
| <b>Water Debt Service</b>                        |                    |                      |                                 |                    |                    |                    |                    |
| Loan Issue FY 2016 [5]                           |                    |                      |                                 | 429,000            | 429,000            | 429,000            | 429,000            |
| Bond Issue FY2016 [6]                            |                    |                      |                                 |                    | 298,000            | 298,000            | 298,000            |
| Bond Issue FY2018 [7]                            |                    |                      |                                 |                    |                    | 65,000             | 65,000             |
| Total Annual Debt Service                        |                    |                      |                                 | \$429,000          | \$727,000          | \$792,000          | \$792,000          |
| <b>Debt Service Coverage [8]</b>                 |                    |                      |                                 | 2.05               | 2.86               | 1.47               | 1.59               |
| <b>Water Capital</b>                             |                    |                      |                                 |                    |                    |                    |                    |
| Fund 116 Expenditures                            | 163,000            |                      | 758,000                         | 325,000            | 540,000            |                    |                    |
| Fund 157 Expenditures                            |                    |                      | 4,700,000                       |                    |                    |                    |                    |
| Water Division CIP                               |                    |                      | 835,000                         | 1,400,000          | 2,265,000          | 550,000            | 1,502,000          |
| Transfers In [9]                                 | (51,700)           |                      | (55,000)                        | (55,000)           | (55,000)           | (55,000)           | (55,000)           |
| Total Capital Expenditures                       | \$111,300          |                      | \$6,238,000                     | \$1,670,000        | \$2,750,000        | \$495,000          | \$1,447,000        |
| <b>ENDING BALANCE</b>                            |                    |                      |                                 |                    |                    |                    |                    |
| Water Fund Total                                 | \$1,994,000        |                      | \$1,149,000                     | \$4,530,000        | \$3,131,000        | \$3,005,000        | \$2,029,000        |
| Target Balance [10]                              | \$1,844,000        |                      | \$1,872,000                     | \$1,900,000        | \$1,930,000        | \$1,960,000        | \$1,991,000        |
|                                                  | yes                |                      | no                              | yes                | yes                | yes                | yes                |

Source: Budget FY2014/15, Audit FYE 2013, and Capital Improvement Program FY2014-2019

[1] Minimum charge for 1,000 cubic feet for 2 months (bi-monthly) for 5/8"-1" residential meters is \$29.29. Water usage exceeding 1,000 cubic feet is \$.34 per 100 cubic feet.

[2] Volumetric Rate is Uniform for FY2016 onwards

[3] Based on a 32% reduction in consumption due to Governor's mandate.

[4] Interest Income is 1% of the Beginning Fund Balance if fund balance is positive.

[5] \$4,800,000, 15-year loan with semi-annual payments and an interest rate of 4%

[6] \$4,600,000, 30-year bond with semi-annual payments and an interest rate of 5%

[7] \$1,000,000, 30-year bond with semi-annual payments and an interest rate of 5%

[8] Net operating revenue (less financing revenue) must equal at least 1.2x total annual debt service to fulfill Debt Service Coverage

[9] Includes 'Transfers In' and 'Interest Income' revenue. Assumes \$51,700 for FY2014/15 and \$55,000 for FY2015-2017.

[10] Reserve Fund targets are 50% of O&M and \$1,000,000 for capital projects

## Summary of Scenarios and Recommendations

The City of Riverbank must raise its rates in order to fund projects. The city currently has one of the lowest rates in the area and has not increased rates since 2009. BWA recommends using the combination of rate increases and financing to pursue its capital improvement projects. Regardless of the level of capital improvement projects the city decides to pursue, BWA recommends taking a more conservative approach and follow scenarios 3 and 4 to reflect the Governor's mandate. The city should anticipate a drop in usage and impose a drought surcharge as seen in **Table 12** to fully recoup the loss in revenue.

**Table 12**

| Summary of Variable Rate Changes (\$)        |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |
| Scenario 2: Full CIP                         | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |
| Scenario 3: Drought - High Priority CIP Only | \$ 0.34   | \$ 0.39   | \$ 0.46   | \$ 0.48   | \$ 0.50   | \$ 0.53   |
| <i>Drought Surcharge</i>                     | -         | \$ 0.18   | \$ 0.21   | \$ 0.23   | \$ 0.24   | \$ 0.25   |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.57   | \$ 0.67   | \$ 0.71   | \$ 0.74   | \$ 0.78   |
| Scenario 4: Drought - Full CIP               | \$ 0.34   | \$ 0.46   | \$ 0.53   | \$ 0.57   | \$ 0.60   | \$ 0.63   |
| <i>Drought Surcharge</i>                     | -         | \$ 0.22   | \$ 0.25   | \$ 0.27   | \$ 0.28   | \$ 0.30   |
| <i>Total</i>                                 | \$ 0.34   | \$ 0.68   | \$ 0.78   | \$ 0.84   | \$ 0.88   | \$ 0.93   |

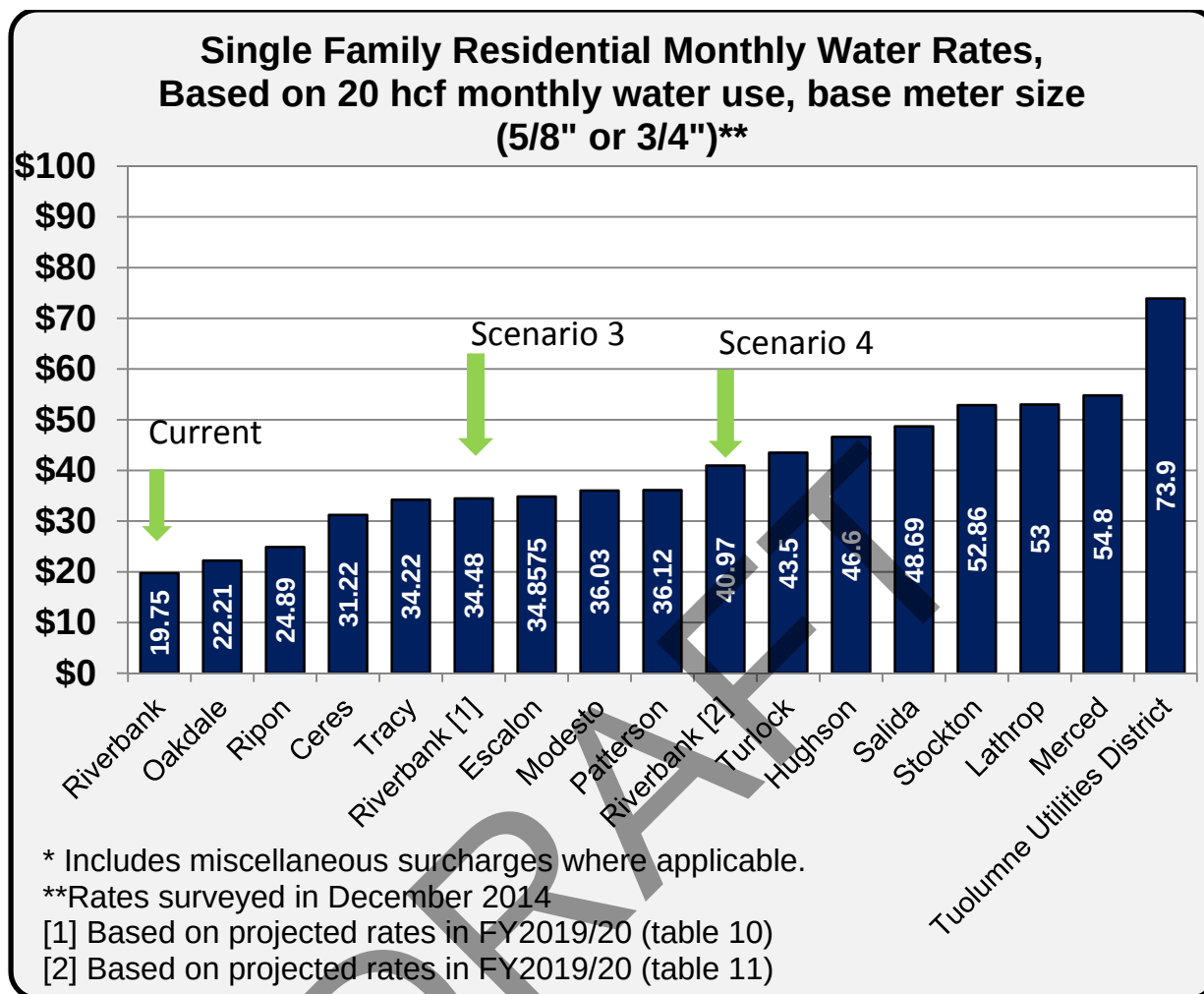
| Summary of Variable Rate Changes (%)         |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | -         | 15.0%     | 17.0%     | 5.0%      | 5.0%      | 5.0%      |
| Scenario 2: Full CIP                         | -         | 35.0%     | 15.0%     | 8.0%      | 5.0%      | 5.0%      |
| Scenario 3: Drought - High Priority CIP Only | -         | 69.0%     | 17.0%     | 5.0%      | 5.0%      | 5.0%      |
| Scenario 4: Drought - Full CIP               | -         | 99.0%     | 15.0%     | 8.0%      | 5.0%      | 5.0%      |

| Summary of Base Rate Changes                 |           |           |           |           |           |           |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                              | FY2014/15 | FY2015/16 | FY2016/17 | FY2017/18 | FY2018/19 | FY2019/20 |
| Scenario 1: High Priority CIP Only           | \$ 14.65  | \$ 16.84  | \$ 19.70  | \$ 20.69  | \$ 21.72  | \$ 22.81  |
| Scenario 2: Full CIP                         | \$ 14.65  | \$ 19.77  | \$ 22.74  | \$ 24.56  | \$ 25.78  | \$ 27.07  |
| Scenario 3: Drought - High Priority CIP Only | \$ 14.65  | \$ 16.84  | \$ 19.70  | \$ 20.69  | \$ 21.72  | \$ 22.81  |
| Scenario 4: Drought - Full CIP               | \$ 14.65  | \$ 19.77  | \$ 22.74  | \$ 24.56  | \$ 25.78  | \$ 27.07  |

**Figure 7**

Water rate survey of the surrounding areas.





## **RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2**

### **SECTION 6: NEW BUSINESS**

|                      |                                                                                                                                                                                                                                                         |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                                                                                                                                                                                            |
| <b>Subject:</b>      | Authorize Staff to submit the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development (HCD) for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review |
| <b>From:</b>         | <b>Jill Anderson, City Manager</b>                                                                                                                                                                                                                      |
| <b>Submitted by:</b> | <b>John B. Anderson, Contract Community Development Director</b>                                                                                                                                                                                        |

#### **RECOMMENDATION**

Planning Staff recommends the City Council vote to authorize Staff to submit the Draft 2014-2023 Housing Element to HCD for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.

#### **SUMMARY**

The City has completed the Draft 2014-2023 Housing Element is seeking authorization from City Council and Planning Commission to submit the Draft 2014-2023 Housing Element to the California Department of Housing and Community Development for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.

A copy of the City's Draft 2014-2023 Housing Element is included in this Staff Report as Attachment 1.

#### **BACKGROUND**

Typically, State Law requires Housing Elements be updated every five (5) years to reflect a Community's changing needs. For the 5<sup>th</sup> Cycle, HCD has changed this timeframe to 9 years. The current planning cycle is from January 1, 2014 to September 30, 2023. The City's previous Housing Element (2009-2014) was adopted by City Council on August 24, 2009. As part of the overall update to the Housing Element, Section 65585(b) of the State Government Code requires the Draft 2014-2023 Housing Element be submitted to HCD for a sixty (60) day review period. Upon the sixty (60) day review period, HCD shall submit to the City their written findings, or comments, on

the City's Draft 2014-2023 Housing Element. It is anticipated that further revisions and refinement to the Draft 2014-2023 Housing Element will be required in response to HCD's findings in an effort to bring the Housing Element into compliance with State Law and achieve HCD Certification.

The Housing Element is one of the seven (7) State mandated Elements of the City's General Plan. Pursuant to Section 65800 of the State Government Code, the City of Riverbank Draft 2014-2023 Housing Element provides the following:

- An analysis of the City's existing housing needs;
- An analysis of the City's population and employment trends;
- An analysis and documentation of the City's household characteristics;
- An inventory of land within the City suitable for residential development, including vacant sites and sites suitable for redevelopment;
- An identification of a zone or zones where emergency shelters are allowed or permitted without a conditional use or other discretionary permit;
- An analysis of potential and actual government constraints upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of potential and actual non-governmental constraints (i.e. market, environmental, etc.) upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of all special housing needs within the City (i.e. those residents with disabilities, large families, farm workers, senior citizens, etc.);
- An analysis of existing assisted housing development that may be eligible to change from low-income housing uses during the next ten years;
- A statement of the City's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and,
- An identification of housing programs within the County to provide housing opportunities for all income levels.

The City's Draft 2014-2023 Housing Element has been prepared in accordance with Section 65800 of the State Government Code, and is organized into nine (9) sections:

1. Introduction;
2. Household and Employment Characteristics;
3. Housing Stock Characteristics;
4. Housing Supply and Needs;
5. Housing Production Opportunities;
6. Housing Production Constraints;
7. Housing Development Eligible to Change to Non-Low Income Units;
8. Evaluation of Previous Housing Element; and,
9. 2014-2023 Housing Goals and Policies.

Below is a summary of the major updates incorporated into the nine (9) Sections of the Draft 2014-2023 Housing Element:

### **Regional Housing Needs Allocation**

As part of the update to the City's Draft 2014-2023 Housing Element, and as noted above, the City is required to identify sites to accommodate its Regional Housing Need Allocation (RHNA), as determined by HCD and the Stanislaus Council of Governments (StanCOG). In the 2014-2023 Regional Housing Need Allocation Plan for Stanislaus County, StanCOG provided the City with the RHNA between the timeframe of January 1, 2014 to September 30, 2023. Below, Table 1 provides the City's RHNA, expressed in terms of Median income:

Table 1 – City of Riverbank Regional Housing Need Allocation

| Category                | Income Range<br>(Family of Four) | Maximum<br>Rent or Mortgage* | Maximum<br>Home Loan*** | Riverbank<br>Regional Share<br>(units) |
|-------------------------|----------------------------------|------------------------------|-------------------------|----------------------------------------|
| Extremely Low<br>Income | up to \$24,250                   | up to \$606                  | \$88,742                | 161**                                  |
| Very Low                | \$24,250 to \$28,450             | \$597 to \$711               | \$104,167               | 160                                    |
| Low                     | \$28,450 to \$45,500             | \$700 to \$1,137             | \$166,586               | 206                                    |
| Moderate                | \$45,500 to \$63,960             | \$1,120 to \$1,599           | \$234,161               | 217                                    |
| Above Moderate          | \$63,960 +                       | \$1,599 +                    | \$234,161 +             | 536                                    |

**SOURCE:** HUD Median Income Limits, 2015, effective March 6, 2015. \*Not to exceed 30% of monthly income

\*\*Regional Share of extremely low income units assumed to be 50% of the very low income units

\*\*\*Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 97% loan @ 4% 30 year term, FHA. No consumer debt is assumed.  
<http://calculators.freddiemac.com/response/lf-freddiemac/calc/home01>

J.B. Anderson Land Use Planning Staff conducted a Vacant Site Inventory utilizing information from City Staff, Stanislaus County Parcel Database, Riverbank Geographical Information Systems and the City's General Plan. The Vacant Sites Inventory identified approximately 64.34 acres of land within the City's existing City Limits that can accommodate residential development. Additionally, 458 acres were identified outside of the City Limits but within the City's Sphere of Influence (SOI) that can accommodate residential development. Land within the proposed Crossroads West Specific Plan resulted in 299 acres of land that can accommodate residential development

In total, the inventory of vacant land within the City Limits and Sphere of Influence, as well as the Crossroads West Specific Plan resulted in the City's ability to accommodate the development of 2,936 residential units, varying from single-family residential dwellings to multi-family residential dwellings (apartments, townhouses, etc.)

## **2014-2023 Housing Goals and Policies**

Although a majority of the policy direction established in the 2009-2014 Housing Element remains valid, there is new and revised goals, policies and goals provided in the 2014-2023 Housing Element to reflect community needs.

### **Major updates to existing Programs, or new Programs include:**

*Program 1.1a: Meet the RHNA between 2014-2023;* Review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's housing needs.

*Program 1.1b: Maintain vacant sites inventory and facilitate the development of Crossroads West Specific Plan;* City shall maintain its vacant sites inventory by facilitating the development of the Crossroads West Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified in Table V-4, and specifically, those sites designated for higher density development in order to meet the regional housing needs of lower income households.

*Program 2.2a: Downtown Specific Plan;* The City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

*Program 2.2b: Downtown Specific Plan;* City shall coordinate with Developers and Non-Profit Housing Providers on implementation of the Downtown Specific Plan.

*Program 2.2c: Downtown Specific Plan;* City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Downtown Specific Plan.

## **PLANNING COMMISSION ACTION**

On April 21, 2015, the Planning Commission held a noticed Public Hearing to consider the Draft 2014-2023 Housing Element and recommendation to the City Council to submit the Draft 2014-2023 Housing Element to HCD for a 60-day review and release for public comment. All five (5) Planning Commissioners were present at this meeting: Chair Hughes, Vice-Chair Degele, Commissioner Villapudua, Commissioner Stewart and Commissioner McKinney.

During their deliberation, the Planning Commission commented on the process in which the Draft 2014-2023 Housing Element is submitted to HCD and then finalized. They also discussed the efforts of the Housing Authority in rehabilitation and the City's efforts in promoting low-income housing.

During the public comment period, no one from the public spoke for or against this item.

Commissioner Villapudua made the motion to recommend to the City Council to authorize Staff to submit the 2014-2023 Housing Element to HCD for a mandated 60-day review and release the Draft 2014-2023 Housing Element for public review. Vice-Chair Degele seconded the motion and the Planning Commission voted for the recommendation to City Council with a 5-0 vote.

### **ENVIRONMENTAL DETERMINATION**

The 2014-2023 Housing Element is considered a “Project” as defined by Section 21065 of the California Environmental Quality Act (CEQA) and such, environmental review and analysis in accordance with CEQA will be required. However, CEQA is not required at this time, as the Project is in “Draft” Form, and subject to further revisions based on future discussions with HCD. Upon review by HCD, and prior to any action taken by the City’s Planning Commission and City Council, the proper level of CEQA compliance review and analysis will be completed.

### **FINANCIAL IMPACT**

Not applicable. This action will not result in any fiscal impact to the City.

### **STRATEGIC GOALS**

The City of Riverbank Strategic Planning Session is a plan and set of goals that Riverbank will work towards for the next three years. The Draft 2014-2023 Housing Element, however, is required by State law to be reviewed and certified by HCD. This certification will assist the City in procuring State and Federal funds, which require an up-to-date, certified Housing Element.

### **ATTACHMENTS**

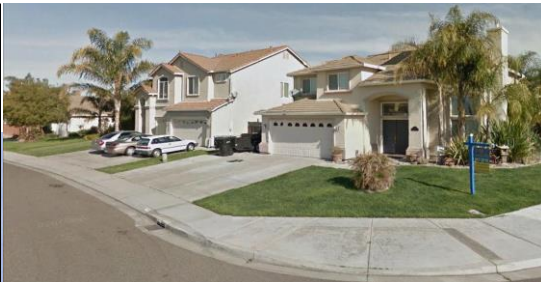
1. Riverbank 2014-2023 Draft Housing Element, dated April 2015
2. Planning Commission Minutes of April 21, 2015



# CITY OF RIVERBANK

## 2014 – 2023 HOUSING ELEMENT

Draft  
April, 2015



RIVERBANK

# CITY OF RIVERBANK

---

## HOUSING ELEMENT

Draft  
April 2015

*Lead Agency:*

City of Riverbank  
Community Development Department  
6707 Third Street  
Riverbank, CA 95367

Attention: John B. Anderson, Contract Community Development Director

*Prepared by:*



# ◆ Table of Contents ◆

|                                                              |              |
|--------------------------------------------------------------|--------------|
| <b>Section I - Introduction</b>                              | <b>I-1</b>   |
| A. Purpose of the Housing Element                            | I-1          |
| B. Methodology                                               | I-4          |
| C. Public Participation                                      | I-5          |
| <b>Section II - Household and Employment Characteristics</b> | <b>II-1</b>  |
| A. Community Profile                                         | II-1         |
| B. Population Trends/Growth Rate                             | II-2         |
| C. Population Characteristics (Age and Ethnicity)            | II-4         |
| D. Employment Trends                                         | II-7         |
| E. Jobs/Housing Balance                                      | II-11        |
| <b>Section III - Housing Stock Characteristics</b>           | <b>III-1</b> |
| A. Existing Housing Stock                                    | III-1        |
| B. Growth of Housing Stock                                   | III-3        |
| C. Housing Quality                                           | III-3        |
| D. Vacancy Rates                                             | III-4        |
| E. Economic Characteristics of Housing                       | III-5        |
| F. Housing Choice                                            | III-9        |
| G. Subsidized Housing                                        | III-9        |
| <b>Section IV - Housing Supply and Needs</b>                 | <b>IV-1</b>  |
| A. Local Housing Supply                                      | IV-1         |
| B. Overpayment of Lower-Income Households                    | IV-2         |
| C. Existing Extremely Low-Income (ELI) Households            | IV-2         |
| D. Number of Overcrowded Households                          | IV-4         |
| E. Amount of Housing Needing Rehabilitation                  | IV-5         |
| F. Special Needs                                             | IV-6         |
| G. Riverbank Housing Needs                                   | IV-6         |
| H. Market-Rate Housing Needs                                 | IV-6         |
| I. Non-Market-Rate Housing Needs                             | IV-8         |
| J. The Elderly                                               | IV-9         |
| K. The Disabled/Handicapped                                  | IV-12        |
| L. Female Heads of Households                                | IV-13        |
| M. Large Families                                            | IV-14        |
| N. Farmworkers                                               | IV-16        |
| O. Emergency Housing/Homeless                                | IV-18        |
| P. Agencies Offering Emergency Housing Assistance            | IV-20        |
| Q. Persons Requiring Temporary Shelter (Homeless)            | IV-21        |
| R. Agencies Providing Shelter and/or Services and/or Meals   | IV-22        |

|                                                                                                             |               |
|-------------------------------------------------------------------------------------------------------------|---------------|
| <b>Section V - Housing Production Opportunities</b>                                                         | <b>V-1</b>    |
| A. Inventory of Land                                                                                        | V-1           |
| B. Sites for the Development of Mobilehomes/Manufactured Housing<br>Mobilehome Parks and Emergency Shelters | <b>V-11</b>   |
| <b>Section VI - Housing Production Constraints</b>                                                          | <b>VI-1</b>   |
| A. Non-Governmental Housing Constraints                                                                     | VI-1          |
| B. Government Constraints                                                                                   | VI-4          |
| C. Trends in Housing Production                                                                             | VI-10         |
| <b>Section VII - Housing Development Eligible to Change to<br/>                    Non-Low Income Units</b> | <b>VII-1</b>  |
| A. State Requirement                                                                                        | VII-1         |
| B. Result                                                                                                   | VII-1         |
| <b>Section VIII - Evaluation of Previous Housing Element</b>                                                | <b>VIII-1</b> |
| A. Effectiveness of Programs                                                                                | VIII-1        |
| B. Ability to Meet Quantified Objectives                                                                    | VIII-1        |
| C. Appropriateness of Goals                                                                                 | VIII-1        |
| D. Housing Unit Accomplishment <b>2007-2014</b>                                                             | VIII-1        |
| <b>Section IX – <b>2014-2023</b> - Housing Goals and Policies</b>                                           | <b>IX-1</b>   |
| A. Introduction                                                                                             | IX-1          |
| B. Goals                                                                                                    | IX-2          |
| C. Anticipated Housing Accomplishments: <b>2014-2023</b>                                                    | <b>IX-12</b>  |
| <br><b>Appendices:</b>                                                                                      |               |
| A. Available Housing Programs – City of Riverbank                                                           | A-1           |
| B. Housing Condition Survey – City of Riverbank                                                             | B-1           |
| C. Processing Time of Various Development Applications                                                      | C-1           |
| D. Zoning Districts Summary and Comparisons to Land Use<br>Designations                                     | D-1           |
| E. Exactions and Processing Fees                                                                            | E-1           |
| F. Overpayment Calculation                                                                                  | F-1           |
| G. Definitions                                                                                              | G-1           |

## References

# List of Tables

|                                                                                                            |              |
|------------------------------------------------------------------------------------------------------------|--------------|
| <b>Section II - Household and Employment Characteristics</b>                                               | <b>II-1</b>  |
| II-1 Population and Population Growth Rates<br>City of Riverbank – 2004-2014                               | II-2         |
| II-2 Historical & Projected Household Population<br>City of Riverbank – 2010-2040                          | II-3         |
| II-3 Historical & Projected Household Population<br>Stanislaus County – 2010-2060                          | II-3         |
| II-4 Persons per Room in Occupied Housing Units<br>City of Riverbank – 2010 and 2014                       | II-3         |
| II-5 Selected Age Groups<br>City of Riverbank – 2000-2010                                                  | II-4         |
| II-6 Persons by Race<br>City of Riverbank – 2000, 2010, and 2020                                           | II-5         |
| II-7 Persons by Age and Sex<br>City of Riverbank – 2000, 2010, and 2012                                    | II-6         |
| II-8 Top Employers<br>City of Riverbank – 2012                                                             | II-7         |
| II-9 Annual Average Wage and Salary Employment<br>Stanislaus County: Historical – 2010, Forecast – 2020    | II-10        |
| II-10 Monthly Unemployment Rate<br>Stanislaus County: 2006 – August 2014                                   | II-11        |
| <b>Section III - Housing Stock Characteristics</b>                                                         | <b>III-1</b> |
| III-1 Housing Stock by Type and Vacancy<br>City of Riverbank, Stanislaus County, and CA – 2010 and 2014    | III-1        |
| III-2 Projected Owners and Renters<br>Stanislaus County and California – 2010 and 2020 Projection          | III-2        |
| III-3 Tenure by Unit Type<br>City of Riverbank – 2000 and 2012                                             | III-2        |
| III-4 Age of Housing Units<br>City of Riverbank – 1939 to 2012                                             | III-3        |
| III-5 Annual Vacancy Rates<br>City of Riverbank – 2004-2014                                                | III-4        |
| III-6 Detailed Features of Vacancies<br>City of Riverbank and Stanislaus County – 2013                     | III-5        |
| III-7 Median Home Values – 2010 and 2015, Median Rents – 2000 and 2012<br>Stanislaus County and California | III-6        |
| III-8 Income Limits by Income Category and Size<br>Stanislaus County – 2015                                | III-7        |
| III-9 Affordable Housing Guidelines by Income Category – 2015                                              | III-8        |
| III-10 FMRs by Unit Bedrooms<br>Stanislaus County – 2008 and 2015                                          | III-9        |



|                                                                                                             |               |
|-------------------------------------------------------------------------------------------------------------|---------------|
| <b>Section IV - Housing Supply and Needs</b>                                                                | <b>IV-1</b>   |
| IV-1 Income Limits<br>Stanislaus County – 2015                                                              | IV-1          |
| IV-2 Number of Lower-Income Owner and Rental Households<br>Overpaying for Housing, City of Riverbank – 2012 | IV-2          |
| IV-3 Housing Problems for All Households – May 2014                                                         | IV-3          |
| IV-4 Persons per Room in Occupied Housing Units<br>City of Riverbank – 2000 and 2012                        | IV-5          |
| IV-5 Yearly Housing Unit Increase<br>Stanislaus County and Cities – 2004-2014                               | IV-7          |
| IV-6 Housing Needs Allocation – 2014-2023                                                                   | IV-8          |
| IV-7 Population 60 Years of Age and Older<br>City of Riverbank and Stanislaus County – 2010                 | IV-12         |
| IV-8 Disabled Persons by Age<br>City of Riverbank – 2010                                                    | IV-12         |
| IV-9 Persons in Group Quarters<br>City of Riverbank and Stanislaus County – 2010                            | IV-13         |
| IV-10 Female Headed Households<br>City of Riverbank and Stanislaus County – 2012                            | IV-14         |
| IV-11 Household Type and Size – 2012                                                                        | IV-15         |
| IV-12 Persons in Occupied Housing Units<br>City of Riverbank – 2000 and 2012                                | IV-15         |
| IV-13 Income Distribution Overview                                                                          | IV-16         |
| IV-14 Estimated Number of Farmworkers<br>City of Riverbank – 2012                                           | IV-17         |
| IV-15 Farm Labor and Migrant Housing                                                                        | IV-18         |
| IV-16 Homeless Facilities                                                                                   | IV-19         |
| IV-17 Homeless Needs                                                                                        | IV-20         |
| <b>Section V - Housing Production Opportunities</b>                                                         | <b>V-1</b>    |
| V-1 Vacant Land in the City Limits                                                                          | V-4           |
| V-2 Residential Land within the Sphere of Influence                                                         | V-7           |
| V-3 Crossroads West Specific Plan Summary of Assumed Residential<br>Land Uses                               | V-9           |
| V-4 City's Ability to Meet Its Regional Housing Needs<br>(Average Densities) 2015                           | V-10          |
| <b>Section VI - Housing Production Constraints</b>                                                          | <b>VI-1</b>   |
| VI-1 Average Single-Family Home Sales Price<br>Stanislaus County – January, 2006 – September, 2014          | VI-1          |
| VI-2 Median Home Values – November, 2014                                                                    | VI-2          |
| VI-3 Comparison of Salary Ranges and Rental/Mortgage<br>Stanislaus County – 2012                            | VI-3          |
| VI-4 Final FY 2015 FMR by Unit Bedrooms                                                                     | VI-3          |
| <b>Section VIII - Evaluation of Previous Housing Element</b>                                                | <b>VIII-1</b> |

## ***List of Figures***

|                                                                              |                 |
|------------------------------------------------------------------------------|-----------------|
| <b>Section II - Household and Employment Characteristics</b>                 | <b>II-1</b>     |
| II-1 Vicinity Map                                                            | II-1            |
| II-2 Jobs by Industry – 2008-2012 ACS                                        | II-8            |
| <b>Section V - Housing Production Opportunities</b>                          | <b>V-1</b>      |
| V-1 Riverbank Sphere of Influence Land Use Designations                      | V-13            |
| <del>V-2 Riverbank City Limits and Sphere of Influence Sites Inventory</del> | <del>V-14</del> |
| <del>V-3 Riverbank Future Growth Areas and Projected Future Population</del> | <del>V-15</del> |

## ***List of Charts***

|                                                              |              |
|--------------------------------------------------------------|--------------|
| <b>Section II - Household and Employment Characteristics</b> | <b>II-1</b>  |
| II-1 Selected Age Groups, City of Riverbank – 2010           | II-4         |
| II-2 Race and Ethnicity – 2020 Projection                    | II-5         |
| <b>Section III - Housing Stock Characteristics</b>           | <b>III-1</b> |
| III-1 Age of Housing Units – 2012                            | III-4        |

# **SECTION I**

## **Introduction**

### **A. PURPOSE OF THE HOUSING ELEMENT**

The State Legislature has declared that the provision of decent housing in a suitable living environment is of the highest priority (Government Code Section 65580). The Legislature has determined that local governments are responsible for facilitating improvements and development of housing to meet the housing needs of all economic segments of the community, while considering other fiscal, environmental, and community goals set forth in the General Plan. To address these goals, the City's Housing Element represents a **nine-year** program to conserve, improve, and develop housing in the community. Regional growth for the area is projected from **January 1, 2014 to September 30, 2023**. This **9-year** period will be used to show the City's plan to accommodate its share of the regional housing needs.

#### **1. Substantive Requirements**

To meet substantive requirements, the Riverbank **2014-2023** Housing Element contains:

- Identification and analysis of existing and projected housing needs for all income levels, including an inventory of resources and constraints.
- An inventory of land suitable for residential development including vacant sites, and sites having potential for redevelopment.
- Revised housing goals, policies, and quantified objectives reflecting an updated housing needs analysis. These will be incorporated into a new schedule of actions to meet the goals and policies of the City's Housing Element during the planning period.

#### **2. Procedural Requirements**

The City must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revision of the Housing Element. The City will submit a draft of the revised Housing Element to HCD for review at least 45 days prior to formal adoption. The City must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the City believes it is in substantial compliance with the law.

#### **3. Relationship to the General Plan**

The City Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. Local planning actions involving zoning, subdivision approval and redevelopment, must be

consistent with the City's Housing Element. The Housing Element is consistent with Riverbank's general plan's land use designations, as well as with the overall theme of the general plan which highlights balance among housing types, among economic sectors, in transportation mode choices, and between housing and jobs. Consistency with the general plan will be maintained by evaluating the consistency of proposed housing policies with all other general plan elements.

#### **4. State Law Requirements**

The California Legislature adopted requirements in 1980 for the contents of Housing Elements. Among these legislative requirements is the mandate that:

"The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing....The Housing Element shall make adequate provisions for the existing and projected needs of all economic segments of the community."

This Housing Element serves two main purposes which are based on the legislative requirements mentioned above. First, it contains information describing the City of Riverbank's residents and their homes in sufficient detail to evaluate current and future housing needs. Second, the Element contains recommended policies and programs aimed at meeting the identified housing needs.

Specifically, the Element must contain:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

- 1) Analysis of population and employment trends and quantification of the existing and projected housing needs for all income levels, including extremely low income households;
- 2) Analysis and documentation of household/housing characteristics;
- 3) Inventory of land suitable for residential development;
- 4) Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit;
- 5) Analysis of potential and actual government constraints;
- 6) Analysis of potential and actual non-governmental constraints;
- 7) Analysis of special housing needs (including homeless needs);
- 8) Analysis of opportunities for energy conservation; and
- 9) The preservation or replacement of dwelling units in subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents.

(b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

(c) A program which sets forth a **nine-year** schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

- 1) Identification of adequate sites that will be made available;
- 2) Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
- 3) Addressing, and where possible, removing governmental constraints;
- 4) Conservation of an improvement in the condition of existing affordable housing stock; and
- 5) Promotion of housing opportunities for all persons (fair housing program);
- 6) **Preserve lower income households;**
- 7) **Identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other General Plan Elements;**
- 8) **Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the Housing Element.**

(d) State Law Relationship to City of Riverbank's Critical Housing Issues

Among the provisions of California Housing Element Law are requirements that:

- 1) The City adopt, as a minimum goal, a share of the projected regional growth in lower- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Council of Governments—StanCOG).
- 2) Financial resources be identified that can make the construction of lower- and moderate-income households feasible; and,
- 3) Existing housing, affordable to lower- and moderate-income households be conserved, especially federally or State-subsidized housing that may convert to market-rate housing within the time frame of the housing element.

These requirements of State law address the most critical effects of the public actions that the City is pursuing.



To date, the City has pursued a market-based strategy to meet its residents' housing needs. The City has designated lands for various types of housing at several density levels, including land for multi-family housing, which could meet a portion of the lower- and moderate-income housing needs. The City does not require developers to construct housing at the maximum allowed density.

Market decisions made by individual developers have traditionally determined timing and types of housing constructed. The City of Riverbank cooperates with private and/or non-profit developers interested in building affordable housing projects and helps them to identify economic incentives and government subsidies. The City has also begun to consider requesting that new developments include mix of housing types, including multi-family housing, in order to make up for the lack such housing in the current inventory.

## **5. Regional Nature**

The provision of adequate housing is a regional problem and the City of Riverbank cannot implement a housing program without recognizing how land use and transportation decisions made by other jurisdictions affect the City's regional share of the area-wide housing needs. Conversely, land-use actions taken by the City may have extra-territorial effects which should be recognized. Because of the regional nature of housing needs in the greater Stanislaus area, the City's housing program requires coordination with other agencies.

## **B. METHODOLOGY**

---

The 2014 Housing Element Update has included updated statistical data reported in the 2010 Census (including 2012 and 2014 estimates), StanCOG's Regional Housing Needs Allocation Report (2014), State Department of Finance data, the State of California Economic Development Department, the Stanislaus Economic Development and Workforce ALLIANCE and other pertinent housing and technical reports.

The existing 2009 City of Riverbank Housing Element was an update to the Housing Element previously adopted in 2003. The analysis in the 2009 Housing Element relied primarily on 2000 U.S. Census data. The 2014-2023 Housing Element Update will be based on the 2010 Census data, while at the same time, every attempt will be made to include newer census data from other reliable sources such as Employment Development Department (EDD) statistics on jobs and homelessness, Department of Finance (DOF) estimates and projections on population and housing and information from the U.S. Department of Housing and Urban Development (HUD).

The data for Riverbank is presented whenever possible, alongside comparable data for Stanislaus County and the State of California. This facilitates an understanding of Riverbank's characteristics by illustrating how the City is similar to, or differs from, the

county and state in various aspects related to demographic characteristics and housing conditions and needs.

### **C. PUBLIC PARTICIPATION**

---

The community was encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices as well as outreach on local Channel 2 and the City of Riverbank's website. The City solicited comments on key issues, policies, and programs that the City should address in the Housing Element update.

Additionally, a letter was sent to various outside agencies on December 15, 2014, to solicit comment on the previous Housing Element and issues related to Riverbank and the update of the Housing Element. The following is the list of agencies that the Questionnaire was sent to:

|                                                     |                                                   |                                                           |
|-----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------|
| Habitat for Humanity                                | Riverbank Housing Authority                       | Stanislaus Housing Authority                              |
| Building Industry Association of the Greater Valley | Haven Women's Center                              | Self Help Enterprises                                     |
| Children's Crisis Center                            | Disability Resources Agency for Stanislaus County | Eden Housing                                              |
| The USA Properties Fund                             | The Pacific Companies                             | Salvation Army                                            |
| Bethany's House                                     | Modesto Union Gospel Mission                      | Disability Resource Agency for Independent Living (DRAIL) |
| Stanislaus County Affordable Housing Corporation    | EAH Housing                                       | CA Coalition for Rural Housing                            |
| Lodi Association of Realtors                        | American Red Cross                                | Aspiranet                                                 |
| Center for Human Services                           | California Valley Opportunity Center              | Community Housing and Shelter Services (CHSS)             |
| Community Impact Central Valley (CIVC)              | Family Promise                                    | Healthy Aging Association                                 |
| Healthy Start FRC                                   | Helping Other Sleep Tonight                       | Howard Training Center                                    |

National Alliance on Mental  
Illness

NeighborWorks

Parent Resource Center

PIQE Parent Institute for  
Quality

Project Sentinel Fair  
Housing

Telecare

Stanislaus County  
Affordable Housing

Turning Point

United Samaritans  
Foundation

Valley Recovery Resources

The City of Riverbank received one (1) response from the Agency Questionnaire. Modesto Gospel Mission's Kevin Carroll responded. Modesto Gospel Mission provides shelter services for the homeless in Stanislaus County and cited "affordable safe housing" as a housing need which should be addressed in the City's Housing Element Update.

The City also held a Public Workshop on September 30, 2014. Public Notice of the Workshop was provided through the City's website and an ad placed in the Riverbank News. The purpose of this workshop was to provide a presentation on the City's Housing Element, the update process, and to solicit public comment on various housing questions and concerns. The Public Workshop was attended by six (6) members of the public, including City staff, and a member of the City's Planning Commission. During the Public Workshop, the following issues/comments were discussed:

- Availability of various types of housing;
- Methodology of City's Regional Housing Need;
- Type and availability of grants related to housing; and,
- Housing Element contents and requirements per State Housing Law.

The Public Review 2014-2023 Housing Element was reviewed by the City's Planning Commission on (DATE TO BE INSERTED), and the City Council on (DATE TO BE INSERTED). The Public Review Draft 2014-2023 was subsequently submitted to the California Department of Housing and Community Development Department (HCD) on (DATE TO BE INSERTED), and released for public review and comment.

Upon review by HCD, the 2014-2023 Housing Element was reviewed and considered by the City's Planning Commission during a duly noticed Public Hearing. At their regularly scheduled meeting of (DATE TO BE INSERTED) the Riverbank City Council adopted the City's 2014-2023 Housing Element and associated CEQA compliance document.

## SECTION II

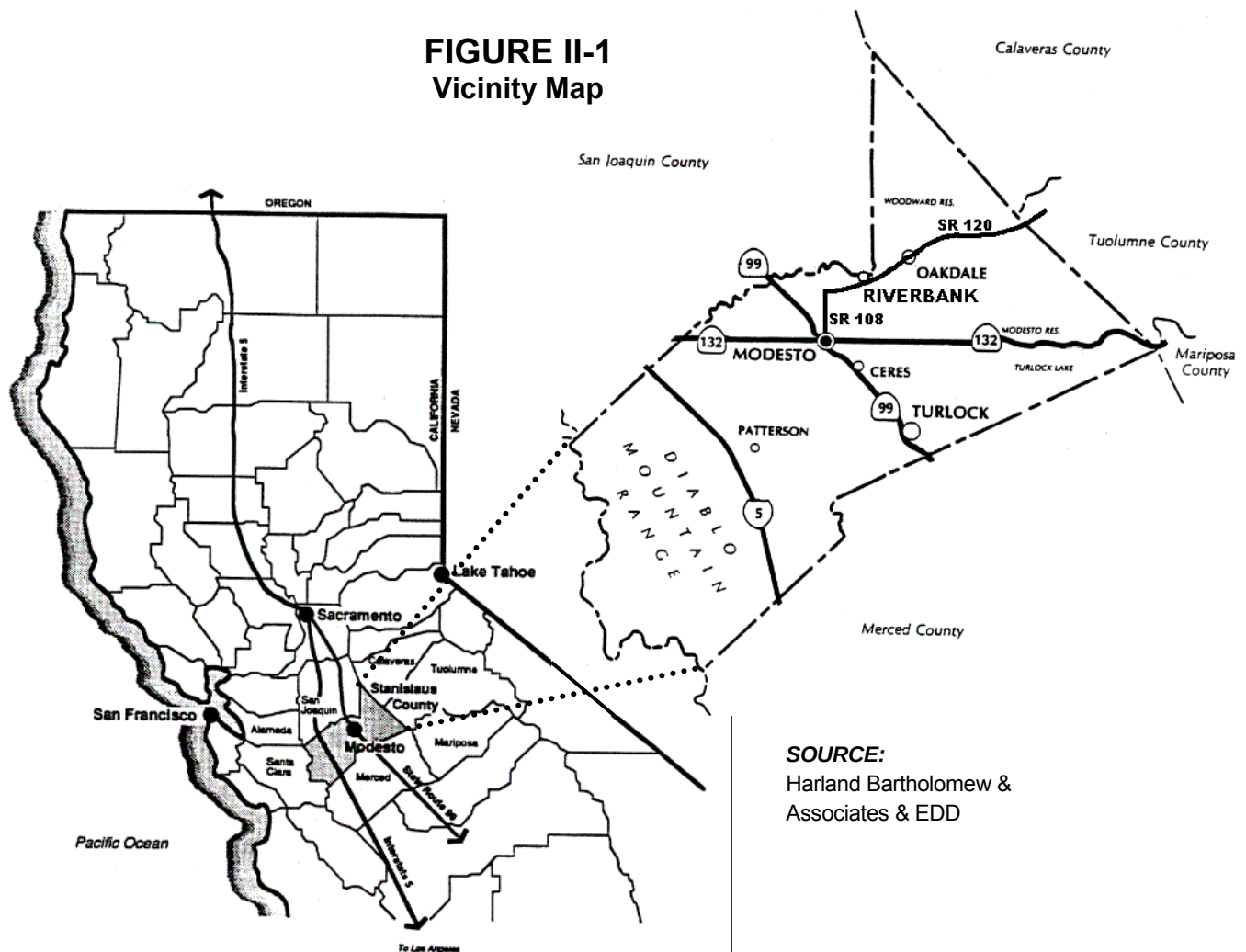
### Household and Employment Characteristics

#### A. COMMUNITY PROFILE

Riverbank is located in Stanislaus County, northeast of Modesto (see Figure II-1). From the early 1930's up through the 1950's, Riverbank experienced significant immigration of families from the Mid-west and Mexico. These newcomers were drawn to the area by the promise of jobs in agricultural and related industries, as well as the possibility of finding low-cost housing.

The City of Riverbank was incorporated in 1922 and consisted of 340 acres of land area. In 1930, Riverbank had a population of 803 people. From its incorporation in 1922 until 1986 Riverbank was a small, agricultural, service town housing residents who generally worked within or nearby the City.

**FIGURE II-1**  
**Vicinity Map**



## B. POPULATION TRENDS / GROWTH RATE

In 2004, the population in Riverbank was 18,302 according to the Department of Finance. Using the same source, in 2014, the population was 23,243. Based on these numbers, the growth rate for the 2004-2014 is just above 27% (see Table II-1, Population and Population Growth Rates 2004-2014).

Beyond 2014, projections indicate that the City of Riverbank will grow to approximately 38,000 by the year 2030 (see Table II-2 Historical and Projected Household Population - 2010-2040).

Stanislaus County has two population growth projections, one by Stanislaus Council of Governments (StanCOG) and the other by the Department of Finance. StanCOG's growth projection for the County

beyond 2010 up to 2050 is from 514,000 to 849,000 in population. The Department of Finance's growth projection for the same period is 515,205 to 861,984 in population, along with a projection out to 2060, which is 953,580 (see Table II-3 Historical and Projected Household Population - Stanislaus County 2010-2060).

As shown in Tables II-2 and II-3, population growth is anticipated to continue. Most of Stanislaus County is affected by Bay Area commuters; Riverbank has also been experiencing growth from this group. High population growth rates throughout Stanislaus County have placed significant stress on infrastructure. Thus far, the City of Riverbank has utilized an unrestricted growth policy which allows market demand to dictate housing construction and population growth. The closing of Gangi Brothers Cannery has resulted in available sewer facilities for the City to sufficiently serve a population of approximately 60,000.

Over the past decade, household size in Riverbank has held steady, with a slight increase. In 2010, the average household size was 3.42 persons. In 2014, it was 3.49 persons per household. This minor change is not anticipated to affect the number of housing units needed to house a given population. (See Table II-4, Persons per Occupied Housing Units 2010-2014)

**TABLE II-1**  
**Population and Population Growth Rates**  
**City of Riverbank – 2004-2014**

| YEAR           | POPULATION | ANNUAL<br>POPULATION<br>CHANGE | ANNUAL %<br>POPULATION<br>CHANGE |
|----------------|------------|--------------------------------|----------------------------------|
| JANUARY 2004   | 18,302     | -                              | -                                |
| JANUARY 2005   | 19,986     | 1,684                          | 9.20%                            |
| JANUARY 2006   | 21,176     | 1,190                          | 5.95%                            |
| JANUARY 2007   | 21,492     | 316                            | 1.49%                            |
| JANUARY 2008   | 21,757     | 265                            | 1.23%                            |
| JANUARY 2009   | 22,121     | 364                            | 1.67%                            |
| JANUARY 2010   | 22,678     | 557                            | 2.52%                            |
| JANUARY 2011   | 22,775     | 97                             | 0.43%                            |
| JANUARY 2012   | 22,898     | 123                            | 0.54%                            |
| JANUARY 2013   | 23,100     | 202                            | 0.88%                            |
| JANUARY 2014   | 23,243     | 143                            | 0.62%                            |
| JAN. 2004-2014 | -          | 4,941                          | 27.01%                           |

**SOURCE:** State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014. Sacramento, California, May 2014 and DOF Report E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010. Stanislaus County Data Package, Table 1



**TABLE II-2**

**Historical & Projected Household  
Population, City of Riverbank – 2010-2040**

| YEAR | CENSUS | STANCOG | DEPT OF FINANCE |
|------|--------|---------|-----------------|
| 2010 | 22,678 | 22,678  | 22,678          |
| 2014 |        |         | 23,243          |
| 2015 |        | 24,989  | 26,264          |
| 2020 |        | 27,627  | 29,678          |
| 2025 |        | 30,265  | 33,536          |
| 2030 |        | 32,903  | 37,896          |
| 2035 |        | 34,961  | 42,822          |
| 2040 |        | 37,019  | 48,389          |

**SOURCE:** CENSUS: U.S. Census Bureau, 2010 Census  
 STANCOG: 2014 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix J Regional Demographic Forecast  
 DEPARTMENT OF FINANCE: Stanislaus County Population & Housing Estimates (for January 1), E-5 and Historical E-4 x Avg. 5 yr. Increase (.13)

**TABLE II-3**

**Historical & Projected Household  
Population, Stanislaus County - 2010-2060**

| YEAR | CENSUS  | STANCOG | DEPT OF FINANCE |
|------|---------|---------|-----------------|
| 2010 | 514,453 | 514,000 | 515,205         |
| 2015 |         | 552,000 | 540,853         |
| 2020 |         | 594,000 | 589,156         |
| 2030 |         | 679,000 | 674,859         |
| 2040 |         | 764,000 | 759,027         |
| 2050 |         | 849,000 | 861,984         |
| 2060 |         |         | 953,580         |

**SOURCE:** CENSUS: U.S. Census Bureau, 2010 Census  
 STANCOG: 2014 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix J Regional Demographic Forecast  
 DEPARTMENT OF FINANCE: State of California, Department of Finance, Report P-1 (County): State and County Total Population Projections, 2010-2060. Sacramento, California, January 2013.

**TABLE II-4**

**Persons per Occupied Housing Units  
For Riverbank, Stanislaus County, and California - 2010 and 2014**

| DOF Estimates     |      | Total      | Single-family |          | Multi-family |           | Mobile Homes | Occupied   | Persons Per Household |
|-------------------|------|------------|---------------|----------|--------------|-----------|--------------|------------|-----------------------|
|                   |      |            | Detached      | Attached | 2 to 4       | 5 Plus    |              |            |                       |
| Riverbank         |      |            |               |          |              |           |              |            |                       |
| Units             | 2010 | 7,069      | 6,075         | 250      | 160          | 288       | 296          | 6,579      | 3.42                  |
| %                 |      | 100%       | 85.94%        | 3.54%    | 2.26%        | 4.07%     | 4.19%        | 93.07%     | -                     |
| Units             | 2014 | 7,109      | 6,095         | 250      | 160          | 308       | 296          | 6,616      | 3.49                  |
| %                 |      | 100%       | 85.74%        | 3.52%    | 2.25%        | 4.33%     | 4.16%        | 93.07%     | -                     |
| Stanislaus County |      |            |               |          |              |           |              |            |                       |
| Units             | 2010 | 179,503    | 133,952       | 7,484    | 12,382       | 17,127    | 8,558        | 165,180    | 3.08                  |
| %                 |      | 100%       | 74.62%        | 4.17%    | 6.90%        | 9.54%     | 4.77%        | 92.02%     | -                     |
|                   | 2014 | 180,165    | 134,406       | 7,485    | 12,400       | 17,309    | 8,565        | 165,790    | 3.13                  |
| %                 |      | 100%       | 74.60%        | 4.15%    | 6.88%        | 9.61%     | 4.75%        | 92.02%     | -                     |
| California        |      |            |               |          |              |           |              |            |                       |
| Units             | 2010 | 13,670,304 | 7,959,072     | 966,440  | 1,110,620    | 3,076,519 | 557,674      | 12,568,167 | 2.90                  |
| %                 |      | 100%       | 58.22%        | 7.07%    | 8.12%        | 22.51%    | 4.08%        | 91.94%     | -                     |
| Units             | 2014 | 13,845,281 | 8,038,217     | 972,976  | 1,119,175    | 3,154,907 | 560,000      | 12,731,223 | 2.95                  |
| %                 |      | 100%       | 58.06%        | 7.03%    | 8.08%        | 22.79%    | 4.04%        | 91.95%     | -                     |

**SOURCE:** State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014. Sacramento, California, May 2014

## C. POPULATION CHARACTERISTICS (AGE AND ETHNICITY)

### 1. Age of Population

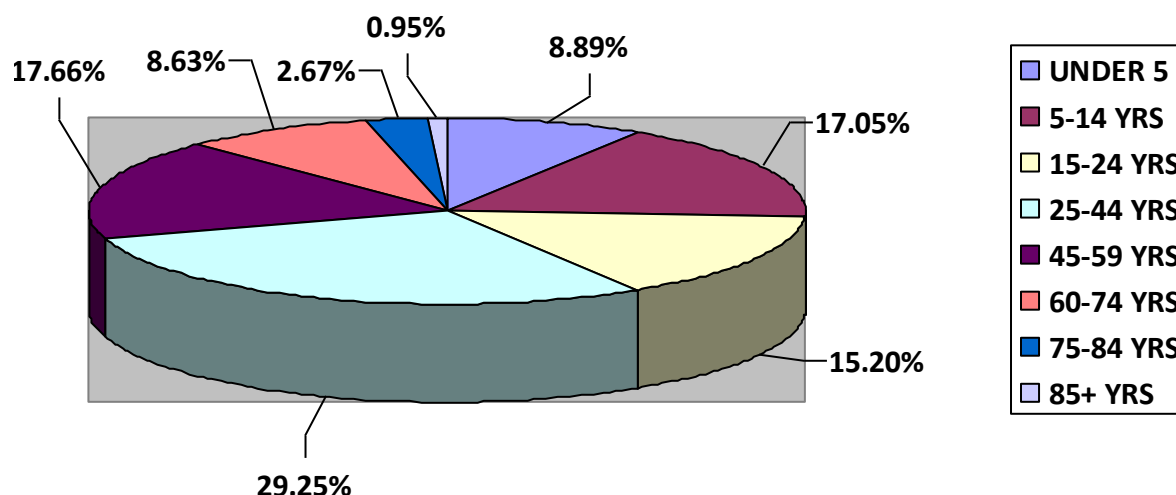
The age distribution for the City of Riverbank has remained relatively constant over the past ten years. There has been a slight increase in the population aged 45 to 59 years and in the population aged 60 to 74 years. The only population that has seen a marked decrease is the 5 to 14 age range, from 19.10% in 2000 to 17.05% in 2010. Also, the median age in the City of Riverbank increased from 29.6 years in 2000 to 31.0 years in 2010. (Also see Table II-7, Persons by Age and Sex)

**TABLE II-5**  
Selected Age Groups  
City of Riverbank - 2000 to 2010

| AGE GROUP  | 2000 Census |                      | 2010 Census |                      |
|------------|-------------|----------------------|-------------|----------------------|
|            | #           | % OF CITY POPULATION | #           | % OF CITY POPULATION |
| < 5 YEARS  | 1,445       | 9.13%                | 1,948       | 8.89%                |
| 5 TO 14    | 3,023       | 19.10%               | 3,866       | 17.05%               |
| 15 TO 24   | 2,466       | 15.58%               | 3,447       | 15.20%               |
| 25 TO 44   | 4,869       | 30.77%               | 6,633       | 29.25%               |
| 45 TO 59   | 2,406       | 15.20%               | 4,005       | 17.66%               |
| 60 TO 74   | 1,142       | 7.22%                | 1,958       | 8.63%                |
| 75 TO 84   | 371         | 2.34%                | 606         | 2.67%                |
| 85 YEARS + | 104         | 0.66%                | 215         | 0.95%                |
| POPULATION | 15,826      | 100.00%              | 22,678      | 100.00%              |

SOURCE: U.S. Census Bureau, 2000 and 2010 Census, QT-P1: Age Groups and Sex: 2010

**CHART II-1**  
Selected Age Groups  
City of Riverbank - 2010



SOURCE: U.S. Census Bureau, 2010 Census, QT-P1: Age Groups and Sex: 2010

## 2. Ethnic Groups

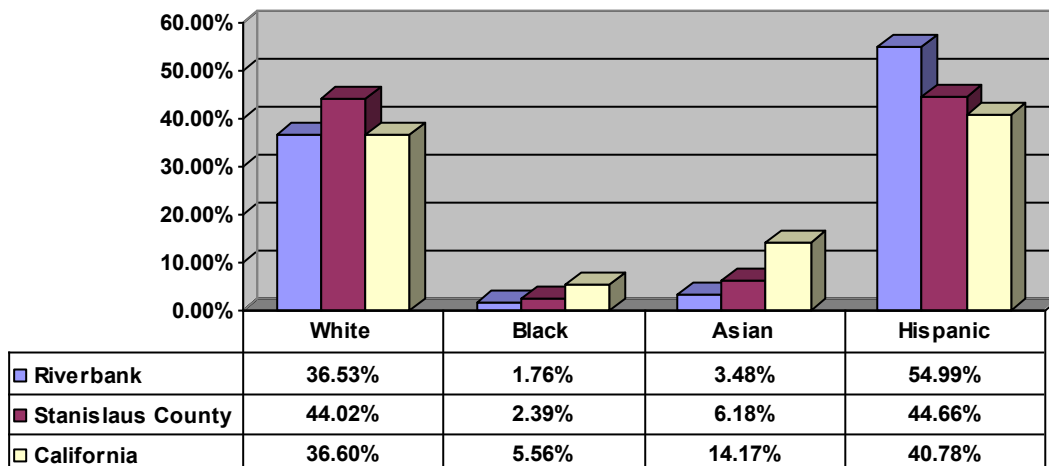
Table II-6, Persons by Race, indicates that the Hispanic population is the largest ethnic group in the City of Riverbank. The 2010 Census reports that the Hispanic or Latino population account for 52.13% of the population, greater than the white population at 39.53 percent. By comparison, California is approximately 37.6% of Hispanic origin, with Stanislaus County being the same at 37.6% of Hispanic origin, showing that Riverbank has a higher percentage of population which are Hispanic origin. The 2020 demographic projection utilizes Stanislaus County's projections for race, assuming that Riverbank's ethnic groups will likely increase at a comparative rate. However, this projects Riverbank's 2020 total population at 26,164, while Riverbank's estimated January, 2014 population was 23,243 (DOF E-5 Estimates). This discrepancy is likely a result of the sharp increase in growth that Riverbank experienced between 2000 and 2012.

**TABLE II-6**  
**Persons by Race**  
**City of Riverbank – 2000, 2010, and 2020**

| RACE                                       | 2000          | % OF TOTAL  | 2010          | % OF TOTAL  | 2020 PROJECTED | % OF TOTAL  |
|--------------------------------------------|---------------|-------------|---------------|-------------|----------------|-------------|
| WHITE                                      | 7,612         | 48.15%      | 8,964         | 39.53%      | 9,557          | 36.53%      |
| BLACK OR AFRICAN AMERICAN                  | 200           | 1.26%       | 410           | 1.81%       | 461            | 1.76%       |
| AMER. INDIAN / ALASKAN NATIVE              | 143           | 0.90%       | 129           | 0.57%       | 137            | 0.52%       |
| ASIAN                                      | 187           | 1.18%       | 733           | 3.23%       | 911            | 3.48%       |
| NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER | 15            | 0.09%       | 81            | 0.36%       | 84             | 0.32%       |
| OTHER RACE                                 | 12            | 0.08%       | 34            | 0.15%       | N/A            | N/A         |
| HISPANIC OR LATINO (OF ANY RACE)           | 7,266         | 45.91%      | 11,822        | 52.13%      | 14,387         | 54.99%      |
| TWO OR MORE RACES                          | 391           | 2.47%       | 505           | 2.23%       | 627            | 2.40%       |
| <b>TOTAL</b>                               | <b>15,826</b> | <b>100%</b> | <b>22,678</b> | <b>100%</b> | <b>26,164</b>  | <b>100%</b> |

**SOURCE:** U.S. Census Bureau, 2000 and 2010 Census, QT-PL and P2 Tables; State of California, Department of Finance, Report P-1 (Race): State and County Population Projections by Race/Ethnicity, 2010-2060. *Sacramento, California, January 2013.*

**CHART II-2**  
**Race and Ethnicity – 2020 Projection**



**SOURCE:** State of California, Department of Finance, Report P-1 (Race): State and County Population Projections by Race/Ethnicity, 2010-2060. *Sacramento, California, January 2013.*

### 3. Gender

In 2000, the male and female populations in Riverbank were roughly equal. Males made up 49.46% and females made up 50.54% of the City's population. The percentage of males and females remained consistent in 2010, with a minor increase in the percentage of males (49.83% males and 50.17% females).

**TABLE II-7**  
**Persons by Age and Sex**  
**City of Riverbank – 2000, 2010, and 2012**

| AGE GROUP  |        | 2000 CENSUS |            | 2010 CENSUS |            | 2012 ESTIMATE |            |
|------------|--------|-------------|------------|-------------|------------|---------------|------------|
|            |        | NUMBER      | % OF TOTAL | NUMBER      | % OF TOTAL | NUMBER        | % OF TOTAL |
| UNDER 5    | TOTAL  | 1,445       | 9.20%      | 1,948       | 8.59%      | 2,190         | 9.49%      |
|            | MALE   | 725         | 4.62%      | 992         | 4.37%      | 1,243         | 5.39%      |
|            | FEMALE | 720         | 4.59%      | 956         | 4.22%      | 947           | 4.10%      |
| 5 TO 14    | TOTAL  | 3,023       | 19.27%     | 3,866       | 17.05%     | 3,928         | 17.02%     |
|            | MALE   | 1,542       | 9.83%      | 1,998       | 8.81%      | 2,110         | 9.14%      |
|            | FEMALE | 1,481       | 9.43%      | 1,868       | 8.24%      | 1,818         | 7.88%      |
| 15 TO 24   | TOTAL  | 2,464       | 15.70%     | 3,447       | 15.20%     | 3,835         | 16.62%     |
|            | MALE   | 1,226       | 7.81%      | 1,758       | 7.75%      | 2,041         | 8.85%      |
|            | FEMALE | 1,238       | 7.89%      | 1,689       | 7.45%      | 1,794         | 7.78%      |
| 25 TO 34   | TOTAL  | 2,316       | 14.76%     | 3,407       | 15.02%     | 3,006         | 13.03%     |
|            | MALE   | 1,149       | 7.32%      | 1,711       | 7.54%      | 1,451         | 6.29%      |
|            | FEMALE | 1,167       | 7.44%      | 1,696       | 7.48%      | 1,555         | 6.74%      |
| 35 TO 44   | TOTAL  | 2,515       | 16.03%     | 3,226       | 14.22%     | 3,655         | 15.84%     |
|            | MALE   | 1,232       | 7.85%      | 1,622       | 7.15%      | 1,914         | 8.30%      |
|            | FEMALE | 1,283       | 8.18%      | 1,604       | 7.07%      | 1,741         | 7.55%      |
| 45 TO 54   | TOTAL  | 1,784       | 11.37%     | 2,918       | 12.87%     | 3,032         | 13.14%     |
|            | MALE   | 876         | 5.58%      | 1,448       | 6.39%      | 1,437         | 6.23%      |
|            | FEMALE | 908         | 5.79%      | 1,470       | 6.48%      | 1,595         | 6.91%      |
| 55 TO 64   | TOTAL  | 1,059       | 6.75%      | 1,973       | 8.70%      | 1,572         | 6.81%      |
|            | MALE   | 534         | 3.40%      | 939         | 4.14%      | 794           | 3.44%      |
|            | FEMALE | 525         | 3.35%      | 1,034       | 4.56%      | 778           | 3.37%      |
| 65 TO 74   | TOTAL  | 595         | 3.79%      | 1,072       | 4.73%      | 1,099         | 4.76%      |
|            | MALE   | 229         | 1.46%      | 499         | 2.20%      | 530           | 2.30%      |
|            | FEMALE | 366         | 2.33%      | 573         | 2.53%      | 569           | 2.47%      |
| 75+        | TOTAL  | 400         | 2.55%      | 821         | 3.62%      | 759           | 3.29%      |
|            | MALE   | 157         | 1.00%      | 334         | 1.47%      | 346           | 1.50%      |
|            | FEMALE | 243         | 1.55%      | 487         | 2.15%      | 413           | 1.79%      |
| CITY TOTAL |        | 15,691      | 100.00%    | 22,678      | 100.00%    | 23,073        | 100.00%    |
| MALE       |        | 7,760       | 49.46%     | 11,301      | 49.83%     | 11,866        | 51.43%     |
| FEMALE     |        | 7,931       | 50.54%     | 11,377      | 50.17%     | 11,210        | 48.58%     |
| MEDIAN AGE |        | 29.6        |            | 31.0        |            | 30.2          |            |

**SOURCE:** U.S. Census Bureau, 2000 Census, PCT013, 2010 Census, QT-P1, Age Groups and Sex: 2010; U.S. Census Bureau, 2010-2012 American Community Survey, B01001, Sex by Age and B01002, Median Age by Sex.

## D. EMPLOYMENT TRENDS

### 1. City of Riverbank - Area Profile and Employment

The largest employer in Riverbank is the Riverbank Unified School District with 302 employees. In manufacturing Silgan Containers, a food container manufacture, is the largest manufacturing employer, at 208 employees. The current unemployment rate in Riverbank is 14.2% (Economic Development Department, Labor Market Info, Unemployment Rate and Labor Force, August 2014).

**TABLE II-8**  
**Top Employers – City of Riverbank, 2012**

#### MANUFACTURING

| COMPANY              | PRODUCT TYPE         | NUMBER OF EMPLOYEES |
|----------------------|----------------------|---------------------|
| SILGAN CONTAINERS    | METAL CAN CONTAINERS | 208                 |
| MONSCHEIN INDUSTRIES | CABINET MANUFACTURER | 100                 |

#### NON-MANUFACTURING

| COMPANY                   | PRODUCT TYPE         | NUMBER OF EMPLOYEES |
|---------------------------|----------------------|---------------------|
| RIVERBANK SCHOOL DISTRICT | EDUCATION            | 302                 |
| TARGET CORPORATION        | GENERAL RETAIL STORE | 185                 |
| HOME DEPOT                | BUILDING SUPPLY      | 119                 |
| ECONTACTLIVE              | TELEMARKETING        | 100                 |
| CITY OF RIVERBANK         | GOVERNMENT           | 56                  |

**SOURCE:** Stanislaus Economic Development & Workforce Alliance – Riverbank Profile – 2012 and City of Riverbank, 2015

According to the California Retail Survey, retail growth in the City from the 5-year period of 2001-2006 was 26.6%. The City is currently rated third for the fastest growing city in California.

With the completion of the Riverbank Crossroads Regional Center and the anchoring of Target, Kohl's, Home Depot, SaveMart, Ulta and Beverages and More, Riverbank is now able to compete with the larger trade areas surrounding our community. Many small businesses have located in the shopping center to capture the exposure as well.

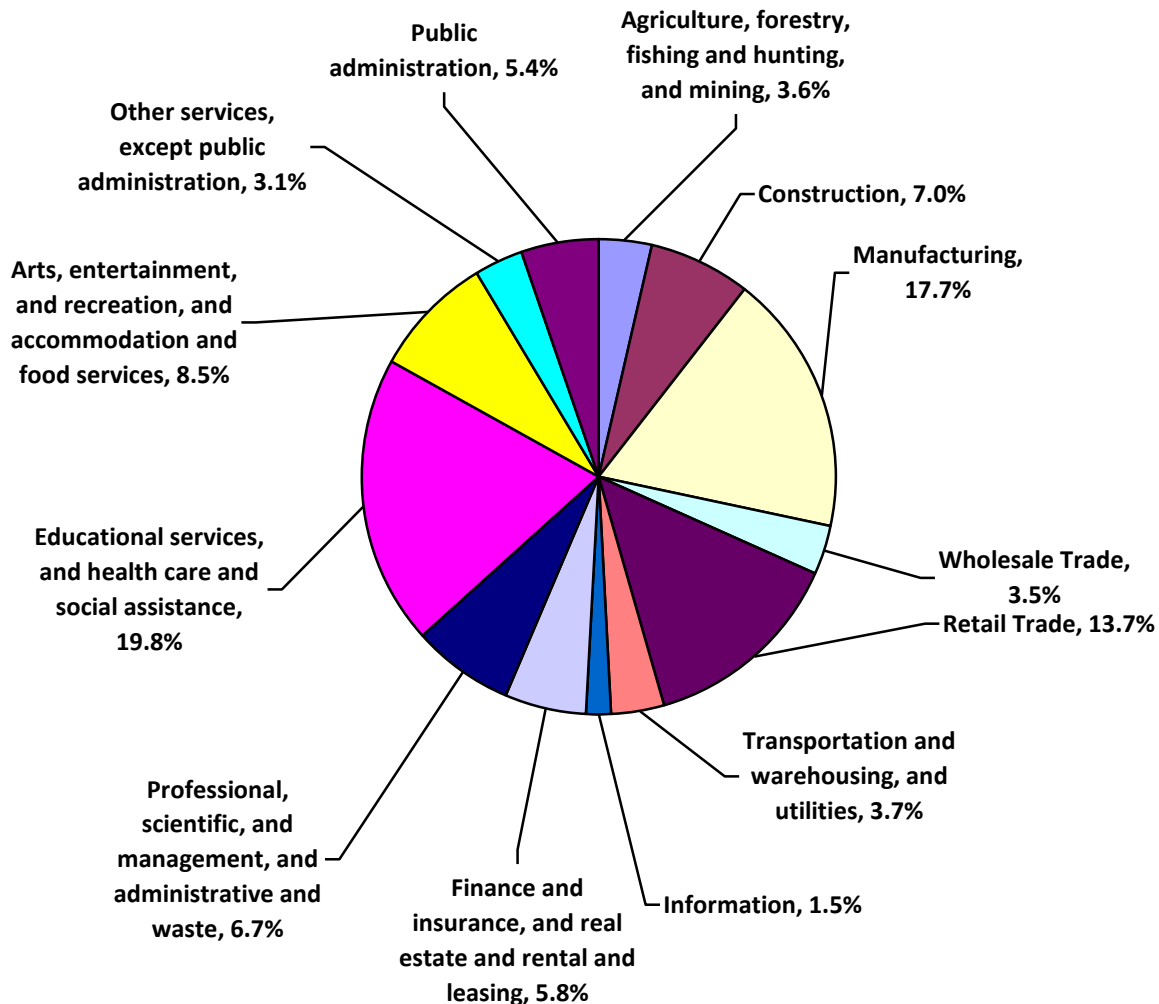
### 2. Stanislaus County - Area Profile and Employment

Agriculture is the mainstay of Stanislaus County's economy. Farmers in this County grow over 250 commodities and produce value added products which are shipped world-wide. Agriculture represents over \$3.6 billion gross dollars and one-third of the county's jobs. Stanislaus County is the number seven agricultural county in the state. Milk, almonds and chickens lead the county in gross farm revenue.

According to a statistical report prepared for August, 2014 by the Economic Development Department (EDD), the civilian labor force in Stanislaus County included 214,600 employed. (EDD, Current Employment Statistics, September 19, 2014) An industry breakdown is shown in the figure below using American Community Survey data.



**FIGURE II-2**  
Jobs by Industry – **ACS 2008-2012**



**SOURCE:** U.S. Census Bureau, 2008-2012 American Community Survey, DP-03; 5<sup>th</sup> Cycle Housing Element Data Package, Table 2

The EDD also reports that Stanislaus County (Modesto Metropolitan Statistical Area) will continue to experience economic expansion through 2020. Total employment, including Self-employment, Unpaid Family Workers, Farm Employment and Non-Farm Employment in Stanislaus County is expected to grow at slightly over 1.5 percent annually between 2010 and 2020. The overall growth will add 28,600 new jobs, bringing Stanislaus County's total employment to 207,100 by 2020. (EDD, Modesto Metropolitan Statistical Area, Stanislaus County, 2010-2020 Industry Employment Projections, August 9, 2013)

Non-Farm Employment, 82 percent of total employment, is expected to grow 1.7 percent annually for the next ten years. About fifty-five percent of all new wage and salary jobs are

forecasted to occur in Professional and Business Services (31 percent), Retail Trade (19 percent), Education and Health Services (17 percent) and Leisure and Hospitality (18 percent). (EDD, Modesto Metropolitan Statistical Area, Stanislaus County, 2010-2020 Industry Employment Projections, August 9, 2013)

Mining, Logging, and Construction is the fastest growing major industry, growing at an annual rate of 6.3 percent. Other major industries growing faster than the overall county average of 1.3 percent annually are: Transportation, Warehousing, and Utilities (3.7 percent), Wholesale Trade (1.9 percent), Administrative and Support and Waste Management and Remediation Services (3.7 percent), and Educational Services (1.7 percent).

Occupational projection numbers include self-employment, unpaid family workers and farm employment for the period 2010 to 2020. The forecast projects:

- 28,600 new jobs from industry growth
- Nearly 4,000 jobs openings from Retail Trade
- About 2,000 job openings from Government

The top 50 occupations with the most job openings will generate approximately 61 percent (or 31,620) total job openings in Stanislaus County during the 2004-2014 period. Of the 50 occupations listed, 28 require only a year or less of experience which is 56 percent of the total job openings. This includes entry level occupations such as Retail Salespersons, Cashiers, Combined Food Prep and Serving Workers, and Waiters and Waitresses with minimal pay. Higher-skilled and higher-paying occupations are those with an AA degree or higher like Registered Nurses, Teachers and Managers. They are forecasted to have over 14,150 job openings.

The 50 fastest growing occupations are all expected to grow at an annual rate of 1.4 percent or more. Almost 67 percent of the fastest growing occupations require a year's experience or less. Occupations in the construction field make up 16 percent of the top 50 fastest growing occupations. The 7 top paying occupations all have higher education requirements. Source: Economic Development Department, 2010-2020 Occupational Employment Projections, Modesto Metropolitan Statistical Area, Stanislaus County, August 16, 2013.

**TABLE II-9**  
**Annual Average Wage and Salary Employment\* - Stanislaus County**  
**Historical – 2010, Forecast – 2020**

| INDUSTRY                                                         | HISTORICAL<br>2010 | FORECASTS<br>2020 | ABSOLUTE CHANGE<br>2010-2020 |
|------------------------------------------------------------------|--------------------|-------------------|------------------------------|
| TOTAL, ALL INDUSTRIES                                            | 178,500            | 207,100           | 28,600                       |
| SELF EMPLOYMENT                                                  | 15,100             | 16,200            | 1,100                        |
| UNPAID FAMILY WORKERS                                            | 500                | 500               | 0                            |
| TOTAL FARM                                                       | 12,900             | 1300              | 100                          |
| TOTAL NON-FARM                                                   | 146,300            | 172,200           | 25,900                       |
| MINING, LOGGING, AND CONSTRUCTION                                | 5,900              | 9,600             | 3,700                        |
| MANUFACTURING                                                    | 20,700             | 21,600            | 900                          |
| NON-DURABLE GOODS MANUFACTURING                                  | 14,800             | 15,400            | 600                          |
| FOOD MANUFACTURING                                               | 10,000             | 9,900             | -100                         |
| TRADE, TRANSPORTATION AND UTILITIES                              | 31,600             | 38,800            | 7,200                        |
| WHOLESALE TRADE                                                  | 5,900              | 7,000             | 1,100                        |
| RETAIL TRADE                                                     | 19,500             | 23,300            | 3,800                        |
| FOOD AND BEVERAGE STORES                                         | 4,100              | 4,900             | 800                          |
| CLOTHING AND CLOTHING ACCESSORIES STORES                         | 1,800              | 2,100             | 300                          |
| GENERAL MERCHANDISE STORES                                       | 4,600              | 5,500             | 900                          |
| TRANSPORTATION, WAREHOUSING, AND UTILITIES                       | 6,200              | 8,500             | 2,300                        |
| INFORMATION                                                      | 1,200              | 1,300             | 100                          |
| FINANCIAL ACTIVITIES                                             | 5,500              | 5,900             | 400                          |
| PROFESSIONAL AND BUSINESS SERVICES                               | 12,500             | 16,400            | 3,900                        |
| ADMIN AND SUPPORT AND WASTE MGMT. AND REMEDIATION SERVICES       | 6,300              | 8,600             | 2,300                        |
| EDUCATION SERVICES (PRIVATE), HEALTH CARE, AND SOCIAL ASSISTANCE | 23,200             | 27,100            | 3,900                        |
| HEALTH CARE AND SOCIAL ASSISTANCE                                | 21,600             | 25,200            | 3,000                        |
| HEALTH CARE                                                      | 19,400             | 22,400            | 3,000                        |
| LEISURE AND HOSPITALITY                                          | 14,600             | 17,200            | 2,600                        |
| OTHER SERVICES                                                   | 5,100              | 6,000             | 2,100                        |
| GOVERNMENT                                                       | 26,200             | 28,300            | 2,100                        |
| FEDERAL                                                          | 1,000              | 1,000             | 0                            |
| STATE AND LOCAL                                                  | 25,200             | 27,300            | 2,100                        |

\*Employment and projections contained in these tables are considered estimates. Annual average industry detail may not add up to totals due to independent rounding. Government data include all civilian government employees regardless of the activities in which they are engaged.

**SOURCE:** Employee Development Department Industry Employment Projections, Modesto Metropolitan Statistical Area, Stanislaus County, 2010-2020

### 3. Unemployment

The County's unemployment trends can also be a strong indicator of the future economic development in the County. Monthly unemployment trends rose drastically from 2006 to 2010, going from an annual average of 8.0% to 17.2%, respectfully. Although the County has yet to recover fully to 2006 and pre 2006 unemployment rates, unemployment decreased in the recent past from 2011 through August of 2014. Unemployment rates tend to drop significantly during the peak harvest months of July through October. Table II-10, Monthly Unemployment Rate, Stanislaus County 2006-2014, illustrates the

unemployment trends in Stanislaus County. Unemployment in Stanislaus County has seasonal fluctuations; however, the 2013 average unemployment rate was 13.0%. In September 2012, 31,500 persons were unemployed, 13.0% as compared to 11.3% in September 2013. The preliminary unemployment rate for November, 2014 is 10.7%.

**TABLE II-10**  
**Monthly Unemployment Rate**  
**Stanislaus County: 2006- August 2014**

| MONTH                 | 2006        | 2007        | 2008         | 2009         | 2010         | 2011         | 2012         | 2013         | 2014     |
|-----------------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|
| JANUARY               | 8.8%        | 9.1%        | 10.7%        | 15.3%        | 18.3%        | 18.3%        | 16.7%        | 15.3%        | 13.3%    |
| FEBRUARY              | 9.0%        | 9.3%        | 10.8%        | 16.1%        | 18.8%        | 18.2%        | 16.8%        | 14.6%        | 13.3%    |
| MARCH                 | 9.1%        | 9.0%        | 11.3%        | 16.5%        | 18.6%        | 18.1%        | 16.6%        | 14.3%        | 13.5%    |
| APRIL                 | 8.8%        | 9.0%        | 10.3%        | 15.6%        | 17.7%        | 17.2%        | 15.8%        | 13.4%        | 12.2%    |
| MAY                   | 7.8%        | 8.3%        | 10.3%        | 15.4%        | 16.9%        | 16.7%        | 15.2%        | 12.7%        | 11.1%    |
| JUNE                  | 8.3%        | 8.4%        | 10.6%        | 15.8%        | 17.0%        | 17.1%        | 15.5%        | 13.3%        | 11.0%    |
| JULY                  | 8.1%        | 8.8%        | 10.9%        | 15.9%        | 17.3%        | 17.1%        | 15.7%        | 13.0%        | 11.4%    |
| AUGUST                | 7.0%        | 7.9%        | 10.3%        | 15.0%        | 16.2%        | 15.8%        | 14.1%        | 12.0%        | 10.2%    |
| SEPTEMBER             | 6.6%        | 7.7%        | 10.1%        | 14.8%        | 15.5%        | 15.1%        | 13.0%        | 11.3%        | 9.6%     |
| OCTOBER               | 6.7%        | 8.3%        | 11.3%        | 15.9%        | 16.1%        | 15.2%        | 13.5%        | 11.8%        | 10.0%    |
| NOVEMBER              | 7.5%        | 8.8%        | 12.2%        | 16.7%        | 17.1%        | 15.5%        | 13.8%        | 12.1%        | 10.7%    |
| DECEMBER              | 7.8%        | 9.6%        | 13.4%        | 17.1%        | 17.4%        | 16.1%        | 14.4%        | 12.0%        | N/A      |
| <b>ANNUAL AVERAGE</b> | <b>8.0%</b> | <b>8.7%</b> | <b>11.0%</b> | <b>15.8%</b> | <b>17.2%</b> | <b>16.7%</b> | <b>15.1%</b> | <b>13.0%</b> | <b>-</b> |

**SOURCE:** Economic Development Department, California Labor Market Information, Historical Unemployment Rates (Labor Force) in Stanislaus County, 2006 – November 2014 (Preliminary)

## **E. JOBS/HOUSING BALANCE**

It is desirable, at least theoretically, for a community to have a balance of jobs and housing within a specific area in order to achieve several commonly held goals such as the following:

- a. A reduction in vehicle miles traveled (for home-work-home trips).
- b. A reduction in air pollution (less travel time).
- c. An improvement to the quality of life (more time for family and recreation).
- d. An increased sense of community.

The ideal ratio of jobs to housing units is expressed as 1:1, one job to one housing unit. Recent trends toward two wage earners per family indicate that a ratio of 2:1 might be more appropriate.

The housing price escalation from 2000 to 2006 was brought in large part by Bay Area commuters moving to Stanislaus County. Most of these households in the moderate- or above-moderate income level are located within the cities, creating locally unexpected bedroom communities serving the Bay Area. Housing prices dropped drastically in 2008; In Stanislaus County, the single-family home sale price was \$318,500 in 2008, in 2007,

the average sale price dropped to \$140,924. Since then, sale prices have stabilized and more recently, have increased to \$186,635 in 2013 and \$221,971 in 2014.

In order to plan for the provision of housing which matches the financial capabilities of the existing jobs in an area, or to encourage the types of employment opportunities that match skills of the persons who presently reside in the area, it is necessary to collect, quantify, and classify this type of information.

The following analysis is primarily based upon the State Employment Development Department's "Civilian Labor Force, Employment, and Unemployment" report dated March, 2013, Stanislaus County.

In 2013, the Stanislaus labor force peaked in January with 239,800 and was at the lowest point in December with 234,600. Total employment ranged from a low of 203,200 in December and a high of 212,400 in September. In 2010, Stanislaus County had a jobs/housing ratio of 1.10. This figure indicates that, on average, Stanislaus County produces more housing units than jobs. Ideally, there should be 1.5 jobs for every household. The current jobs/housing ratio suggests that there are fewer jobs than are typically needed for each household. Based on the 1.5 jobs/housing ratio, in 2010, Stanislaus County produced almost 44,000 more housing units than needed to balance the available jobs in the County. By 2025, Stanislaus County is projected to see its jobs/housing balance figure drop up to 1.09, resulting in over 80,970 more housing units than jobs in the county. (The City of Riverbank jobs/housing balance cannot be estimated here at a seasonal level because the data is not available.)



## SECTION III Housing Stock Characteristics

### A. EXISTING HOUSING STOCK

The City of Riverbank had 7,109 housing units as of January 1, 2014. Detached single-family homes continue to make up the bulk of the City's housing stock (86%). This continues as a consistent trend observed over the last four years, although the increase of detached single-family homes has decreased when compared to the last decade, 2000-2010. Comparison of trends from 2010 to 2014 indicates only a 0.33% (20 housing units) increase of single-family, detached units. During the same period, multi-family units increased by only 0.22% (20 units) (See Table III-1). There is projected to be a slight increase in the ratio of owner-occupied units versus renter-occupied units in Stanislaus County by 2020 compared to 2010 (See Table III-2). Comparison of tenure trends in Riverbank from 1990 to 2000 indicates a near doubling of single-family, detached units (98% increase), as well as a significant increase in the ratio of owner-occupied units versus renter-occupied units (See Table III-3).

**TABLE III-1**  
**Housing Stock by Type and Vacancy**  
**For Riverbank, Stanislaus County, and California - 2010 and 2014**

| DOF ESTIMATES            |      | TOTAL      | SINGLE-FAMILY |          | MULTI-FAMILY |           | MOBILE HOMES | OCCUPIED   | VACANT % |
|--------------------------|------|------------|---------------|----------|--------------|-----------|--------------|------------|----------|
|                          |      |            | Detached      | Attached | 2 to 4       | 5 Plus    |              |            |          |
| <b>RIVERBANK</b>         |      |            |               |          |              |           |              |            |          |
| Units                    | 2010 | 7,069      | 6,075         | 250      | 160          | 288       | 296          | 6,579      | 6.9%     |
| %                        |      | 100.00%    | 85.94%        | 3.54%    | 2.26%        | 4.07%     | 4.19%        | 93.07%     | -        |
| Units                    | 2014 | 7,109      | 6,095         | 250      | 160          | 308       | 296          | 6,616      | 6.9%     |
| %                        |      | 100.00%    | 85.74%        | 3.52%    | 2.25%        | 4.33%     | 4.16%        | 93.07%     | -        |
| <b>STANISLAUS COUNTY</b> |      |            |               |          |              |           |              |            |          |
| Units                    | 2010 | 179,503    | 133,952       | 7,484    | 12,382       | 17,127    | 8,558        | 165,180    | 8.0%     |
| %                        |      | 100.00%    | 74.62%        | 4.17%    | 6.90%        | 9.54%     | 4.77%        | 92.02%     | -        |
| Units                    | 2014 | 180,165    | 134,406       | 7,485    | 12,400       | 17,309    | 8,565        | 165,790    | 8.0%     |
| %                        |      | 100.00%    | 74.60%        | 4.15%    | 6.88%        | 9.61%     | 4.75%        | 92.02%     | -        |
| <b>CALIFORNIA</b>        |      |            |               |          |              |           |              |            |          |
| Units                    | 2010 | 13,670,304 | 7,959,072     | 966,440  | 1,110,620    | 3,076,519 | 557,647      | 12,568,167 | 8.1%     |
| %                        |      | 100.00%    | 58.22%        | 7.07%    | 8.12%        | 22.51%    | 4.08%        | 91.94%     | -        |
| Units                    | 2014 | 13,845,281 | 8,038,217     | 972,976  | 1,119,175    | 3,154,907 | 560,000      | 12,731,223 | 8.0%     |
| %                        |      | 100.00%    | 58.06%        | 7.03%    | 8.08%        | 22.79%    | 4.04%        | 91.95%     | -        |

**SOURCE:** State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014, Sacramento, California, May 2014; 5<sup>th</sup> Cycle Housing Element Data Package, Table 9

**TABLE III-2**  
**Projected Owners and Renters**  
**Stanislaus County and California – 2010 and 2020 Projection**

| Owner-Occupied Households  |           |                 |           |          |
|----------------------------|-----------|-----------------|-----------|----------|
|                            | 2010      | 2020 Projection | Change    | % Change |
| Stanislaus County          | 99,364    | 155,929         | 56,565    | 56.93%   |
| California                 | 7,035,371 | 9,164,711       | 2,129,340 | 30.27%   |
| Renter-Occupied Households |           |                 |           |          |
|                            | 2010      | 2020 Projection | Change    | % Change |
| Stanislaus County          | 65,816    | 94,000          | 61,929    | 42.82%   |
| California                 | 5,542,127 | 6,395,071       | 852,944   | 15.39%   |
| % Owner-occupants          |           |                 |           |          |
|                            | 2010      | 2020            |           |          |
| Stanislaus                 | 60.2%     | 62.4%           |           |          |
| California                 | 55.9      | 58.90%          |           |          |

**SOURCE:** U.S. Census Bureau, 2010 Census, QT-H1; California Department of Housing and Community Development based on Household Projects from Exhibit 7 and Exhibit 11, and 2010 Tenure Rates.

**TABLE III-3**  
**Tenure by Unit Type**  
**City of Riverbank - 2000 and 2012**

|      | HOUSING CATEGORY   | TOTAL HOUSING UNITS* | TOTAL OCCUPIED UNITS | VACANCY (%) | OWNER OCCUPIED | % OF TOTAL OCCUPIED | RENTER OCCUPIED | % OF TOTAL OCCUPIED |
|------|--------------------|----------------------|----------------------|-------------|----------------|---------------------|-----------------|---------------------|
| 2000 | SF DETACHED        | 3,882                | 3,795                | 2.24%       | 3,118          | 82.16%              | 677             | 17.84%              |
|      | SF ATTACHED        | 184                  | 170                  | 7.61%       | 71             | 41.76%              | 99              | 58.24%              |
|      | 2 UNITS            | 130                  | 130                  | 0%          | 9              | 6.92%               | 121             | 93.1%               |
|      | 3 OR 4 UNITS       | 49                   | 49                   | 0%          | 14             | 28.57%              | 35              | 71.43%              |
|      | 5 OR MORE UNITS    | 181                  | 162                  | 10.5%       | 0              | 0                   | 162             | 100%                |
|      | MOBILEHOME/TRAILER | 240                  | 206                  | 14.17%      | 192            | 93.2%               | 14              | 6.8%                |
|      | <b>CITY TOTALS</b> | <b>4,666</b>         | <b>4,512</b>         | <b>3.3%</b> | <b>3,404</b>   | <b>75.44%</b>       | <b>1,108</b>    | <b>24.56%</b>       |
| 2012 | SF DETACHED        | 5,650                | N/A                  | N/A         | 4,395          | N/A                 | 1,255           | N/A                 |
|      | SF ATTACHED        | 199                  | N/A                  | N/A         | 110            | N/A                 | 89              | N/A                 |
|      | 2 UNITS            | 144                  | N/A                  | N/A         | 12             | N/A                 | 132             | N/A                 |
|      | 3 OR 4 UNITS       | 37                   | N/A                  | N/A         | 0              | N/A                 | 37              | N/A                 |
|      | 5 OR MORE UNITS    | 350                  | N/A                  | N/A         | 0              | N/A                 | 350             | N/A                 |
|      | MOBILEHOME/TRAILER | 280                  | N/A                  | N/A         | 159            | N/A                 | 121             | N/A                 |
|      | <b>CITY TOTALS</b> | <b>6,539</b>         | <b>N/A</b>           | <b>6.2%</b> | <b>4,676</b>   | <b>N/A</b>          | <b>1,863</b>    | <b>N/A</b>          |

**SOURCE:** U.S. Census Bureau, 2000 Census, H032, Tenure by Units in Structure [23] and H031, Units in Structure for Vacant Housing Units [11]; U.S. Census Bureau, 2008-2012 American Community Survey, B25032, Tenure by Units in Structure and DP04, Selected Housing Characteristics.

## **B. GROWTH OF HOUSING STOCK**

The City has experienced some growth in housing stock since 2007 but has slowed down when compared to substantial housing growth between 2000 and 2007. During the 2007-2014 cycle, the city added 409 housing units. However, this did not meet StanCOG's 2007-2014 total projected need of 894 units. Table III-1 depicts growth by unit type between the 2010 and 2014.

## **C. HOUSING QUALITY**

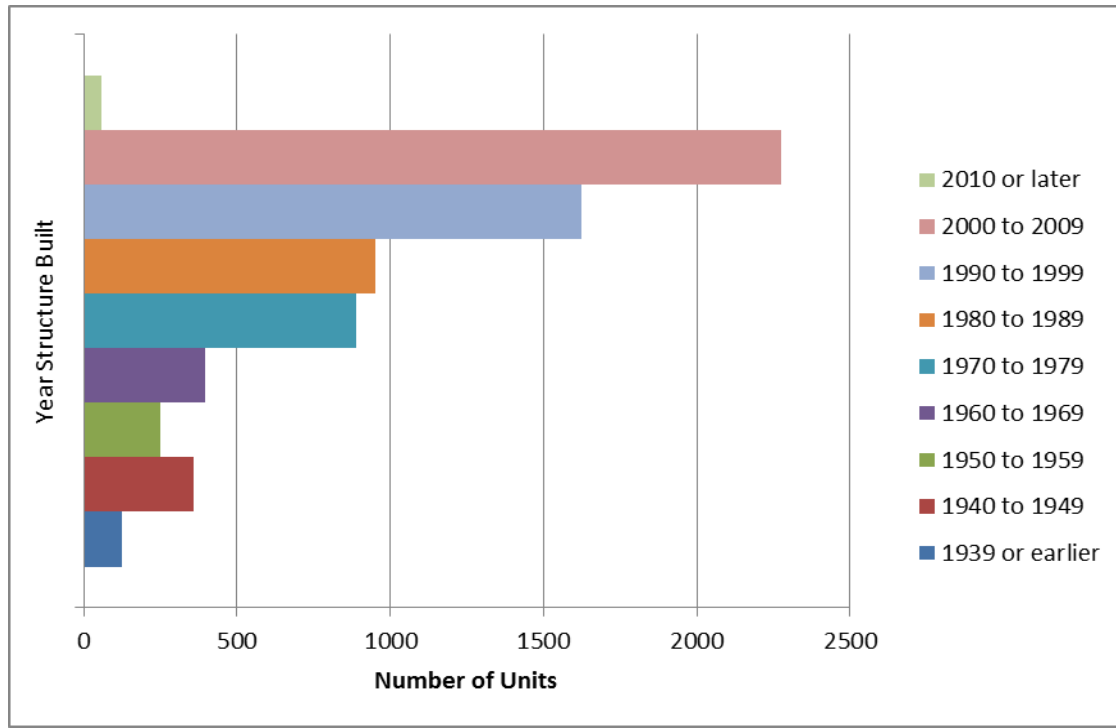
In May 2003, a housing condition survey was conducted by staff of the City of Riverbank. This survey identified that of the existing 4,954 units surveyed, 2,713 units were identified as sound (about 55% of the total units). Of the remaining units, 759 were identified as needing minor repair, 1,191 in need of moderate repair, 229 in substantial condition, and 62 identified as dilapidated units. This corresponds with the large supply of older housing stock in the city. Table III-4 and Chart III-1, Age of Housing Units, 2012, identifies that 1,157 units were built pre-1969. (More detailed results regarding the housing condition survey can be found in Appendix C.)

**TABLE III-4**  
**Age of Housing Units**  
**City of Riverbank - 1939 to 2012**

| YEAR STRUCTURE BUILT  | TOTAL HOUSING UNITS | % OF TOTAL     |
|-----------------------|---------------------|----------------|
| 2010 OR LATER         | 57                  | .82%           |
| BUILT 2000 TO 2009    | 2,276               | 32.72%         |
| BUILT 1990 TO 1999    | 1,623               | 23.34%         |
| BUILT 1980 TO 1989    | 952                 | 13.69%         |
| BUILT 1970 TO 1979    | 890                 | 12.80%         |
| BUILT 1960 TO 1969    | 394                 | 5.66%          |
| BUILT 1950 TO 1959    | 251                 | 3.61%          |
| BUILT 1940 TO 1949    | 359                 | 5.16%          |
| BUILT 1939 OR EARLIER | 153                 | 2.20%          |
| <b>TOTAL</b>          | <b>6,955</b>        | <b>100.00%</b> |

**SOURCE:** U.S. Census Bureau, 2010-2012 American Community Survey, B25034 Year Structure Built.

**CHART III-1**  
**Age of Housing Units – 2012**



#### **D. VACANCY RATES**

The decreasing vacancy rate for available housing limits choice for both new and existing housing in various price ranges. Vacancy rates have been more critical in lower income single and multiple housing stocks. It is difficult for people to find vacancies in lower-income housing, and there are long waiting lists for subsidized housing. State Department of Finance (DOF) estimates indicate that the overall vacancy rate for all dwelling units in the City has varied from 5.05% in 2004 to 6.93% in 2014. (See Table III-5, Annual Vacancy Rates).

Table III-6, Detailed Features of Vacancies – 2010, provides a comparison between Riverbank and Stanislaus County.

**TABLE III-5**  
**Annual Vacancy Rates**  
**City of Riverbank – 2004-2014**

| YEAR     | TOTAL HOUSING UNITS | OCCUPIED HOUSING UNITS | # OF VACANT UNITS | % OF VACANT |
|----------|---------------------|------------------------|-------------------|-------------|
| JAN 2004 | 5,484               | 5,207                  | 277               | 5.05        |
| JAN 2005 | 6,064               | 5,743                  | 321               | 5.29        |
| JAN 2006 | 6,534               | 6,171                  | 363               | 5.56        |
| JAN 2007 | 6,700               | 6,306                  | 394               | 5.88        |
| JAN 2008 | 6,821               | 6,397                  | 424               | 6.22        |
| JAN 2009 | 6,911               | 6,458                  | 453               | 6.55        |
| JAN 2010 | 7,051               | 6,568                  | 483               | 6.85        |
| JAN 2011 | 7,081               | 6,590                  | 491               | 6.9         |
| JAN 2012 | 7,082               | 6,591                  | 491               | 6.9         |
| JAN 2013 | 7,098               | 6,606                  | 492               | 6.9         |
| JAN 2014 | 7,109               | 6,616                  | 493               | 6.9         |

**SOURCE:** State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014, Sacramento, California, May 2014 and E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010, Sacramento, California, November 2012.

**TABLE III-6**  
**Detailed Features of Vacancies**  
**City of Riverbank and Stanislaus County – 2013**

| VACANT HOUSING UNITS                       | RIVERBANK  |                   | STANISLAUS    |                   |
|--------------------------------------------|------------|-------------------|---------------|-------------------|
|                                            | NUMBER     | % OF VACANT UNITS | NUMBER        | % OF VACANT UNITS |
| FOR RENT                                   | 77         | 16.38%            | 4,691         | 36.91%            |
| RENTED, NOT OCCUPIED                       | 0          | 0.00%             | 464           | 3.65%             |
| FOR SALE ONLY                              | 224        | 47.66%            | 2,390         | 18.81%            |
| SOLD, NOT OCCUPIED                         | 0          | 0.00%             | 982           | 7.73%             |
| FOR SEASONAL, RECREATIONAL, OCCASIONAL USE | 0          | 0.00%             | 362           | 2.85%             |
| FOR MIGRANT WORKERS                        | 0          | 0.00%             | 81            | 0.64%             |
| OTHER VACANT                               | 169        | 35.96%            | 3,738         | 29.41%            |
| <b>TOTAL VACANT</b>                        | <b>470</b> | <b>100.00%</b>    | <b>12,708</b> | <b>100.00%</b>    |

**SOURCE:** U.S. Census Bureau, 2009-2013 5-Year American Community Survey

#### **E. ECONOMIC CHARACTERISTICS OF HOUSING**

Since the decrease in housing costs in 2007/2008, raw construction costs have increased. According to Cary Pope, a Real Estate Agent and housing developer, the average hard costs (raw building materials, excluding permit fees, impact fees, etc.) is about 60 to 65 dollars a foot. For a 1,500 square foot construction, that equals \$97,500. Compared to 2007/2008, the construction costs have increased about 10 percent. Increased costs affect the renter and homebuyer alike, ultimately affecting the cost and availability of labor due to the decreasing supply of affordable housing. This phenomenon is reflected in the escalation of median priced homes in Stanislaus County over the past decade. In 2010, a median priced home in Stanislaus County was \$217,900. For the City of Riverbank, the median price for a home in 2010 was \$207,800, according to the 2007-2010 American Community Survey. According to Zillow Home Prices and Values, the median home value was \$218,400, as of February of 2015 (See Table III-7).



**TABLE III-7**  
**Median Home Values – 2010 and 2015**  
**Median Rents – 2010 and 2014**  
**Stanislaus County and California**

| MEDIAN HOMES VALUES | 2010 HOME VALUES | % OF STANISLAUS MEDIAN | FEBRUARY, 2015 HOME VALUES | % OF STANISLAUS MEDIAN | % CHANGE IN MEDIAN VALUE: 2010 - 2015 |
|---------------------|------------------|------------------------|----------------------------|------------------------|---------------------------------------|
| CERES               | \$198,700        | 91.19%                 | \$205,100                  | 93.52%                 | 3.22%                                 |
| HUGHSON             | 187,000          | 85.82%                 | 264,900                    | 120.79%                | 41.66%                                |
| MODESTO             | 209,000          | 95.92%                 | 206,000                    | 93.94%                 | -1.44%                                |
| NEWMAN              | 217,900          | 100.00%                | 214,900                    | 97.99%                 | -1.38%                                |
| OAKDALE             | 249,300          | 114.41%                | 262,800                    | 119.84%                | 5.42%                                 |
| PATTERSON           | 207,900          | 95.41%                 | 253,400                    | 115.55%                | 21.90%                                |
| RIVERBANK           | 207,800          | 99.95%                 | 218,400                    | 99.59%                 | 5.10%                                 |
| TURLOCK             | 232,800          | 106.84%                | 247,100                    | 112.68%                | 6.14%                                 |
| WATERFORD           | 239,100          | 109.73%                | 182,900                    | 83.40%                 | -23.50%                               |
| STANISLAUS COUNTY   | 217,900          | 100.00%                | 219,300                    | 100.00%                | 0.64%                                 |
| CALIFORNIA          | 405,800          | 186.23%                | 436,600                    | 199.09%                | 7.59%                                 |

| MEDIAN CONTRACT RENT | 2000 CONTRACT RENT | % OF STANISLAUS MEDIAN | 2012 CONTRACT RENT | % OF STANISLAUS MEDIAN | % CHANGE IN MEDIAN VALUE: 1990-2000 |
|----------------------|--------------------|------------------------|--------------------|------------------------|-------------------------------------|
| CERES                | \$528              | 101.34%                | \$772              | 94.61%                 | 46.21%                              |
| HUGHSON              | 415                | 79.65%                 | 1,054              | 129.17%                | 153.98%                             |
| MODESTO              | 551                | 105.76%                | 828                | 101.47%                | 50.27%                              |
| NEWMAN               | 428                | 82.15%                 | 794                | 97.30%                 | 85.51%                              |
| OAKDALE              | 497                | 95.39%                 | 890                | 109.07%                | 79.07%                              |
| PATTERSON            | 423                | 81.19%                 | 1,121              | 137.38%                | 165.01%                             |
| RIVERBANK            | 522                | 100.19%                | 867                | 106.25%                | 66.09%                              |
| TURLOCK              | 509                | 97.70%                 | 825                | 101.10%                | 62.08%                              |
| WATERFORD            | 478                | 91.75%                 | 689                | 84.44%                 | 44.14%                              |
| STANISLAUS COUNTY    | 521                | 100.00%                | 816                | 100.00%                | 56.62%                              |
| CALIFORNIA           | 677                | 129.94%                | 1,106              | 135.54%                | 63.37%                              |

**SOURCE:** U.S. Census Bureau, 2007-2010 American Community Survey, B25077; 2008-2012 American Community Survey, B25058; DQ News, California Home Sale Activity by City, September 2014.

In evaluating housing affordability, households are divided into four income categories relative to the median household income for Stanislaus County. The 2010 median income, as set by the Housing and Urban Development Department (HUD), for Stanislaus County was estimated to be \$59,500 for a family of four. The 2014 median income is estimated to be \$53,300 (Table III-8, Income Limits by Income Category and Size, 2015). The following illustrates how the four income categories are divided.

**Extremely-low-income =**  
**Very-Low-Income =**

Households who earn 30% or less of the median area income.  
Households who earn between 30% and 50% of the median area income.

**Low-Income =**

Households who earn between 50% and 80% of the area median income.

**Moderate-Income =** Households who earn between 80% and 120% of the area median income. (100% of the area median income for 2015 is \$53,300 for a family of four in Stanislaus County.)

**Above Moderate Income =** Above 120% of the County median income.

Income limits by income category and size are shown in Table III-8, Income Limits by Income Category and Size, 2015. The 2015 HUD Income Limits became effective on March 6, 2015

**TABLE III-8**  
**Income Limits by Income Category and Size - Stanislaus County, 2015**

| PERSON(S) | EXTREMELY LOW INCOME | VERY LOW INCOME | LOW INCOME | MODERATE INCOME | ABOVE MODERATE INCOME |
|-----------|----------------------|-----------------|------------|-----------------|-----------------------|
| 1         | \$11,950             | \$19,950        | \$31,850   | \$37,310        | \$44,772              |
| 2         | \$15,930             | \$22,800        | \$36,400   | \$42,640        | \$51,168              |
| 3         | \$20,090             | \$25,650        | \$40,950   | \$47,970        | \$57,564              |
| 4         | \$24,250             | \$28,450        | \$45,500   | \$53,300        | \$63,960              |
| 5         | \$28,410             | \$30,750        | \$49,150   | \$57,564        | \$69,077              |
| 6         | \$32,570             | \$33,050        | \$52,800   | \$61,828        | \$74,194              |
| 7         | \$35,300*            | \$35,300        | \$56,450   | \$66,092        | \$79,310              |
| 8         | \$37,600*            | \$37,600        | \$60,100   | \$70,356        | \$84,427              |

**SOURCE:** HUD Family Income Limits, FY 2015

\*THE FY 2014 CONSOLIDATED APPROPRIATIONS ACT CHANGED THE DEFINITION OF EXTREMELY LOW-INCOME TO BE GREATER THAN 30/50THS (60 PERCENT) OF THE SECTION 8 VERY LOW-INCOME LIMIT, PROVIDED THIS AMOUNT IS NOT GREATER THAN THE SECTION 8 50% VERY LOW-INCOME LIMIT. CONSEQUENTLY, THE EXTREMELY LOW (30%) INCOME LIMITS MAY EQUAL THE VERY LOW (50%) INCOME LIMITS.

In determining housing affordability, State and federal guidelines stipulate that a household should not spend more than 30 percent of its gross income on housing needs. Households paying more than 30 percent of their annual income on housing are determined by HUD as needing housing assistance. Table III-9 illustrates housing affordability by income category for a family of four.

**TABLE III-9**  
**Affordable Housing Guidelines by Income Category – 2015**

| Category                | Income Range<br>(Family of Four) | Maximum<br>Rent or Mortgage* | Maximum<br>Home Loan*** | Riverbank<br>Regional Share<br>(units) |
|-------------------------|----------------------------------|------------------------------|-------------------------|----------------------------------------|
| Extremely Low<br>Income | up to \$24,250                   | up to \$606                  | \$88,742                | 161**                                  |
| Very Low                | \$24,250 to \$28,450             | \$597 to \$711               | \$104,167               | 160                                    |
| Low                     | \$28,450 to \$45,500             | \$700 to \$1,137             | \$166,586               | 206                                    |
| Moderate                | \$45,500 to \$63,960             | \$1,120 to \$1,599           | \$234,161               | 217                                    |
| Above Moderate          | \$63,960 +                       | \$1,599 +                    | \$234,161 +             | 536                                    |

**SOURCE:** HUD Median Income Limits, 2015, effective March 6, 2015. \*Not to exceed 30% of monthly income

\*\*Regional Share of extremely low income units assumed to be 50% of the very low income units

\*\*\*Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 97% loan @ 4% 30 year term, FHA. No consumer debt is assumed. <http://calculators.freddiemac.com/response/lf-freddiemac/calc/home01>

Table III-10 below shows HUD-defined Fair Market Rent levels (FMR) for Stanislaus County for FY 2008 and 2015. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Comparing Table III-10 to Table III-9, a four-person household classified as Low-Income (80% of median) with an annual income of up to \$45,500 could afford to pay \$700 to \$1,137 monthly gross rent (including utilities). The FY 2015 HUD FMR for a 2-bedroom unit is \$923, which is affordable to the household assuming that such units are available in Riverbank. However, a four-person household classified as Extremely Low-Income (30% of median) with an annual income of up to \$23,450 could afford to pay less than \$606 monthly gross rent. No unit types would be affordable to this household. The table below indicates the FMRs by number of bedrooms for Stanislaus County.

**TABLE III-10**  
**FY 2008 and 2015 FMRs by Unit Bedrooms**  
**Stanislaus County**

|                    | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
|--------------------|------------|-------------|-------------|---------------|--------------|
| <b>FY 2008 FMR</b> | \$664      | \$734       | \$864       | \$1,239       | \$1,431      |
| <b>FY 2015 FMR</b> | \$583      | \$720       | \$923       | \$1,360       | \$1,578      |

**SOURCE:** HUD Final FY 2008 and 2015 FMR Summary for Stanislaus County, California

Table III-10, FY 2008 and 2015 FMR, reflects the increase in rental rates in two bedroom and more units and, when compared with Table III-9, the widening gap between rental rates and the amount that extremely low-income households can afford to pay.

#### **F. HOUSING CHOICE**

The availability of a mix of housing types and sizes is an important goal in meeting the varied social and economic needs of residents in the community. Availability of choice affects expanding families that need larger homes, retirees who would like to move from a large home to a smaller one requiring less maintenance, or the first-time buyer who is seeking an initial opportunity to own a modest sized starter home. Choice in housing is constrained by several factors. One factor is increased costs; for example, the median price of a resale home in Riverbank increased 6.83% between 2010 and 2014 (See Table III-7). Another factor is the prospect of established homeowners paying increased property taxes (under Proposition 13) if they move and purchase a smaller (or larger) home. A third factor is low vacancy rates, especially for lower-income and subsidized housing.

In Riverbank, an additional factor was a lack of larger, move-up housing stock. The City has traditionally provided more modest-sized affordable homes, in comparison to other communities. Almost all single-family homes built before 1969 are "starter" homes. In consequence, to move to larger homes, residents had to leave the community. With the approval of the Crossroads Community Specific Plan in 1998, this trend has shifted, meeting the demand for move-up housing stock.

#### **G. SUBSIDIZED HOUSING (City of Riverbank Housing Authority)**

Established in 1952, the Riverbank Housing Authority (RHA) oversees 60 units designated for use by eligible elderly/handicapped applicants and 30 units occupied by families. Recently, the RHA entered into an agreement with the Stanislaus Housing Authority which

will enable them to purchase lands and develop more housing units. According to Rosa Casas of the Riverbank Housing Division continues to oversee 60 units designated for use by eligible elderly/handicapped applicants and 30 units occupied by families.



## SECTION IV Housing Supply and Needs

Section 65583 of the Government Code requires that Housing Elements identify and analyze existing and projected housing needs for all economic segments of the community. This is to include analysis of special housing needs, including handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. The State mandates that existing and projected needs include the locality's share of the regional housing need, determined by the regional Council of Government (StanCOG). These requirements are discussed in the sections below.

### A. LOCAL HOUSING SUPPLY

---

The City's housing supply reflects supply and demand in the real estate market, and residential growth policies contained in the General Plan. Current trends affecting private sector activity are discussed in other sections of the Element. The effects of growth management policies on housing supply are discussed below.

#### 1. General Plan Policies

A foundational policy of the General Plan is that future growth shall not exceed the City's capability to provide infrastructure and services. Table IV-5 in this section shows the total housing projection calculated for the period between 2014 and 2023.

#### 2. Estimated Costs to Purchase/Rent Housing

State law defines affordability as a housing unit where the household does not pay more than 30 percent of its income towards housing costs.

The State affordability income guidelines for a family of four (Table IV-1) can be compared with the following tables which profile cost trends in Riverbank's rental and for-sale housing market for different housing types over the last decade.

**TABLE IV-1**  
**Income Limits – Stanislaus County, 2015**  
**Using HUD Affordability Guidelines for a Family of Four**

| <i>Median Income: \$53,300</i> |                                |                 |
|--------------------------------|--------------------------------|-----------------|
| <b>Extremely Low</b>           | <b>30% of Median</b>           | <b>\$24,250</b> |
| <b>Very Low</b>                | <b>50% of Median</b>           | <b>\$28,450</b> |
| <b>Low</b>                     | <b>80% of Median</b>           | <b>\$45,500</b> |
| <b>Moderate</b>                | <b>100%-120% of Median</b>     | <b>\$53,300</b> |
| <b>Above Moderate</b>          | <b>120% of Median &amp; up</b> | <b>\$63,960</b> |

**SOURCE:** California Department of Housing and Community Development, effective March 6, 2015

## B. OVERPAYMENT OF LOWER-INCOME HOUSEHOLDS

Overpayment occurs when a household spends 30 percent or more of its gross income on housing and utilities. Household incomes are divided into five categories: extremely low, very low, low, moderate, and above moderate income. The lower income categories represent incomes of up to 80 percent of the regional median household income. The county's median income for a family of four is estimated to be \$52,700 in 2014, so lower-income households were those with an income of \$44,800 or less.

Table IV-3 below shows the proportions of lower-income households overpaying for housing in Riverbank in 2012. Appendix F contains method of calculation for the 2013 estimates.

**TABLE IV-2**  
**Number of Lower Income Owner and Rental Households Overpaying for Housing**

| AMI                                 | Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost<br>(Overpayment By Income Category) |          |       |          |                |       |              |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------|-------|----------|----------------|-------|--------------|
| 62,000                              | Riverbank                                                                                                               |          |       |          |                |       |              |
| Household                           | Extreme Low                                                                                                             | Very Low | Low   | Moderate | Above Moderate | Total | Lower Income |
| Ownership Households                | 342                                                                                                                     | 567      | 719   | 969      | 2,016          | 4,614 | 1,629        |
| Overpaying owner households         | 287                                                                                                                     | 366      | 429   | 494      | 552            | 2,129 | 1,083        |
| Percentage of overpaying owners     | 84.0%                                                                                                                   | 64.6%    | 59.6% | 51.0%    | 27.4%          | 46.1% | 66.5%        |
| Renter Households                   | 447                                                                                                                     | 354      | 485   | 200      | 292            | 1,779 | 1,287        |
| Overpaying renter households        | 379                                                                                                                     | 312      | 263   | 47       | 23             | 1,024 | 954          |
| Percentage of overpaying renters    | 84.8%                                                                                                                   | 88.0%    | 54.1% | 23.7%    | 7.9%           | 57.6% | 74.1%        |
| Total Households                    | 790                                                                                                                     | 921      | 1,205 | 1,169    | 2,308          | 6,393 | 2,916        |
| Overpaying Households               | 667                                                                                                                     | 678      | 692   | 542      | 575            | 3,153 | 2,036        |
| Percentage of overpaying households | 84.5%                                                                                                                   | 73.6%    | 57.4% | 46.3%    | 24.9%          | 49.3% | 69.8%        |

SOURCE: U.S. Census Bureau, 2000 Census; U.S. Census Bureau, 2010-2012 American Community Survey, B25106; 5<sup>th</sup> Cycle Housing Element Data Package, Table 4

## C. EXISTING EXTREMELY LOW-INCOME (ELI) HOUSEHOLDS

Riverbank has 540 existing extremely low-income households, 80.5% of which have housing problems, according to the HUD and census data from the Comprehensive Housing Affordability Strategy (CHAS) Data (2007-2011 ACS) (Table IV-3). Riverbank's

regional housing need allocation (RHNA) for very low-income households is 321 dwelling units. The existing number of ELI households and very low-income households should equal the City's RHNA. Program 2.1b has been added to prioritize funding for the development of housing affordable to extremely low-income households. This incentive to develop this housing type will help rectify the disparity between existing extremely low-income households and Riverbank's RHNA for this category.

ELI households often require specific housing solutions such as deeper income targeting for subsidies; housing with supportive services; single-room occupancy (SROs) and/or shared housing; and rent subsidies (vouchers). Program 2.1b has been added to assist developers of extremely low-, low- and very low- income housing in the grant preparation process to help fund developments and services of this type.

Supportive housing is allowed by right in the R-3 zoning district, and with a conditional use permit in the C-1, C-2, and CM zoning districts (See Table D-1, Residential Types Permitted by Zone). There are 6.43 acres of undeveloped land zoned R-3 within Riverbank's city limits, which would provide sufficient capacity to accommodate the need for supportive housing. Rooming houses, boarding houses, and dwelling groups which accommodate single room occupancy (SRO) units are allowed by right in the R-3 zoning district and with a conditional use permit in the C-1, C-2, and C-M zoning districts.

**TABLE IV-3**  
Housing Problems for All Households – Riverbank – May 2014

|                                                   | Total<br>Owners | Total<br>Renters | Total<br>Households |
|---------------------------------------------------|-----------------|------------------|---------------------|
| <b>Household Income &lt;=30% HAMFI</b>            | <b>205</b>      | <b>335</b>       | <b>540</b>          |
| % with any housing problems                       | 85.3%           | 77.6%            | 80.5%               |
| % Cost Burden >30%                                | 82.9%           | 77.6%            | 78.7%               |
| % Cost Burden >50%                                | 58.5%           | 52.2%            | 54.6%               |
| <b>Household Income &gt;30% to &lt;=50% HAMFI</b> | <b>320</b>      | <b>110</b>       | <b>430</b>          |
| % with any housing problems                       | 76.5%           | 72.7%            | 75.6%               |
| % Cost Burden >30%                                | 68.7%           | 72.7%            | 69.8%               |
| % Cost Burden >50%                                | 59.3%           | 22.7%            | 50.0%               |
| <b>Household Income &gt;50% to &lt;=80% HAMFI</b> | <b>605</b>      | <b>435</b>       | <b>1,040</b>        |
| % with any housing problems                       | 76.0%           | 78.1%            | 76.9%               |
| % Cost Burden >30%                                | 76.0%           | 74.7%            | 75.5%               |
| % Cost Burden >50%                                | 50.4%           | 19.5%            | 37.5%               |

**SOURCE:** State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, 2007-2011 ACS, released May 28, 2014

#### **D. NUMBER OF OVERCROWDED HOUSEHOLDS**

---

Overcrowded households are defined by the Census Bureau as those having more than 1.01 persons per room. **Severely Overcrowded is defined as those having more than 1.50 persons per room.** This condition is reflective of one of three conditions: (1) a family or household inhabiting too small a dwelling; (2) a family living with extended family members; or (3) a family renting inadequate living space to non-family members.

Table IV-4, Persons per Room in Occupied Units for the City of Riverbank, presents information on the amount of overcrowded households based on the 2000 Census **and 2010-2012 American Community Survey.** 460 (13.51%) households in owner-occupied units and 273 (24.64%) households in renter-occupied units were classified as overcrowded, **according to the 2000 Census.** Many of these renter households are exceptionally large families and the overcrowding in the renter units is worse than in the owner occupied units. **Overall, 733 (16.25%) of all the occupied units were overcrowded in 2000.** Data more recent (2012 ACS) show that 313 (6.69%) households in owner-occupied are overcrowded and 193 (10.36%) in renter-occupied. 45 (0.96%) owner-occupied are severely overcrowded and 71 (3.81%) in renter-occupied are severely overcrowded.

There also seems to be a direct link between overcrowding and housing affordability. Homeowners or renters with large families are unable to afford larger dwellings, individuals on fixed incomes are left no alternative but inadequate housing, and the young are unable to make rental payments or secure home loans so reside longer with their parents.

In addition, families with large numbers of children are most likely to live in overcrowded conditions. Therefore, children are usually the largest percentage of persons living in substandard conditions.

**TABLE IV-4**  
**Persons per Room in Occupied Housing Units**  
**City of Riverbank - 2000 and 2012**

| PERSONS PER ROOM                  | # OF OCCUPIED UNITS | % OF UNITS    | # OF OCCUPIED UNITS      | % OF UNITS    |
|-----------------------------------|---------------------|---------------|--------------------------|---------------|
| ALL OCCUPIED HOUSING UNITS:       | <b>2000 CENSUS</b>  |               | <b>2012 CENSUS / ACS</b> |               |
| 1.00 OR LESS                      | 3,186               | 70.61%        | 6,033                    | 92.26%        |
| 1.01 TO 1.50                      | 379                 | 8.40%         | 390                      | 5.96%         |
| 1.51 OR 2.00                      | 237                 | 5.25%         | 76                       | 1.16%         |
| 2.01 OR MORE                      | 117                 | 2.59%         | 40                       | 0.61%         |
| CITY TOTALS                       | 4,512               | 100.00%       | 6,539                    | 100.00%       |
| <b>TOTAL OVERCROWDED</b>          | <b>773</b>          | <b>17.13%</b> | <b>506</b>               | <b>7.74%</b>  |
| <b>TOTAL SEVERELY OVERCROWDED</b> | <b>354</b>          | <b>7.85%</b>  | <b>116</b>               | <b>1.77%</b>  |
| OWNER-OCCUPIED HOUSING UNITS:     |                     |               |                          |               |
| 1.00 OR LESS                      | 2,944               | 86.49%        | 4,363                    | 93.31%        |
| 1.01 TO 1.50                      | 242                 | 7.11%         | 268                      | 1.45%         |
| 1.51 OR 2.00                      | 153                 | 4.49%         | 25                       | 0.53%         |
| 2.01 OR MORE                      | 65                  | 1.91%         | 20                       | 0.43%         |
| CITY TOTALS                       | 3,404               | 100.00%       | 4,676                    | 100.00%       |
| <b>TOTAL OVERCROWDED</b>          | <b>460</b>          | <b>13.51%</b> | <b>313</b>               | <b>6.69%</b>  |
| <b>TOTAL SEVERELY OVERCROWDED</b> | <b>218</b>          | <b>6.40%</b>  | <b>45</b>                | <b>0.96%</b>  |
| RENTER-OCCUPIED HOUSING UNITS:    |                     |               |                          |               |
| 1.00 OR LESS                      | 835                 | 75.36%        | 1,670                    | 89.64%        |
| 1.01 TO 1.50                      | 137                 | 12.36%        | 122                      | 6.55%         |
| 1.51 TO 2.00                      | 84                  | 7.58%         | 51                       | 2.74%         |
| 2.01 OR MORE                      | 52                  | 4.69%         | 20                       | 1.07%         |
| CITY TOTALS                       | 1,108               | 100.00%       | 1,863                    | 100.00%       |
| <b>TOTAL OVERCROWDED</b>          | <b>273</b>          | <b>24.64%</b> | <b>193</b>               | <b>10.36%</b> |
| <b>TOTAL SEVERELY OVERCROWDED</b> | <b>136</b>          | <b>12.27%</b> | <b>71</b>                | <b>3.81%</b>  |

**SOURCE:** U.S. Census Bureau, 2000 Census; U.S. Census Bureau, 2010-2012 American Community Survey, B25014, Tenure by Occupants Per Room; 5<sup>th</sup> Cycle Housing Element Data Package, Table 3

#### **E. AMOUNT OF HOUSING NEEDING REHABILITATION**

The City of Riverbank received Community Development Block Grants between 2009 and 2014. These grants assisted in providing 14 loans — 2 for home rehab and 12 to first-time homebuyers. The Housing Rehabilitation Program issued two (2) loans in 2014 and according to Rosa Casas of the Riverbank Housing Division, they will be completed in the Spring of 2015. The 2003 Housing Condition Survey (see Appendix B) conducted by city staff identified that of the 4,954 residential units surveyed, nearly 30% (1,482 units) were in need of *at least* moderate repair. This was consistent with the older housing stock numbers in the city.



## **F. SPECIAL NEEDS**

---

State and federal law requires local governments to take steps to assure that housing programs are implemented in such a manner as to eliminate the effects of discrimination in housing based on race, color, religion, sex or national origin. In addition, State anti-discrimination standards prohibit discrimination on the basis of marital status or family size. These policies apply to all income levels rather than just lower-income groups.

The special needs of other groups are defined by the unique circumstances of the group which require special housing considerations, and the ability of the groups to afford the special consideration. An effort to alleviate special needs must therefore consist of two separate phases: first, programs to assist special need groups which have inadequate financial resources; and second, assurances of equal access to all community housing resources for all segments of the community.

## **G. RIVERBANK HOUSING NEEDS**

---

Federal regulations require that area-wide agencies "identify the housing needs of the current and prospective population by appropriate geographic sectors and identifiable segments of the population and provide for the distribution of housing resources (including assisted housing) to meet the needs of all citizens in order to provide a choice of housing type and location." The regulations further require that broad goals and annual objectives be specified and that a housing policy be established to allocate housing resources in a manner appropriate to the identified needs.

The purpose of the fair share allocation is to provide localities with a general measure of local responsibility for addressing a fair share of the market area housing need. Within Stanislaus County, the adopted StanCOG Regional Housing Needs Assessment serves as the fair share allocation for all jurisdictions.

## **H. MARKET-RATE HOUSING NEEDS**

---

Market-rate households are those, which do not have to pay a disproportionate amount (30% or more) of gross household income in order to secure adequate housing. Riverbank has previously afforded market-rate households the opportunity to locate in the city by annexing for residential uses, by providing public services to those areas, and by encouraging increased employment opportunities in the urban area. Beyond the commitment to provide housing opportunities, a matter of continuing concern is the need to achieve a measure of economic balance in the value of new homes. At present, the city has a preponderance of low and moderate-income households. A greater parity between the number of low, moderate, middle and upper-income homes could benefit the entire city.

Riverbank experienced a high rate of growth over the past several years (peaking in 2006), with new construction at comparable rates to other cities in Stanislaus County. Table IV-5 identifies the yearly household increase from 2004 to January of 2014. During this time frame, the City of Riverbank added 1,806 units to its housing stock, which equates to a 34.06 percent increase. During this same time frame, the total increase in housing units for the county was 10.58 percent. As seen in the table below, the increase in housing stock slowed down from 2010 to 2014, where only 40 units were added to the housing stock.

**TABLE IV-5**  
**Yearly Housing Unit Increase Stanislaus County and Cities (2004-2014)**

| CITY         | 2004           | 2005           | 2006           | 2007           | 2008           | 2009           | 2010           |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| CERES        | 11,399         | 11,865         | 12,641         | 13,040         | 13,279         | 13,620         | 13,673         |
| HUGHSON      | 1,614          | 1,836          | 1,911          | 1,907          | 1,937          | 2,191          | 2,234          |
| MODESTO      | 72,018         | 72,615         | 73,501         | 74,297         | 74,700         | 75,233         | 75,044         |
| NEWMAN       | 2,503          | 2,756          | 3,092          | 3,160          | 3,243          | 3,340          | 3,357          |
| OAKDALE      | 6,292          | 6,419          | 6,639          | 6,968          | 7,227          | 7,702          | 7,822          |
| PATTERSON    | 3,918          | 4,484          | 5,412          | 5,932          | 5,999          | 6,288          | 6,328          |
| RIVERBANK    | 5,303          | 5,835          | 6,257          | 6,375          | 6,447          | 6,911          | 7,069          |
| TURLOCK      | 21,652         | 22,581         | 23,084         | 23,711         | 23,993         | 24,285         | 24,627         |
| WATERFORD    | 2,315          | 2,330          | 2,448          | 2,574          | 2,623          | 2,661          | 2,665          |
| UNINCORP.    | 35,911         | 36,327         | 36,734         | 37,076         | 37,174         | 36,651         | 36,684         |
| <b>TOTAL</b> | <b>162,925</b> | <b>167,048</b> | <b>171,719</b> | <b>175,040</b> | <b>176,622</b> | <b>178,882</b> | <b>179,503</b> |

| CITY         | 2011           | 2012           | 2013           | 2014           | ABSOLUTE CHANGE | PERCENT CHANGE |
|--------------|----------------|----------------|----------------|----------------|-----------------|----------------|
| CERES        | 13,674         | 13,681         | 13,717         | 13,725         | 2,326           | 20.41%         |
| HUGHSON      | 2,244          | 2,267          | 2,310          | 2,350          | 736             | 45.60%         |
| MODESTO      | 75,056         | 75,092         | 75,601         | 75,711         | 3,693           | 5.13%          |
| NEWMAN       | 3,431          | 3,439          | 3,438          | 3,437          | 934             | 37.32%         |
| OAKDALE      | 7,841          | 7,854          | 7,903          | 7,961          | 1,669           | 26.53%         |
| PATTERSON    | 6,339          | 6,339          | 6,356          | 6,363          | 2,445           | 62.40%         |
| RIVERBANK    | 7,081          | 7,082          | 7,098          | 7,109          | 1,806           | 34.06%         |
| TURLOCK      | 24,633         | 24,656         | 24,680         | 24,727         | 3,075           | 14.20%         |
| WATERFORD    | 2,665          | 2,665          | 2,665          | 2,665          | 350             | 15.12%         |
| UNINCORP.    | 36,658         | 36,670         | 36,140         | 36,117         | 206             | 0.57%          |
| <b>TOTAL</b> | <b>179,649</b> | <b>179,745</b> | <b>179,908</b> | <b>180,165</b> | <b>17,240</b>   | <b>10.58%</b>  |

**SOURCE:** State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2014, Sacramento, California, May 2014 and State of California, Department of Finance, E-8 *Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010*. Sacramento, California, November 2012.

In the estimate by the Department of Finance, dated January 1, 2014, the population of the City of Riverbank (23,243) represented 4.42 percent of Stanislaus County's total population. The Housing Needs Report predicts a countywide need to plan for 21,330 new homes between 2014 and 2023. The proportional share for Riverbank is 1,280 new units (Table IV-6).

Currently, the City is at about 75% of meeting its above-moderate income housing units

but is falling behind in its provision for moderate, low-income, very-low and extremely-low households.

The City of Riverbank, however, cannot guarantee construction or occupancy of new units consistent with present or future allocations, only that the City will take steps to assure that the opportunity exists for all households to locate in Riverbank.

Most homes in Riverbank are made available in the commercial marketplace through the efforts of the housing industry, and it is expected that housing construction and occupancy will continue to primarily be a function of private market forces.

**TABLE IV-6**  
**Housing Needs Allocation**  
**January 2014 – June 2023**

| CITY             | VERY LOW INCOME | LOW INCOME   | MODERATE INCOME | ABOVE MODERATE INCOME | TOTAL PROJECTED NEED |
|------------------|-----------------|--------------|-----------------|-----------------------|----------------------|
| Ceres            | 622             | 399          | 446             | 1,104                 | 2,571                |
| Hughson          | 53              | 34           | 38              | 93                    | 218                  |
| Modesto          | 1,546           | 991          | 1,100           | 2,724                 | 6,361                |
| Newman           | 186             | 119          | 136             | 337                   | 778                  |
| Oakdale          | 315             | 202          | 210             | 520                   | 1,247                |
| Patterson        | 636             | 408          | 416             | 1,031                 | 2,491                |
| <b>Riverbank</b> | <b>321</b>      | <b>206</b>   | <b>217</b>      | <b>536</b>            | <b>1,280</b>         |
| Turlock          | 877             | 562          | 627             | 1,552                 | 3,618                |
| Waterford        | 131             | 84           | 89              | 221                   | 525                  |
| Unincorporated   | 538             | 345          | 391             | 967                   | 2,241                |
| <b>TOTAL</b>     | <b>5,225</b>    | <b>3,350</b> | <b>3,670</b>    | <b>9,085</b>          | <b>21,330</b>        |

**SOURCE:** StanCOG Regional Housing Needs Assessment 2014-2023 (Note: Table may not add due to rounding); 5<sup>th</sup> Cycle Housing Element Data Package, Table 20

## **I. NON-MARKET-RATE HOUSING NEEDS**

Non-market rate households are those that are unable to secure adequate housing except at a cost which is disproportionate to the gross household income and, therefore, do not have the financial capability to meet their housing needs without sacrificing other essential needs. The adequacy of a housing unit is related to the physical condition of the structure or to the special needs of the household.

For the purpose of this housing element, special needs categories shall include housing units which are:

- dilapidated;
- deteriorated;
- overcrowded; or

- overpriced in relation to the gross household income.

Special need groups shall include very low, low, and moderate-income households which are defined as:

- elderly;
- handicapped;
- large family;
- farm workers;
- female heads of households; or
- homeless

While market-rate housing needs are expected to be met by the private housing market, addressing the inadequate conditions of non-market rate households may require action from the public sector. Indeed, one purpose of State and federal housing requirements is to encourage local jurisdictions to identify housing needs and to develop programs to mitigate the needs.

## **J. THE ELDERLY**

---

The elderly often face a lack of housing in the marketplace suitable for their particular needs since they are likely to have fixed or limited incomes. In addition to financial considerations, the elderly require special needs in housing construction and location to allow for access and mobility. Elderly citizens must rely on public transportation if their dwellings are not located within close proximity to local services. The elderly often need additional mobile assistance in the form of ramps and handrails, which will allow access to public facilities.

Because the elderly often live alone, they are more vulnerable to abuse and theft and thus, need security devices to safeguard their homes against unwanted intrusions. Retirement and convalescent homes offer alternative housing choices, but the majority live in independent residences, often in substandard conditions. The 2010 Census shows that there are 2,779 people in the City of Riverbank who are aged 60 years or more (Table IV-7); this is 12.25 percent of the total population. Stanislaus County is slightly higher at 15.25 percent.

Census data show the vast majority of older Americans (95 percent) live in their homes within the community, as opposed to only 5 percent living in an institutional setting. Repeatedly, research such as the 1990 AARP survey shows that most older Americans want to remain in their community homes, and to age in place. Households with members over age 65 are three and one-half times less likely to relocate than those under 65. While a large proportion of the elderly population lives alone; many seniors find single-family homes too costly to maintain; others cannot afford multifamily rental housing.

While a notable segment of the elderly population does not require constant care, to counter problems with affordability or when faced with the need to find housing, some seniors choose to live in alternative housing. For example, shared housing programs match people in need of housing with other homeowners or apartment dwellers looking for roommates. These arrangements reduce housing costs and often ameliorate the sense of loneliness and isolation the elderly feel when a spouse dies or extended family members move away.

The increasing number of elderly persons in the population is creating a demand for more affordable housing in the short-term. Long-range planning must recognize this need and design innovative programs to address the demand.

Connecting senior units with services, transportation and social community centers offer opportunities for social interaction for the elderly. Additional housing types considered appropriate for the elderly include townhouses, one-story duplexes and second units (granny flats). Congregate housing, which provides services on-site such as a common dining room and kitchen with support services, allows the elderly to maintain their independence.

In addition to incentivizing new construction of a variety of housing types to meet the needs of the growing elderly population, the City's Housing Rehabilitation Program for Low Income residents provides funds for minor retrofit and disabilities/handicap modifications to allow elderly persons to remain in their home. Within the program the City offers funds to address items of Health and Safety concern as well as State and local code violations. The following are typical items addressed by the Housing Rehabilitation Program: insulation for attic and walls, weather-stripping for doors and windows, energy efficient windows, installation of HVAC units, security lighting, security doors, smoke detectors, carbon monoxide detectors, and replacement of water heaters, roofs, and electrical,

The City has a variety of organizations which provide services to the elderly and assist with the specific housing needs of elderly households. A listing of these organizations is provided [on Page IV-11](#):



| <b>Riverbank Senior Resources</b>                                                                                                                                                                                                                 |                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Brown Bag (Salvation Army)<br>Christian Food Share<br>Assembly of God Church<br>Saint Vincent de Paul Society<br>Reach Program (Former program<br>provided by Christ the King Church)<br>Senior Meals Program<br>Riverbank Christian Food Sharing | Provide meals to qualifying families,<br>individuals, and seniors. Also provide<br>volunteer opportunities.           |
| City Department of Parks and<br>Recreation Senior Activities                                                                                                                                                                                      | Provides a social gathering place for<br>seniors to exercise and interact.                                            |
| Meals on Wheels                                                                                                                                                                                                                                   | Provides meals to home-bound seniors.                                                                                 |
| Stanislaus Regional Transit – START.<br>Dial-a-Ride                                                                                                                                                                                               | Provides door-to-door service for<br>residents who have a qualifying disability<br>or those at least 65 years of age. |
| Riverbank Public Library                                                                                                                                                                                                                          | Library books available in large print.                                                                               |

**TABLE IV-7**  
**Population 60 Years of Age and Older**  
**City of Riverbank and Stanislaus County – 2010**

|                       | RIVERBANK                |                |                    | STANISLAUS COUNTY         |                  |                      |
|-----------------------|--------------------------|----------------|--------------------|---------------------------|------------------|----------------------|
|                       | 2010 CENSUS              |                |                    | 2010 CENSUS               |                  |                      |
|                       | #                        | % OF CITY POP. | % OF CITY POP. 60+ | #                         | % OF COUNTY POP. | % OF COUNTY POP. 60+ |
|                       | TOTAL POPULATION: 22,678 |                |                    | TOTAL POPULATION: 514,453 |                  |                      |
| <b>60 YEARS+</b>      |                          |                |                    |                           |                  |                      |
| MALE                  | 1,257                    | 5.54%          | 45.23%             | 34,862                    | 6.78%            | 44.45%               |
| FEMALE                | 1,522                    | 6.71%          | 54.77%             | 43,574                    | 8.47%            | 55.55%               |
| <b>TOTAL</b>          | <b>2,779</b>             | <b>12.25%</b>  | <b>100.00%</b>     | <b>78,436</b>             | <b>15.25%</b>    | <b>100.00%</b>       |
| <b>60 TO 64 YEARS</b> |                          |                |                    |                           |                  |                      |
| MALE                  | 424                      | 1.87%          | 15.26%             | 11,236                    | 2.18%            | 14.33%               |
| FEMALE                | 462                      | 2.04%          | 16.62%             | 12,369                    | 2.40%            | 15.77%               |
| <b>TOTAL</b>          | <b>886</b>               | <b>3.91%</b>   | <b>31.88%</b>      | <b>23,605</b>             | <b>4.59%</b>     | <b>30.09%</b>        |
| <b>65 TO 74 YEARS</b> |                          |                |                    |                           |                  |                      |
| MALE                  | 499                      | 2.20%          | 21.90%             | 13,624                    | 2.65%            | 17.37%               |
| FEMALE                | 573                      | 2.53%          | 20.62%             | 16,013                    | 3.11%            | 20.42%               |
| <b>TOTAL</b>          | <b>1,072</b>             | <b>4.43%</b>   | <b>38.58%</b>      | <b>29,637</b>             | <b>5.76%</b>     | <b>37.78%</b>        |
| <b>75 TO 84 YEARS</b> |                          |                |                    |                           |                  |                      |
| MALE                  | 261                      | 1.15%          | 9.39%              | 7,420                     | 1.44%            | 9.46%                |
| FEMALE                | 345                      | 1.52%          | 12.41%             | 10,365                    | 2.01%            | 13.21%               |
| <b>TOTAL</b>          | <b>606</b>               | <b>2.67%</b>   | <b>21.81%</b>      | <b>17,785</b>             | <b>3.46%</b>     | <b>22.67%</b>        |
| <b>85 YEARS +</b>     |                          |                |                    |                           |                  |                      |
| MALE                  | 73                       | 0.32%          | 2.63%              | 2,582                     | 0.50%            | 3.29%                |
| FEMALE                | 142                      | 0.63%          | 5.11%              | 4,827                     | 0.94%            | 6.15%                |
| <b>TOTAL</b>          | <b>215</b>               | <b>0.95%</b>   | <b>7.74%</b>       | <b>7,409</b>              | <b>1.44%</b>     | <b>9.45%</b>         |

**SOURCE:** U.S Census Bureau, 2010 Census, DP-1, Profile of General Population and Housing Characteristics: 2010 for Riverbank and Stanislaus County.

## K. THE DISABLED/HANDICAPPED

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24, requires all public buildings be accessible to the public, and therefore, must meet architectural standards such as ramp ways, large door widths and restroom modifications enabling free access for the handicapped. Table IV-8 shows the 2010 estimate of persons' ages by age in Riverbank who have some type of disability (duplications exist in this data).

**TABLE IV-8**  
**Disabled Persons by Age**  
**City of Riverbank, 2010**

| Type of Disability         | Persons by Age |           |              |
|----------------------------|----------------|-----------|--------------|
|                            | 5-64 years     | 65+ years |              |
| Sensory disability         | 245            | 113       |              |
| Physical disability        | 624            | 388       |              |
| Mental disability          | 667            | 110       |              |
| Self-care disability       | 234            | 93        |              |
| Go-outside-home disability | 920            | 185       |              |
| Employment disability      | 1,215          | N/A       | <b>TOTAL</b> |
|                            | 3,905          | 883       | 4,794        |

**SOURCE:** U.S. Census Bureau, 2010 Census, P041; 5<sup>th</sup> Cycle Housing Element Data Package, Table 12

Households with a member who has a mental disability include those whose disability is psychiatric and those with organic illness--such as organic brain disorders resulting from Alzheimer's disease or AIDS-related infections. The 2010 Census provided the number of individuals who are institutionalized with psychiatric disabilities. The following Table IV-9, Persons in Group Quarters, reflects the number of individuals that are institutionalized within the City of Riverbank and Stanislaus County.

**TABLE IV-9**  
**Persons in Group Quarters**  
**City of Riverbank and Stanislaus County - 2010**

|                                   | RIVERBANK           |                | STANISLAUS COUNTY   |                |
|-----------------------------------|---------------------|----------------|---------------------|----------------|
|                                   | # IN GROUP QUARTERS | % OF TOTAL     | # IN GROUP QUARTERS | % OF TOTAL     |
| <b>INSTITUTIONALIZED PERSONS:</b> | <b>72</b>           | <b>42.86%</b>  | <b>3,370</b>        | <b>53.45%</b>  |
| CORRECTION INSTITUTIONS           | 0                   | 0.00%          | 1,091               | 17.30%         |
| JUVENILE FACILITIES               | 0                   | 0.00%          | 375                 | 5.95%          |
| NURSING HOMES                     | 72                  | 42.86%         | 1,904               | 30.20%         |
| OTHER INSTITUTIONS                | 0                   | 0.00%          | 0                   | 0.00%          |
| <b>NONINSTITUTIONALIZED:</b>      | <b>96</b>           | <b>57.14%</b>  | <b>2,935</b>        | <b>46.55%</b>  |
| COLLEGE DORMITORIES               | 0                   | 0.00%          | 584                 | 9.26%          |
| MILITARY QUARTERS                 | 0                   | 0.00%          | 0                   | 0.00%          |
| OTHER                             | 96                  | 57.14%         | 2,351               | 37.29%         |
| <b>TOTAL:</b>                     | <b>168</b>          | <b>100.00%</b> | <b>6,305</b>        | <b>100.00%</b> |

**SOURCE:** U.S. Census Bureau, 2010 Census, QT-P13, Group Quarters by Sex, Age, and Type of Group Quarters: 2010

## **L. FEMALE HEADS OF HOUSEHOLDS**

According to the U.S. Census Bureau, American Community Survey, City of Riverbank had a total of 837 are female heads of household or 15.33 percent of all householders in Riverbank (Table IV-10, Female Headed Household, 2008-2012 ACS). 273 female headed households are considered to be under the poverty level (5.00 percent of all households). Stanislaus County, by comparison, has 23,952 female headed households or 19.49 percent of all householders. These low-income households find it increasingly difficult to find adequate housing since they may have limited incomes that restrict their ability to rent or own large enough dwellings to accommodate their children. Female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This may result in living units falling into disrepair and the incidence of poverty is more apparent and difficult to remedy.

**TABLE IV-10**  
**Female Headed Householders**  
**City of Riverbank and Stanislaus County – 2008-2012 ACS**

|                                                  | RIVERBANK |            | STANISLAUS COUNTY |            |
|--------------------------------------------------|-----------|------------|-------------------|------------|
| HOUSEHOLD TYPE                                   | NUMBER    | % OF TOTAL | NUMBER            | % OF TOTAL |
| FEMALE HEADED HOUSEHOLDS                         | 837       | 15.33%     | 23,952            | 19.49%     |
| FEMALE HEADS WITH OWN CHILDREN                   | 571       | 10.46%     | 16,327            | 13.28%     |
| FEMALE HEADS WITHOUT CHILDREN                    | 266       | 4.87%      | 7,625             | 6.20%      |
| FEMALE HEADED HOUSEHOLDS UNDER THE POVERTY LEVEL | 273       | 5.00%      | 8,025             | 6.53%      |
| TOTAL FAMILIES UNDER THE POVERTY LEVEL           | 655       | 11.99%     | 17,672            | 14.38%     |
| TOTAL HOUSEHOLDERS                               | 5,461     | 100.00%    | 122,902           | 100.00%    |

**SOURCE:** U.S. Census Bureau, 2008-2012 American Community Survey, B17012; 5<sup>th</sup> Cycle Housing Element Data Package, Table 8

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than in the cities.

## **M. LARGE FAMILIES**

Households of five or more totaled 1,424 for Riverbank in 2012 (Table IV-11, Household Type and Size). Families falling into this category represent a higher percentage of 21.78% compared to the County average of 17.46%. Many large families face difficulty in securing adequate housing because they are in the low- or moderate-income range, and an adequate supply of rental units are unavailable in the market place. Large families are indicative not only of those households that require larger dwellings to meet their housing needs, but also are reflective of a large number that live below the poverty level. Table IV-12 shows that the average persons per household decreased from 3.45 in 2000 to 3.24 in 2011. That decrease is comparable when looking at Renter and Owner Households. The 2007-2011 American Community Survey shows that 19.79 percent of occupied housing units are considered to be "Large Households" (5 or more persons).

**TABLE IV-11**  
**Household Type and Size, 2008-2012 ACS**

|                           |           | RIVERBANK        |                 |                 | STANISLAUS COUNTY |                 |                 |
|---------------------------|-----------|------------------|-----------------|-----------------|-------------------|-----------------|-----------------|
|                           |           | NUMBER<br>OF HHS | % OF HH<br>TYPE | % OF ALL<br>HHS | NUMBER<br>OF HHS  | % OF HH<br>TYPE | % OF ALL<br>HHS |
| FAMILY HHS                | 2 PERSONS | 1,358            | 24.83%          | 20.77%          | 40,374            | 32.67%          | 24.32%          |
|                           | 3 PERSONS | 1,254            | 22.93%          | 19.18%          | 27,056            | 21.89%          | 16.30%          |
|                           | 4 PERSONS | 1,434            | 26.22%          | 21.93%          | 27,165            | 21.98%          | 16.36%          |
|                           | 5 PERSONS | 666              | 12.18%          | 10.19%          | 15,588            | 12.61%          | 9.39%           |
|                           | 6 PERSONS | 535              | 9.78%           | 8.18%           | 8,232             | 6.66%           | 4.96%           |
|                           | 7 OR MORE | 223              | 4.08%           | 3.41%           | 5,167             | 4.18%           | 3.11%           |
| TOTAL FAMILY HH           |           | 5,470            | 100.00%         | 83.65%          | 123,582           | 100.00%         | 74.75%          |
| PERSONS PER FAMILY HH     |           | 3.71             |                 |                 | 3.51              |                 |                 |
| NON-FAMILY HHS            | 1 PERSON  | 782              | 73.15%          | 11.96%          | 33,832            | 79.76%          | 20.38%          |
|                           | 2 PERSONS | 185              | 17.31%          | 2.83%           | 6,988             | 16.47%          | 4.21%           |
|                           | 3 PERSONS | 102              | 9.54%           | 1.56%           | 942               | 2.22%           | 0.57%           |
|                           | 4 PERSONS | 0                | 0.00%           | 0.00%           | 425               | 1.00%           | 0.26%           |
|                           | 5 PERSONS | 0                | 0.00%           | 0.00%           | 140               | 0.33%           | 0.08%           |
|                           | 6 PERSONS | 0                | 0.00%           | 0.00%           | 90                | 0.21%           | 0.05%           |
|                           | 7 OR MORE | 0                | 0.00%           | 0.00%           | 0                 | 0.00%           | 0.00%           |
| TOTAL NON-FAMILY HH       |           | 1,069            | 100.00%         | 16.35%          | 42,417            | 100.00%         | 25.55%          |
| PERSONS PER NON-FAMILY HH |           | 1.36             |                 |                 | 1.26              |                 |                 |
| TOTAL HH                  |           | 6,539            | 100.00%         | 100.00%         | 165,999           | 100.00%         | 100.00%         |
| PERSONS PER HH            |           | 3.33             |                 |                 | 2.94              |                 |                 |

**SOURCE:** U.S. Census Bureau, 2008-2012 American Community Survey, B11016.

**TABLE IV-12**  
**Persons in Occupied Housing Units**  
**City of Riverbank, 2000 and 2012**

| PERSONS IN UNIT             | TOTAL<br>OCCUPIED<br>HOUSING UNITS | % OF TOTAL<br>OCCUPIED<br>HOUSING UNITS | OWNER<br>OCCUPIED<br>UNITS | % OF TOTAL<br>OWNER<br>OCCUPIED UNITS | RENTER<br>OCCUPIED<br>UNITS | % OF TOTAL<br>RENTER<br>UNITS |
|-----------------------------|------------------------------------|-----------------------------------------|----------------------------|---------------------------------------|-----------------------------|-------------------------------|
| <b>2000 CENSUS</b> 1 PERSON | 539                                | 11.86%                                  | 356                        | 10.48%                                | 183                         | 15.95%                        |
| 2 PERSONS                   | 1,173                              | 25.81%                                  | 937                        | 27.58%                                | 236                         | 20.58%                        |
| 3 PERSONS                   | 804                                | 17.69%                                  | 601                        | 17.69%                                | 203                         | 17.70%                        |
| 4 PERSONS                   | 906                                | 19.94%                                  | 690                        | 20.31%                                | 216                         | 18.83%                        |
| 5 OR MORE PERSONS           | 1,122                              | 24.69%                                  | 819                        | 24.11%                                | 309                         | 26.94%                        |
| CITY TOTAL                  | 4,544                              | 100.00%                                 | 3,397                      | 100.00%                               | 1,147                       | 100.00%                       |
|                             |                                    | PERSONS/OCCUPIED UNIT: 3.45             |                            |                                       | PERSONS/OWNER UNIT: 3.43    | PERSONS/RENTAL UNIT: 3.50     |
| <b>2012 CENSUS</b> 1 PERSON | 782                                | 11.96%                                  | 523                        | 11.18%                                | 259                         | 13.90%                        |
| 2 PERSONS                   | 1,543                              | 23.60%                                  | 1,187                      | 25.38%                                | 356                         | 19.11%                        |
| 3 PERSONS                   | 1,356                              | 20.74%                                  | 937                        | 20.04%                                | 419                         | 22.49%                        |
| 4 PERSONS                   | 1,434                              | 21.93%                                  | 1,045                      | 22.35%                                | 389                         | 20.88%                        |
| 5 OR MORE PERSONS           | 1,424                              | 21.78%                                  | 984                        | 21.04%                                | 440                         | 23.62%                        |
| CITY TOTAL                  | 6,539                              | 100.00%                                 | 4,676                      | 100.00%                               | 1,863                       | 100.00%                       |
|                             |                                    | PERSONS/OCCUPIED UNIT: 3.32             |                            |                                       | PERSONS/OWNER UNIT: 3.30    | PERSONS/RENTAL UNIT: 3.40     |

**SOURCE:** U.S. Census Bureau, 2000 Census, 2008-2012 American Community Survey, B25007; 5<sup>th</sup> Cycle Housing Element Data Package, Table 6



A little more than eight (8) percent (540) of the 6,480 households in Riverbank have less than 30 percent of the HUD Area Medium Family Income (HAMFI). Of the 540 total households in that income group, 335 or 19 percent are renters.

**TABLE IV-13**  
**Income Distribution Overview**

| Income Level                                                                                                               | Owner  |         | Renter |         | Total  |         |
|----------------------------------------------------------------------------------------------------------------------------|--------|---------|--------|---------|--------|---------|
|                                                                                                                            | Number | Percent | Number | Percent | Number | Percent |
| Less than or = 30% HAMFI                                                                                                   | 205    | 4.34%   | 335    | 19.03%  | 540    | 8.33%   |
| 31% to less than or = 50% HAMFI                                                                                            | 320    | 6.78%   | 110    | 6.25%   | 430    | 6.64%   |
| 51% to less than or = 81% HAMFI                                                                                            | 605    | 12.82%  | 435    | 24.72%  | 1,040  | 16.05%  |
| 81% to less than or = 100% HAMFI                                                                                           | 440    | 9.32%   | 190    | 10.80%  | 630    | 9.72%   |
| 101% and above                                                                                                             | 3,155  | 66.84%  | 690    | 39.20%  | 3,845  | 59.34%  |
| TOTAL                                                                                                                      | 4,720  | 100.00% | 1,760  | 100.00% | 6,480  | 100.00% |
| <b>SOURCE:</b> State of the Cities Data Systems, Comprehensive Housing Affordability Strategy ("CHAS") data, 2007-2011 ACS |        |         |        |         |        |         |

As with other special needs groups, large families would benefit from innovative multifamily housing development such as co-housing units which may include child care facilities. Large families should also have adequate recreational areas for children and adults near their residences. Housing for large families should also be located near public transit. A program to assist large families with homeownership may also be advantageous.

## **N. FARMWORKERS**

Stanislaus County places farmworkers into two categories: (1) those regular or year-round farm laborers employed for more than 150 days annually, and (2) those seasonal and migrant farm workers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

Statistics concerning the number of farmworkers employed in the City of Riverbank assumed from the 2012 USDA Ag Census. The Census identifies number of employees in a given occupation group, in this case, farming, fishing, and forestry. There are no fishing or forestry industries in the City, therefore the number can be used to show farmworker employment. Table IV-14 on the next page shows the estimated number of farmworkers in 2012 from the Ag Census.

**TABLE IV-14**  
**Estimated Number of Farmworkers**  
**City of Riverbank, 2012**

| <b>Hired Farm Labor - 2012</b>       |               |
|--------------------------------------|---------------|
|                                      | <b>Number</b> |
| <b>Farms</b>                         | 1,724         |
| <b>Workers</b>                       | 14,657        |
| <b>\$1,000 Payroll</b>               | 221,868       |
| <b>Farmworkers by Days Worked</b>    |               |
|                                      | <b>Number</b> |
| <b>150 Days or more</b>              |               |
| <b>Farms</b>                         | 991           |
| <b>Workers</b>                       | 5,928         |
| <b>Farms with 10 or more Workers</b> |               |
| <b>Workers</b>                       | 3,402         |
| <b>Fewer than 150 Days</b>           |               |
| <b>Farm</b>                          | 1,173         |
| <b>Workers</b>                       | 8,729         |

**SOURCE:** 2012 Ag Census, <http://agcensus.usda.gov/index.php>; 5<sup>th</sup> Cycle Housing Element Data Package, Table 14 and 15

As is the case for most low-income households, housing needs of farmworkers far exceed government's ability to provide assistance. The Farmers Home Administration (FmHA) is the most important provider of permanent housing for farm workers, but FmHA assistance suffers from its own income qualifying standards and a shortage of staff and funds. The State HCD and Office of Migrant Services, also supply housing assistance for the farm workers. Because farm workers are of low income and their employment status is often tenuous, they are unable to compete for housing on the open market. The housing that is available is often of substandard condition and located in areas of the community lacking adequate services. In relation to their low incomes, farmworkers often overpay for substandard housing and live in crowded conditions. Program 2.1f has been added to assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding. The City will identify a partner and development opportunity by June 2010 and apply for grant funding through HCD.

In Stanislaus County, farm workers are housed predominantly in farm labor camps owned and operated by the Stanislaus County Housing Authority and camps privately owned in the unincorporated areas. Table IV-15 indicates where the USDA Rural Assisted Housing Developments are located.

**TABLE IV-15**  
**Farm Labor and Migrant Housing**

| USDA RURAL DEVELOPMENT           | TOTAL # OF UNITS | # OF RENT ASSISTED UNITS | % OF RENT ASSISTED UNITS | LOCATION  | RESTRICTIVE CLAUS EXPIRATION |
|----------------------------------|------------------|--------------------------|--------------------------|-----------|------------------------------|
| El Solyo Village                 | 46               | 27                       | 58.70%                   | Patterson | 11/16/2028                   |
| Garden Apartments                | 42               | 41                       | 97.62%                   | Oakdale   | 12/21/2010                   |
| Oakdale Apartments               | 42               | 39                       | 92.86%                   | Oakdale   | 04/24/2011                   |
| Oakridge Apartments              | 41               | 0                        | 0.00%                    | Oakdale   | 01/17/2005                   |
| Patterson Place Apartments       | 40               | 13                       | 32.50%                   | Patterson | 06/12/2005                   |
| Ram Farms Inc                    | 0                | 0                        | 0.00%                    | Hughson   |                              |
| Riverview Gardens                | 42               | 41                       | 97.62%                   | Riverbank | 2044                         |
| Stanislaus Flh Ctr Modesto       | 355              | 185                      | 52.11%                   | Modesto   |                              |
| Sunrise Vista Apartments         | 24               | 18                       | 75.00%                   | Waterford | 03/11/2032                   |
| Waterford Garden Apartments      | 51               | 3                        | 5.88%                    | Waterford | 06/03/2005                   |
| Westley-Patterson Migrant Center | 92               | 92                       | 100.00%                  | Patterson |                              |
| Willow Pointe Migrant Center     | 25               | 24                       | 96.00%                   | Riverbank | 07/26/2035                   |
| <b>Total</b>                     | <b>800</b>       | <b>443</b>               | <b>55.38%</b>            |           |                              |

**SOURCE:** California Housing Partnership Corporation; 5<sup>th</sup> Cycle Housing Element Data Package, Table 18.c

Provisions which allow for the housing of farm workers include permanent residential buildings and mobile homes. Permits are issued with the stipulation that the occupant be employed on a full-time basis in conjunction with farming operation. Both mobile homes and farm labor camps provide important housing for seasonal or year-round workers who may otherwise have a difficult time obtaining housing at an affordable price and within close proximity to their jobs.

## **O. EMERGENCY HOUSING/HOMELESS**

Some of the main causes of homelessness are the breakdown of the traditional social relationships, unemployment, shortage of extremely low- and low-income housing and the de-institutionalization of the mentally ill. In the previous housing element, zero homeless persons were identified in the City. The City of Riverbank Police Department conducts routine observations and reported that no homeless persons were within the City limits of Riverbank. Homeless persons in Stanislaus County tend to be transient in nature, many moving to larger cities (e.g. Turlock and Modesto) where more services are available.

According to Government Code 65583, at least one zoning district shall permit emergency shelters without a conditional use permit. Emergency Shelters may be considered “dwelling groups” and are thus allowed by right in the R-3 zoning district, and

with a conditional use permit in the C-1, C-2, and CM zoning districts (See Table D-1,

Residential Types Permitted by Zone). Program 2.1g has been included to update the uses permitted in the R-3 zone to include emergency shelters. Emergency shelters will only be subject to those development and management standards that apply to other residential development within the same zone. There are 6.43 acres of undeveloped land zoned R-3 within Riverbank's city limits, which would provide sufficient capacity to accommodate the need for emergency shelters. Emergency shelters may also be considered "residential care homes", in which case they are permitted by right in the R-1, R-2, R-3, and C-1 zoning districts so long as they serve less than seven persons. On February 10, 2015, City Council adopted Ordinance No. 2015-002 permitting Emergency Shelters, Transitional Housing and Supportive Housing to be a permitted use in the Multiple-Family Residential District R-3 Zone and a Permitted Use with a Use Permit in the Neighborhood Commercial District C-1 Zone, General Commercial District C-2 Zone and Commercial-Industrial C-M Zone.

The following tables provide indicate the type of Homeless Facilities available. The numbers provided are for the Turlock/Modesto/Stanslaus County Continuum of Care for which Fresno County is a participating member. Numbers represent homeless needs for the total Continuum of Care area.

**TABLE IV-16**  
**Homeless Facilities**

| Facility Type                | Family Beds | Adults Only Beds | Child Only Beds | Total Year Round Beds | Seasonal |
|------------------------------|-------------|------------------|-----------------|-----------------------|----------|
| Emergency Shelter            | 84          | 113              | 61              | 258                   | 0        |
| Transitional Housing         | 85          | 215              | 0               | 300                   | 0        |
| Permanent Supportive Housing | 153         | 227              | 0               | 300                   | n/a      |
| Total                        | 322         | 555              | 61              | 858                   | 0        |

**SOURCE:** Continuum of Care or HUD; 5<sup>th</sup> Cycle Housing Element Data Package, Table 16

**TABLE IV-17**  
**Homeless Needs**

|                               | 2012 | 2013 | 2012 | 2013 | 2012 | 2013 |
|-------------------------------|------|------|------|------|------|------|
| Total Homeless                | 861  | 941  | 609  | 260  |      |      |
| Total Sheltered               | 262  | 459  | 417  | 97   |      |      |
| Total Unsheltered             | 599  | 482  | 192  | 163  |      |      |
| Total Chronically Homeless    |      |      |      |      | 288  | 205  |
| Total Chronically Sheltered   |      |      |      |      | 65   | 166  |
| Total Chronically Unsheltered |      |      |      |      | 140  | 122  |

SOURCE: Continuum of Care or HUD; 5<sup>th</sup> Cycle Housing Element Data Package, Table 17

#### **P. AGENCIES OFFERING EMERGENCY HOUSING ASSISTANCE**

1. Salvation Army, Social Service Program - Under this program, renter's assistance, energy bill assistance, as well as housing information and referral are provided to low-income families. Also, families facing eviction are given a first month's rent allowance and are assisted in finding permanent housing.

2. Stanislaus County Housing Authority - The Stanislaus County Housing Authority is located at 1701 Robertson Road, Modesto. The Housing Authority develops and operates subsidized housing facilities in Stanislaus County (with the exception of Riverbank, which has its own Housing Authority) for very-low and low-income families, including the elderly, handicapped and disabled families. The Authority also offers counseling for rent delinquency and mortgage delinquency at no charge, under license from the Housing and Urban Development Agency.

3. Modesto Gospel Mission – Under this program, shelter services are provided to up to 2,000 men, women, and children each year. They offer shelter for men; men with children, women; women with children; and, as available, families. They also partner with a local animal shelter for the family dog to be sheltered.

4. Hutton House – Hutton House is Stanislaus County's only shelter for runaway and homeless youth. While at the shelter clients receive basic residential services, as well as individual, group and family counseling. The program goal focuses on getting youth off the street and reunited with their family.

5. Children's Crisis Center – This program's mission is to provide child abuse prevention, intervention and shelter services to abused, neglected and high risk children living in



Stanislaus County and its surrounding communities. The Children's Crisis Center is a private, non-profit organization established in 1980 solely to protect local children threatened by their own family circumstances. This program offers a broad range of services including respite, shelter, emergency child care, crisis counseling and empathetic support to protect high risk children and help abusive families achieve meaningful change.

#### **Q. PERSONS REQUIRING TEMPORARY SHELTER (HOMELESS)**

---

1. Emergency and Transitional Shelter Needs - The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter is families with children. The reason for this increase can be attributed to rising unemployment and the decline in affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways, and evicted tenants.

2. Agencies Providing Temporary Shelter - The following programs offer cash or vouchers to homeless individuals and families for securing temporary shelter:

- a. Community Temporary Shelter Service Coalition - Since 1981, the Community Temporary Shelter Service Coalition (CTSSC) has provided services for those seeking shelter. CTSSC provides temporary shelter to those with immediate need. CTSSC assists families with dependent children and the mentally ill homeless. Stay is temporary, in motels or shelters until more permanent shelter can be found. CTSSC contracts with the Stanislaus County Department of Social Services to find temporary shelter for the AFDC Homeless Assistance Program.

CTSSC receives block grant funding to find shelter for the Mentally Ill Homeless Program. The Program is administered by the Stanislaus County Mental Health Department. The Program provides shelter for stays of three to seven days, based on need, and then many individuals are placed in board and care facilities. For the FY 90/91, this program provided 460 shelter nights with some stays up to seven nights.

- b. AFDC Homeless Assistance Program (HAP). This program provided temporary shelter for families who qualify for Aid to Families with Dependent Children and is administered by the Stanislaus County Department of Social Services. Benefits are paid for 21 days, with 28 days being the maximum for extenuation circumstances as defined by the Social Services Department.

In addition, the Stanislaus County Department of Social Services along with the Salvation Army provides a variety of referrals and medical services to the homeless through the

Stanislaus Homeless Health project.

## **R. AGENCIES PROVIDING SHELTER AND/OR SERVICES AND/OR MEALS**

The following facilities provide shelter and/or meals and services to the homeless population.

1. Adult Protective Services - This is a function of the County's Welfare Department and they provide information and act as a referral agency for those in need of help for emergency housing, money, food, mental problems, and alcoholism. Their primary function is to access a person's immediate problems, and link that person with the appropriate agency for further help.
2. County's General Hospital - This County facility provides, as mandated by law, the delivery of medical attention to indigent and those unable to pay for such services.
3. General Assistance/Aid to Families with Dependent Children - These two functions of the County's Welfare Department provide cash assistance to single individuals and families based on qualifying criteria. For those in need of emergency housing, they are placed either in motels or board and care homes until additional assistance can be obtained.

The above-mentioned agencies are only some of the more recognized agencies dealing with the emergency housing/homeless issue. This is not an exhaustive matter. The problems are more acute in the winter than in the summer months. A number of people being assisted in this County are the pass through individuals with destinations in other counties or states. They may stop for food or shelter, then move on as evidenced by agency experience in the County. Many of the able bodied people never seek help and consequently are not reflected in reports on the homeless.

In summary, the matter of homeless and emergency housing is not a major issue or problem in the City of Riverbank. In the rural areas, those who are considered strangers and anyone without shelter are usually reported to the Sheriff's Department. Those in need of help or anyone considered a nonresident are referred to an appropriate agency for assistance. The rural area of the County does not provide amenities or have the resources to accommodate emergency housing and the homeless. All of those agencies are located in urban areas and, henceforth, those in need of assistance are referred there.

4. Haven Women's Center of Stanislaus – Haven offers a variety of supportive services designed to aid victims in crisis following a traumatic incident and with their longer-term planning and goal setting.

24-hour Trauma Reponse. Advocates are dispatched to hospital emergency rooms 24-

hours a day, 7 days a week, in response to calls from law enforcement or emergency room personnel. The advocate responds to provide support, advocacy and information to victims of sexual assault or domestic violence in the emergency room setting.

**Case Management.** Haven offers the services of case managers to assist in developing personal goals toward violence-free life and finding resources and tools to achieve those goals.

**Behavioral Health Services (BHS).** The StanWORKSs Behavioral Health Services program is designed for TANF recipients in achieving and maintaining employment. The BHS program provides a variety of services including assessment, treatment, groups and on-going case management.

## SECTION V

### Housing Production Opportunities

As required by State planning law (§65583{3}), cities are required to complete:

*...an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these cities.*

In addition to this requirement, each city must demonstrate that the number of potential housing units meets the housing need determination provided by the Stanislaus Council of Governments (StanCOG). The StanCOG Housing Needs Determination report projects a total need of 1,280 units for the City of Riverbank from 2014 - 2023. Of these units, 321 should be affordable to very low-income households, 206 to low-income households, 217 to moderate-income households, and 536 to above moderate-income households.

#### A. INVENTORY OF LAND

---

The City, as part of revisions to the Housing Element, has conducted a comprehensive identification of sites available for affordable housing development within the planning period. The sites inventory conducted for this revised Housing Element supercedes the sites inventory prepared to support the previously adopted of the Housing Element.

Table V-1 depicts the vacant land designated for residential land uses within the city limits. Each identified site in the table is given a site number identifier. The APN, address, acreage (gross) and the average and maximum number of potential housing units that could be accommodated on each site are shown in the table. Figure V-1 shows the location of each site referred to in Table V-1 and identifies each site by parcel number and address.

To calculate the designated development potential in the identified vacant sites, the City determined the average densities for each Zoning District, using data from the previous Housing Element and past projects. As Table V-1 shows, there are a total of 64.34 gross acres of vacant land planned for residential uses. The majority of this land is classified as being in the Single Family Residential District, R-1 Zone for a total acreage of 56.45 acres.

In addition, max densities were used in each District to determine the maximum residential development potential. Table V-1 shows that 423 units can be accommodated at typical densities (7.5 Dwelling Units per Acre ("DUA")) and 451 units at maximum (8 DUA) for sites classified as R-1. For sites that are R-2, 17 units can be accommodated at typical densities (10 DUA) and 27 units at maximum (16 DUA). For sites that are classified as R-3, 92 units can be accommodated at typical densities (15 DUA) and 98

units at maximum (16 DUA).

~~The sites inventory includes both the identification of sites within the current City limits and sites in the City's Sphere of Influence (SOI) in areas adjacent to current City limits. Figure 1 illustrates the City's boundaries and SOI. The inventory includes only sites two acres or more in size because the development of affordable housing on smaller properties may be more expensive or even infeasible. The City has also excluded from the inventory sites that:~~

- Have significant environmental constraints;
- Are located such that the provision of public services and infrastructure would be problematic;
- Have Williamson Act contracts;
- Are planned for schools, parks, or other public uses; and,
- Have existing structures or improvements that cannot be easily removed without incurring a significant cost (for example, sites containing more than a few outbuildings or a single dwelling).

~~The City has also considered surrounding land uses, ownership patterns, and other factors to ensure the sites identified are developable for affordable housing within the planning period.~~

~~In calculating how much land could be realistically developed upon, a factor of 70 percent was used. This means that the City assumes that, on average, development will occur at 70 percent of the maximum permitted in the R-3 or equivalent zone based on the gross acreage of the property. This assumption is consistent with General Plan policy and past City practices.~~

## **1. Assumptions and Methodology**

This study includes vacant ~~and underutilized~~ lands which are available for development for residential uses by virtue of size and land use designation in the Land Use Element portion of the General Plan. The land parcels **used in the build-out assumptions** in this study were located in the City or Sphere of Influence (SOI). **The densities used in Table V-1 represent average densities and are within an acceptable density range as provided for in the General Plan of each Zoning District as determined by City staff and maximum density as indicated in the General Plan Land Use Element. The densities are calculated using the gross acreages of each Zoning District. Additionally, the typical densities assumed are the same that was used in the certified 2009-2014 Housing Element.** ~~Underutilized lands were broken down by size, type, current use, zoning and general plan designation. The study area boundaries are shown on Figure 1 at the end of this section.~~

## **2. Analysis**

~~In calculating how much land could be realistically developed upon, a factor of 70% was used. The remaining 30% accounts for typical dedications of land for on site~~



~~improvements, streets, parks, etc. The estimated net acres available for development within Riverbank's City Limits is 106.82 acres. Given typical building densities, this would result in 851 units. For a more detailed description of residential zones, see Appendix C.~~

**TABLE V-1**  
**Vacant and Underutilized Land in the City Limits**

| <b>Zoning District</b> | <b>Density Range</b> | <b>Gross Acres</b> | <b>Net Acres</b> | <b>Typical Building Density</b> | <b>Estimated Realistic Unit Capacity</b> | <b>Est. Population</b> | <b>Location and Current Use</b> |
|------------------------|----------------------|--------------------|------------------|---------------------------------|------------------------------------------|------------------------|---------------------------------|
| <b>R1</b>              | <del>0–8 u/a</del>   | 137.64             | 96.35            | 7.5                             | <b>723</b>                               | 2,531                  | Throughout City, Vacant         |
| <b>R2</b>              | <del>0–12 u/a</del>  | 8.54               | 5.98             | 10                              | <b>60</b>                                | 210                    | Throughout City, Vacant         |
| <b>R3</b>              | <del>0–20 u/a</del>  | 6.43               | 4.50             | 15                              | <b>68</b>                                | 238                    | Throughout City, Vacant         |
| <b>Total</b>           | -                    | 152.61 ac          | <b>106.83 ac</b> | -                               | <b>851 units</b>                         | 2,979                  | Throughout City, Vacant         |

~~**Density Range** = Permitted density in zoning district~~

~~**Net Acres** = Gross Acres multiplied by a factor that accounts for typical dedications of land including parks, streets, and other on-site improvements (70% of Gross Acres)~~

~~**Typical Building Density** = Typical density for the zoning district, not considering improvements (area allotted for in Net Acres); alternatively, typical building density including improvement area is 5.25, 7.00, 10.50 for R1, R2, and R3 respectively (70% of Typical Building Density)~~

~~**Estimated Realistic Capacity** = Net Acres x Typical Building Density~~

~~**Estimated Population** = Average persons per household, 3.50 (Department of Finance, 2002)~~

**TABLE V-1**  
**Vacant Land in the City Limits**

| Site No.                                            | APN                                                | Address                   | Gross Acres  | Average Density(1) | Average Unit Potential | Maximum Unit Potential(2) | Infrastructure Availability |
|-----------------------------------------------------|----------------------------------------------------|---------------------------|--------------|--------------------|------------------------|---------------------------|-----------------------------|
| <b>Residential Sites</b>                            |                                                    |                           |              |                    |                        |                           |                             |
| <b>Single Family Residential District, R-1 Zone</b> |                                                    |                           |              |                    |                        |                           |                             |
| V1                                                  | 062-020-005                                        | 4206 Santa Fe Street      | 2.32         | 7.5                | 17.4                   | 18.56                     | Y                           |
| V2                                                  | 062-020-010                                        | 4424 Santa Fe Street      | 13.76        | 7.5                | 103.2                  | 110.08                    | Y                           |
| V3                                                  | 062-020-019                                        | 0 Santa Fe Street         | 5.95         | 7.5                | 44.63                  | 47.60                     | Y                           |
| V4                                                  | 062-020-025                                        | 0 Santa Fe Street         | 4.14         | 7.5                | 31.05                  | 33.12                     | Y                           |
| V5                                                  | 062-020-027                                        | 0 Central Avenue          | 2.85         | 7.5                | 21.38                  | 22.8                      | Y                           |
| V6                                                  | 062-020-028                                        | 0 Santa Fe Street         | 0.23         | 7.5                | 1.73                   | 1.84                      | Y                           |
| V7                                                  | 074-018-052                                        | 2122 Leo Court            | 0.20         | 7.5                | 1.5                    | 1.6                       | Y                           |
| V8                                                  | 074-018-056                                        | 0 Leo Court               | 0.67         | 7.5                | 5.03                   | 5.36                      | Y                           |
| V9                                                  | 075-005-013                                        | 2531 W. Stanislaus Street | 0.99         | 7.5                | 7.43                   | 7.92                      | Y                           |
| V10                                                 | 075-005-015                                        | 2519 W. Stanislaus Street | 0.89         | 7.5                | 6.68                   | 7.12                      | Y                           |
| V11                                                 | 075-005-025                                        | 0 Jackson Avenue          | 1.08         | 7.5                | 8.1                    | 8.64                      | Y                           |
| V12                                                 | 075-005-026                                        | 6719 Jackson Avenue       | 0.95         | 7.5                | 7.13                   | 7.6                       | Y                           |
| V13                                                 | 075-017-001                                        | 5930 Terminal Avenue      | 0.20         | 7.5                | 1.50                   | 1.6                       | Y                           |
| V14                                                 | 075-017-020                                        | 0 Kentucky Avenue         | 0.14         | 7.5                | 1.05                   | 1.12                      | Y                           |
| V15                                                 | 075-031-034                                        | 5931 Roselle Avenue       | 1.84         | 7.5                | 13.8                   | 14.72                     | Y                           |
| V16                                                 | 075-039-002                                        | 0 Terminal Avenue         | 0.33         | 7.5                | 2.48                   | 2.64                      | Y                           |
| V17                                                 | 075-045-039                                        | 0 Roselle Avenue          | 1.29         | 7.5                | 9.68                   | 10.32                     | Y                           |
| V18                                                 | 075-048-002                                        | 2812 River Cove Drive     | 0.59         | 7.5                | 4.43                   | 4.72                      | Y                           |
| V19                                                 | 075-048-003                                        | 0 River Cove Drive        | 0.75         | 7.5                | 5.63                   | 6                         | Y                           |
| V20                                                 | 075-052-044                                        | 2608 Briarcliff Drive     | 0.35         | 7.5                | 2.63                   | 2.8                       | Y                           |
| V21                                                 | 075-056-031                                        | 0 Briarcliff Drive        | 2.09         | 7.5                | 15.68                  | 16.72                     | Y                           |
| V22                                                 | 075-057-002                                        | 0 Zellman Court           | 0.14         | 7.5                | 1.05                   | 1.12                      | Y                           |
| V23                                                 | 075-057-003                                        | 0 Zellman Court           | 0.12         | 7.5                | 0.9                    | 0.96                      | Y                           |
| V24                                                 | 075-057-004                                        | 0 Zellman Court           | 0.12         | 7.5                | 0.9                    | 0.96                      | Y                           |
| V25                                                 | 075-095-001 – 089                                  | Various(3)                | 7.28         | 7.5                | 54.6                   | 58.24                     | Y                           |
| V26                                                 | 075-099-001 – 067 and 075-100-001 – 013, 043 - 048 | Various(4)                | 7.55         | 7.5                | 56.63                  | 60.4                      | Y                           |
| V27                                                 | 132-001-001                                        | 0 Riverside Drive         | 0.20         | 7.5                | 1.5                    | 1.6                       | Y                           |
| V28                                                 | 132-015-009                                        | 3718 Sierra Street        | 0.29         | 7.5                | 2.18                   | 2.32                      | Y                           |
| V29                                                 | 132-035-010                                        | 0 Burneyville Road        | 0.08         | 7.5                | 0.6                    | 0.64                      | Y                           |
| V30                                                 | 132-036-003                                        | 2912 Ward Avenue          | 2.44         | 7.5                | 18.3                   | 19.52                     | Y                           |
| V31                                                 | 132-036-013                                        | 0 Rocky Lane              | 0.24         | 7.5                | 1.8                    | 1.92                      | Y                           |
| V32                                                 | 132-048-016                                        | 6509 Claus Road           | 1.95         | 7.5                | 14.63                  | 15.6                      | Y                           |
| V33                                                 | 132-046-078                                        | 0 Claus Road              | 0.54         | 7.5                | 4.05                   | 4.32                      | Y                           |
| V34                                                 | 132-048-022                                        | 3960 Sierra Street        | 0.94         | 7.5                | 7.05                   | 7.52                      | Y                           |
| V35                                                 | 132-049-041                                        | 0 Eighth Street           | 0.22         | 7.5                | 1.65                   | 1.76                      | Y                           |
| V36                                                 | 132-049-042                                        | 0 Eighth Street           | 0.23         | 7.5                | 1.73                   | 1.84                      | Y                           |
| V37                                                 | 132-049-043                                        | 0 Eighth Street           | 0.23         | 7.5                | 1.73                   | 1.84                      | Y                           |
| V38                                                 | 132-049-044                                        | 0 Eighth Street           | 0.22         | 7.5                | 1.65                   | 1.76                      | Y                           |
| V39                                                 | 132-057-010                                        | 0 California Avenue       | 0.16         | 7.5                | 1.2                    | 1.28                      | Y                           |
| V40                                                 | 132-057-047                                        | 0 California Avenue       | 0.16         | 7.5                | 1.2                    | 1.28                      | Y                           |
| <b>R-1 Total</b>                                    |                                                    |                           | <b>64.72</b> |                    | <b>485</b>             | <b>517</b>                |                             |

| Site No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | APN         | Address                             | Gross Acres  | Average Density(1) | Average Unit Potential | Maximum Unit Potential(2) | Infrastructure Availability |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------|--------------|--------------------|------------------------|---------------------------|-----------------------------|
| <b>Duplex Residential District, R-2 Zone</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |                                     |              |                    |                        |                           |                             |
| V41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 062-020-001 | 6448 Claus Road                     | 12.50        | 10                 | 125                    | 200                       | Y                           |
| V42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 075-016-002 | 5913 Terminal Avenue                | 0.16         | 10                 | 1.6                    | 2.56                      | Y                           |
| V43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-010-031 | 0 1 <sup>st</sup> and Topeka Street | 0.08         | 10                 | 0.8                    | 1.28                      | Y                           |
| V44                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-010-057 | 6709 1 <sup>st</sup> Street         | 0.14         | 10                 | 1.4                    | 2.24                      | Y                           |
| V45                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-015-023 | 0 7 <sup>th</sup> Street            | 1.17         | 10                 | 11.7                   | 18.72                     | Y                           |
| V46                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-040-063 | 0 Terminal Avenue                   | 0.16         | 10                 | 1.6                    | 2.56                      | Y                           |
| <b>R-2 Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |                                     | <b>1.71</b>  |                    | <b>142</b>             | <b>227</b>                |                             |
| <b>Multiple Family Residential District, R-3 Zone</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |                                     |              |                    |                        |                           |                             |
| V47                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 062-022-001 | 0 Claus Road                        | 4.56         | 15                 | 68.4                   | 72.96                     | Y                           |
| V48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-015-025 | 0 Front Street                      | 0.58         | 15                 | 8.7                    | 9.28                      | Y                           |
| V49                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-015-026 | 3737 Front Street                   | 0.34         | 15                 | 5.1                    | 5.44                      | Y                           |
| V50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-017-027 | 6412 2 <sup>nd</sup> Street         | 0.18         | 15                 | 2.7                    | 2.88                      | Y                           |
| V51                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-017-032 | 6426 2 <sup>nd</sup> Street         | 0.16         | 15                 | 2.4                    | 2.56                      | Y                           |
| V52                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-017-033 | 6430 2 <sup>nd</sup> Street         | 0.21         | 15                 | 3.15                   | 3.36                      | Y                           |
| V53                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 132-051-018 | 0 Ross Avenue                       | 0.15         | 15                 | 2.25                   | 2.4                       | Y                           |
| <b>R-3 Total</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |                                     | <b>6.18</b>  |                    | <b>93</b>              | <b>99</b>                 |                             |
| <b>TOTAL UNITS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |                                     | <b>64.34</b> |                    | <b>719</b>             | <b>843</b>                |                             |
| <p>(1) The average density of each Zoning District is determined by City staff using past city project densities as follows:</p> <ul style="list-style-type: none"> <li>• Lower Density Residential (LDR) – 7.5 DUA</li> <li>• Medium Density Residential (MDR) – 10 DUA</li> <li>• Higher Density Residential (HDR) – 15 DUA</li> <li>• Mixed Use (MU) – 18 DUA</li> </ul> <p>(2) The maximum density of each Zoning District is derived from the General Plan Land Use Element as follows:</p> <ul style="list-style-type: none"> <li>• Lower Density Residential (LDR) – 8 DUA</li> <li>• Medium Density Residential (MDR) – 16 DUA</li> <li>• Higher Density Residential (HDR) – 16+ DUA</li> <li>• Mixed Use (MU) – 18 DUA</li> </ul> <p>(3) Includes vacant sites in the project known as “Elmwood Estates” – Survey completed February 2015. Some sites have been developed and are not included in this Table.</p> <p>(4) Includes vacant sites in the project known as “Cornerstone” – Survey completed February 2015. Some sites have been developed and are not included in this Table.</p> |             |                                     |              |                    |                        |                           |                             |

## **2. Sites within City Limits Feasible for Affordable Housing during Planning Period**

There is a shortage of sites zoned appropriately to accommodate the City's need for housing affordable to very low- and low-income households (Table V-2). Multi-family housing is permitted by right in the R-3 and C-1 zones and through issuance of a Use Permit in the GM and C-2 zones. There are just over 84 acres of land that could feasibly accommodate construction of affordable housing during the planning period with rezoning. Using the assumption that 70 percent of the sites could be developed at a density (after rezoning) of 20 units per acre, this land provides the opportunity to accommodate approximately 1,193 housing units.

**TABLE V-2**  
**Current City Limits Sites Inventory**

| LOCATION                              | WILLIAMSON<br>ACT? | ZONING | SIZE         | UNIT<br>CAPACITY | CURRENT<br>USE         |
|---------------------------------------|--------------------|--------|--------------|------------------|------------------------|
| 6509 CLAUS RD (APN 132-048-016)       | N                  | R-1    | 1.95         | 27               | Pasture                |
| 6336 CENTRAL AVE (APN 062-021-011)    | N                  | R-1    | 1.99         | 28               | Pasture                |
| 6337 SNEDIGAR RD (APN 062-021-004)    | N                  | R-1    | 2.65         | 37               | Pasture                |
| 6261 SNEDIGAR RD (APN 062-021-006)    | N                  | R-1    | 3.22         | 45               | Pasture                |
| 5054 ROSELLE AVE (APN 075-025-010)    | N                  | HC     | 3.27         | 46               | Pasture                |
| CENTRAL AVE (APN 062-020-027)         | N                  | R-1    | 2.83         | 40               | Pasture                |
| 6300 CENTRAL AVE (APN 062-021-016)    | N                  | R-1    | 3.92         | 55               | Pasture                |
| 4424 PATTERSON RD (APN 062-021-003)   | N                  | R-1    | 4.55         | 64               | Pasture                |
| 4537 CALIFORNIA AVE (APN 062-021-007) | N                  | R-1    | 5.81         | 81               | Pasture                |
| SANTA FE ST (APN 062-020-019)         | N                  | R-1    | 5.77         | 81               | Pasture                |
| 6272 CENTRAL AVE (APN 062-021-008)    | N                  | R-1    | 9.17         | 128              | Pasture                |
| 6448 CLAUS RD (APN 062-020-001)       | N                  | C-2    | 12.08        | 169              | Pasture                |
| 2906 SANTA FE (APN 132-034-012)       | N                  | M-1    | 27.99        | 392              | Former<br>cannery site |
| <b>TOTAL</b>                          |                    |        | <b>84.42</b> | <b>1,193</b>     |                        |

## **2. Available Land Outside of the City Limits**

The City is concluding an update of its General Plan, a process whereby the City solicited the views of its citizenry, updated its planning intelligence, and deliberated on the physical pattern of development for the City and planning area. This process included discussions related to annexation, as well as more specific planning for SOI areas, according to the community's overall General Plan vision.

Outside the city limits, but within the Sphere of Influence (SOI), there is, for the most part, unconstrained vacant and agricultural land. In most unconstrained areas for growth, there are about 458 acres of vacant and agricultural land that is designated to allow for residential uses.

As Table V-3 shows, at build out, the residential land outside the City limits but in the Sphere of Influence, could potentially support 2,115 single family units and 1,780 multi-family units at average densities. At maximum densities the available land in the Sphere

of Influence could support 4,842 residential units. The parcels examined do not have an Williamson Act contract.

~~Similar to the conservative assumptions made for the City properties sites inventory, the survey and analysis of Riverbank Sphere of Influence (SOI) properties takes into account several aspects of development generally, and a knowledge of the intent of property owners and public service and infrastructure constraints unique to the City (Table V-2). The properties displayed below are in areas where annexation has been formally proposed or is directly adjacent to City limits and surrounded by developed land (See Figure V-3 and Table V-3), where residential development is feasible, where public services and infrastructure constraints are minimal, where adequate parcel sizes are available to accommodate multi-family housing at sufficient densities to provide affordable housing opportunity, where there are no Williamson Act contracts, and where properties are either vacant or on site structures are easily removed and sites are easily developable.~~

~~As shown in Table V-3, below, there are approximately 27 acres available for annexation and development of housing during the planning period. Using the assumption that 70 percent of the sites could be developed at a density (after rezoning) of 20 units per acre, this land provides the opportunity to accommodate approximately 381 housing units.~~

**TABLE V-2**  
**Residential Land Within the Sphere of Influence**

|                                                                          | <b>Gross Acres<sup>(1)</sup></b> | <b>Average Density<sup>(2)</sup></b> | <b>Average Unit Potential</b> | <b>Maximum Unit Potential<sup>(3)</sup></b> |
|--------------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------|---------------------------------------------|
| <b>Residential Land in the adopted Sphere of Influence<sup>(4)</sup></b> |                                  |                                      |                               |                                             |
| Lower Density Residential                                                | 282                              | 7.5                                  | 2,115                         | 2,256                                       |
| Medium Density Residential                                               | 130                              | 10                                   | 1,300                         | 2,080                                       |
| Higher Density Residential                                               | 26                               | 15                                   | 390                           | 416                                         |
| Mixed Use                                                                | 5                                | 18                                   | 90                            | 90                                          |
| <b>Total</b>                                                             | <b>458</b>                       |                                      | <b>3,895</b>                  | <b>4,842</b>                                |

(1) Total gross acres of land outside the city limits, but within the Sphere of Influence that support residential development excluding parcels with Williamson Act contracts, based on the General Plan Environmental Impact Report.

(2) The average density of each General Plan Land Use Designation is determined by City staff using past city project densities as follows:

- Lower Density Residential (LDR) – 7.5 DUA
- Medium Density Residential (MDR) – 10 DUA
- Higher Density Residential (HDR) – 15 DUA
- Mixed Use (MU) – 18 DUA

(3) The maximum density of each General Plan Land Use Designation is derived from the General Plan Land Use Element as follows:

- Lower Density Residential (LDR) – 8 DUA
- Medium Density Residential (MDR) – 16 DUA
- Higher Density Residential (HDR) – 16+ DUA
- Mixed Use (MU) – 18 DUA

(4) Includes lands that are designated for residential development (LDR, MDR, HDR, MU).

Source: City of Riverbank, 2015; Stanislaus County Parcel Database and GIS; Stanislaus County Assessors Database, 2015; J.B. Anderson Land Use Planning, 2015.



Pre-zoning and zoning would occur for the identified properties, or those determined to have equal or better feasibility for affordable housing development, such that densities typical of the R-3 zone could occur. However, the City would encourage developers to achieve higher densities in lands rezoned or pre-zoned R-3 by requiring a minimum average density.

### **Downtown Specific Plan**

It is anticipated that the Downtown Specific Plan will be adopted in the Spring of 2015. The Environmental Impact Report (EIR) was certified and adopted by City Council on March 25, 2013 with Resolution 2013-015. According to the EIR, at build-out of the Specific Plan, the City assumes an additional 53 single-family dwelling units and 832 multi-family dwelling units. The Cannery District is the primary redevelopment opportunity area within the Downtown Specific Plan. Of the assumed units above, 53 single-family dwelling units and 454 higher-density dwelling units are anticipated to be accommodated within the Cannery District.

Policy 2.2, Program 2.2a, 2.2b, and 2.2c has been added to the City's 2014-2023 Housing Element Goals and Policies to encourage revitalization and expansion of residential development and opportunities within the City's Downtown Specific Plan area. Program 2.2a ensures that the City will have no net loss of residential development potential for the vacant sites designated Downtown Core, Mixed Use Neighborhood, and Downtown Neighborhood, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area. Program 2.2a ensures that the City will coordinate with Developers and Non-Profit Housing Providers on the implementation of the Downtown Specific Plan. To encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Downtown Specific Plan, Program 2.2c has been added to the City's 2014-2023 Housing Element Goals and Policies. Where feasible, City staff shall assist Property Owners and/or Developers in identifying sites suitable for upper story residential development, identifying Grant funding opportunities, and expedite permit processing through the Community Development Department.

### **Crossroads West Specific Plan**

The City is currently in the early planning stages of processing the Crossroads West Specific Plan, located west of the current city limits easterly of Coffee Road to Oakdale Road, North of Claribel Road and South of MID Main Canal. The Crossroads West Specific Plan is approximately 380 acres and includes two (2) School sites, expansion of the Riverbank Sports Complex and the preliminary land use mix includes full range of land uses, including Lower Density Residential, Medium Density Residential, Higher Density Residential and Mixed Use for an estimated gross acreage of 243. Staff has estimated the gross acreage using the current land use mix that the General Plan assumes and as the Crossroads West Specific Plan develops, the land use mix will change as well. Out of the 243 estimated acres, 119 acres are designated as Lower Density Residential, 108 acres Medium Density Residential, 10 acres Higher Density Residential and 6 acres Mixed Use. Commercial opportunities are along Claribel Road. Plan might include a new Fire station for the Stanislaus Consolidated Fire.

The Crossroads West Specific Plan will include the adoption of a Specific Plan, Sphere of Influence Amendment, Annexation into Riverbank, Prezone, General Plan Amendments and the processing of map entitlements.

Development of the Crossroads West Specific Plan requires City Council adoption, as well as Annexation and Sphere of Influence Modification consideration by the Stanislaus LAFCO. The exact land use plan It is yet to be determined. Table V-3 is an a summary of assumed residential land uses and the estimated units that could provide for Riverbank, based on the adopted General Plan land use mix.

To help facilitate the annexation and adoption of the Crossroads West Specific Plan, Program 1.1 and 1.1b has been added to the City's 2014-2023 Housing Element Goals and Policies. Program 1.1 requires the City to identify sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation. Since some of the land needed is outside the present City limits and Sphere of Influence, the City will have to amend its Sphere of Influence and annex this land before it can be developed. The City shall prezone enough land outside enough land outside the current city limits to accommodate the remaining housing need. Outreach effort shall include notification to developers, property owners and public outreach. The outreach effort should also seek to encourage developer interest in annexation of prezoned land by describing development characteristics.

Program 1.1b the City shall maintain its vacant sites inventory by facilitating the development of the Crossroads West Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified in Table V-5 and specifically, those sites designated for higher density development in order to meet the regional housing needs of lower income households.

**TABLE V-3**  
**Crossroads West Specific Plan**  
**Summary of Assumed Residential Land Uses**

| <b>ZONE DESIGNATION</b> | <b>LAND USE</b>            | <b>DENSITY<br/>DU/ACRE</b> | <b>ESTIMATED<br/>ACRES</b> | <b>ESTIMATED UNITS</b> |
|-------------------------|----------------------------|----------------------------|----------------------------|------------------------|
| LDR                     | Lower Density Residential  | 7.5                        | 119                        | 893                    |
| MDR                     | Medium Density Residential | 10                         | 108                        | 1,080                  |
| HDR                     | Higher Density Residential | 15                         | 10                         | 150                    |
| MU                      | Mixed Use                  | 18                         | 6                          | 108                    |
| CC                      | Community Commercial       | 0                          | 56                         | 0                      |
| <b>Total</b>            |                            |                            | <b>299</b>                 | <b>2,231</b>           |

### **3. Ability to Address Regional Housing Need**

Table V-5 shows the residential holding capacity after subtracting unit production during the current housing element period (January 2014 to September 2023). The table goes on to show the remaining capacity at average densities within the city limits in subdivisions and vacant land. Finally, unit potential outside the city limits, but within the Sphere of Influence is shown.

It is important to note that lands within the City's General Plan Boundary, but outside of the Sphere of Influence, are focused specifically on lands within the proposed Crossroads West Specific Plan. As referenced previously, the Crossroads West Specific Plan is currently being processed by the City, and includes a Sphere of Influence Expansion and Annexation component as part of the overall Application to be reviewed and considered by the Riverbank City Council and Stanislaus LAFCO.

The City has enough land to accommodate its total allocated RHNA with a surplus of 1,984 units. The City exceeds its need for above moderate households by 231 units and land available for extremely-low, very low-, low-, and moderate-, groups meets the RHNA with a surplus of 1,753 units.

**TABLE V-4**  
**City's Ability to Meet Its Regional Housing Needs**  
**(Average Densities)**  
**2015**

|                                                                                                                   | Extremely Low | Very-Low | Low | Moderate | Above Moderate | Total |
|-------------------------------------------------------------------------------------------------------------------|---------------|----------|-----|----------|----------------|-------|
| HCD RHNA Allocation (Jan 2014 – Sept 2023)                                                                        | 160           | 161      | 206 | 217      | 536            | 1,280 |
| Units Produced(1)                                                                                                 |               |          |     |          | 30             | 30    |
| Net Allocation to be Met                                                                                          | 160           | 161      | 206 | 217      | 506            | 1,250 |
| Allocation to be Met                                                                                              | 744           |          |     |          | 506            | 1,250 |
| Holding Capacity Within the City Limits                                                                           |               |          |     |          |                |       |
| Potential Units in Vacant Land                                                                                    | 436           |          |     | 171      | 112            | 719   |
| Potential Units in Downtown Specific Plan                                                                         | 832           |          |     | 53       | 0              | 885   |
| City Holding Capacity Subtotal                                                                                    | 1,492         |          |     |          | 112            | 1,604 |
| Holding Capacity Outside City Limits(2)                                                                           |               |          |     |          |                |       |
| Single-Family Units                                                                                               | 0             |          |     | 267      | 625            | 892   |
| Multi-Family Units                                                                                                | 738           |          |     |          | 0              | 738   |
| Outside Holding Capacity Subtotal                                                                                 | 1,005         |          |     |          | 625            | 1,630 |
| Surplus                                                                                                           | 1,753         |          |     |          | 231            | 1,984 |
| (1) Units with final building permits issued between January 2014 and December 2014 as identified in Table VIII-1 |               |          |     |          |                |       |
| (2) Includes lands within the proposed Crossroads West Specific Plan                                              |               |          |     |          |                |       |

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan Land Use Element should provide a sufficient portion of land in its multi-family land use categories to meet its obligation to provide sites suitable for the production of needed housing affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. As the analysis above shown, at average densities, the city has enough vacant land designated for single-family and multi-family development to provide for the needs of all income groups.

### Second Units

The City of Riverbank issues approximately two to three permits a year for secondary units. This trend is expected to continue, if not increase due to recent legislation (AB 1866) requiring ministerial review of applications for second units.

### **Single-Room Occupancy (SRO) Units**

SROs can provide a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. Rooming houses, boarding houses, and dwelling groups which accommodate single room occupancy (SRO) units are allowed with a conditional use permit in the R-3, C-1, C-2, and C-M zoning districts. Boarding houses require one off-street parking space for every 300 square feet of ground floor area. Spaces inside a garage may be counted toward meeting the requirement. New low-income units, including SROs, are encouraged by both the City's Planning and Housing Departments. No existing low-income units are at-risk to change to non-low income units within the City of Riverbank in the foreseeable future.

## **B. SITES FOR THE DEVELOPMENT OF MOBILE HOMES / MANUFACTURED HOUSING, MOBILE HOME PARKS AND EMERGENCY SHELTERS**

### **1. Mobile Homes/Manufactured Housing**

As required by law, the City allows the placement of mobile homes/manufactured housing on single family lots, provided they meet all requirements of the applicable zoning district. The City has not received nor processed any requests for manufactured housing subdivisions.

### **2. Mobile Home Parks**

Mobile home parks provide an affordable alternative to housing, especially for senior citizens, as the investment only includes the up-front cost of buying the mobile homes and rental of the pad. In addition, this type of housing provides an alternative lifestyle suitable for the smaller family (retired couples, divorced, etc.). Mobile home parks are permitted by a conditional use permit.

### **3. Emergency Shelters, Transitional Housing, and Supportive Housing**

As a part of a program in the previous Housing Element, the City has clarified in which areas of the City emergency shelters and transitional housing facilities would be permitted and the standards of review to be used to encourage such special needs facilities. Emergency shelters, transitional housing, and supportive housing for 6 or fewer occupants are permitted by right in any residential district. These facilities that serve 7 or more persons are permitted with a use permit in the Multiple Family Residential District and in any commercial district. City Council Ordinance No. 2015-002, adopted by the City Council on February 10, 2015, permits Emergency Shelters, Transitional Housing and Supportive Housing to be a Permitted Use in the Multiple-Family Residential District R-3 Zone and a Permitted Use with a Use Permit in the Neighborhood Commercial District C-1 Zone, General Commercial District C-2 Zone and Commercial-Industrial C-M Zone, implementing Senate Bill 2 and Program 2.1g.

~~Current infill parcels that are appropriately zoned to accommodate the unmet need for an emergency shelter that serve 7 or more persons include \_\_\_\_\_ vacant acres zoned R-3~~

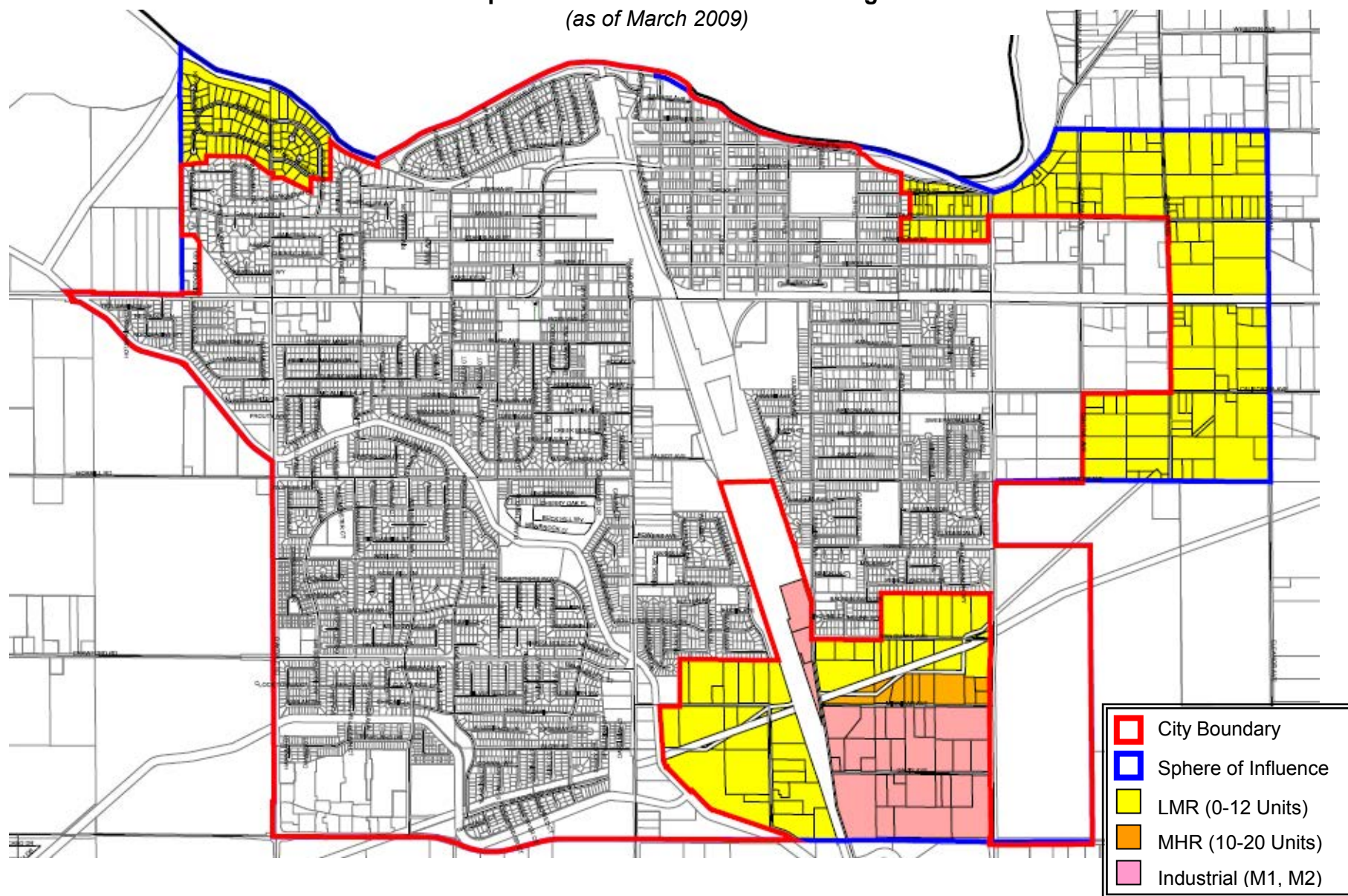
~~on the southwest corner Claus and Kentucky, a total of 3.49 acres of underutilized parcels zoned R-3 in downtown Riverbank, several small underutilized C-2 parcels in downtown Riverbank, and 3.96 vacant acres zoned R-3 on the west side of Roselle south of Crawford. The vacant and underutilized parcels in downtown Riverbank would be the most centrally located and appropriate to accommodate an emergency shelter.~~

#### **4. Farmworker Housing**

Agricultural worker labor camps are allowed in the R-3, C-1, and C-2 Zoning Districts through issuance of a Use Permit. Agricultural worker labor camps are allowed in the M-1 Zone by right. As discussed in Section B of Chapter IV of this Housing Element, the City's permitting requirements and processing time for such development proposals do not represent substantial constraints to development for land uses allowed by right. As a part of the previous Housing Element, the City has clarified in which areas of the City special needs housing are permitted, and the standards of review to be used to encourage such special needs facilities. Regarding the development of housing to meet the needs of year-round farmworkers, the needs of such households are not different than other households with potentially lower incomes. The needs of such households are addressed in the sites inventory, constraints analysis, programs, and throughout the Housing Element. Multi-family housing that could accommodate affordable housing is permitted by right in the R-3 and C-1 zones. Multi-family housing that could accommodate housing affordable to lower income households is also permitted through issuance of a Use Permit in the C-2 and CM zones.

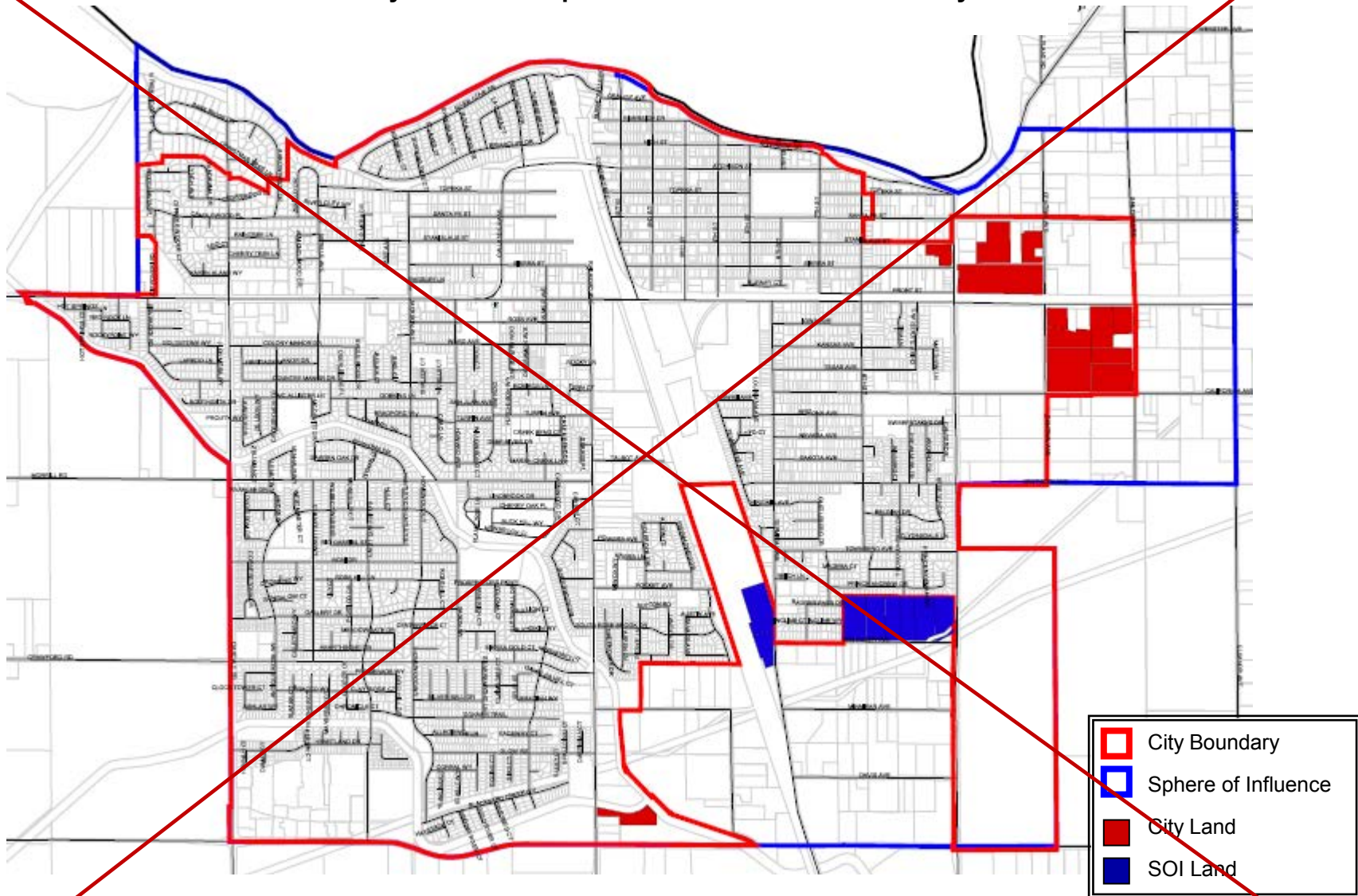


**Figure V-1**  
**Riverbank Sphere of Influence Land Use Designations**  
(as of March 2009)



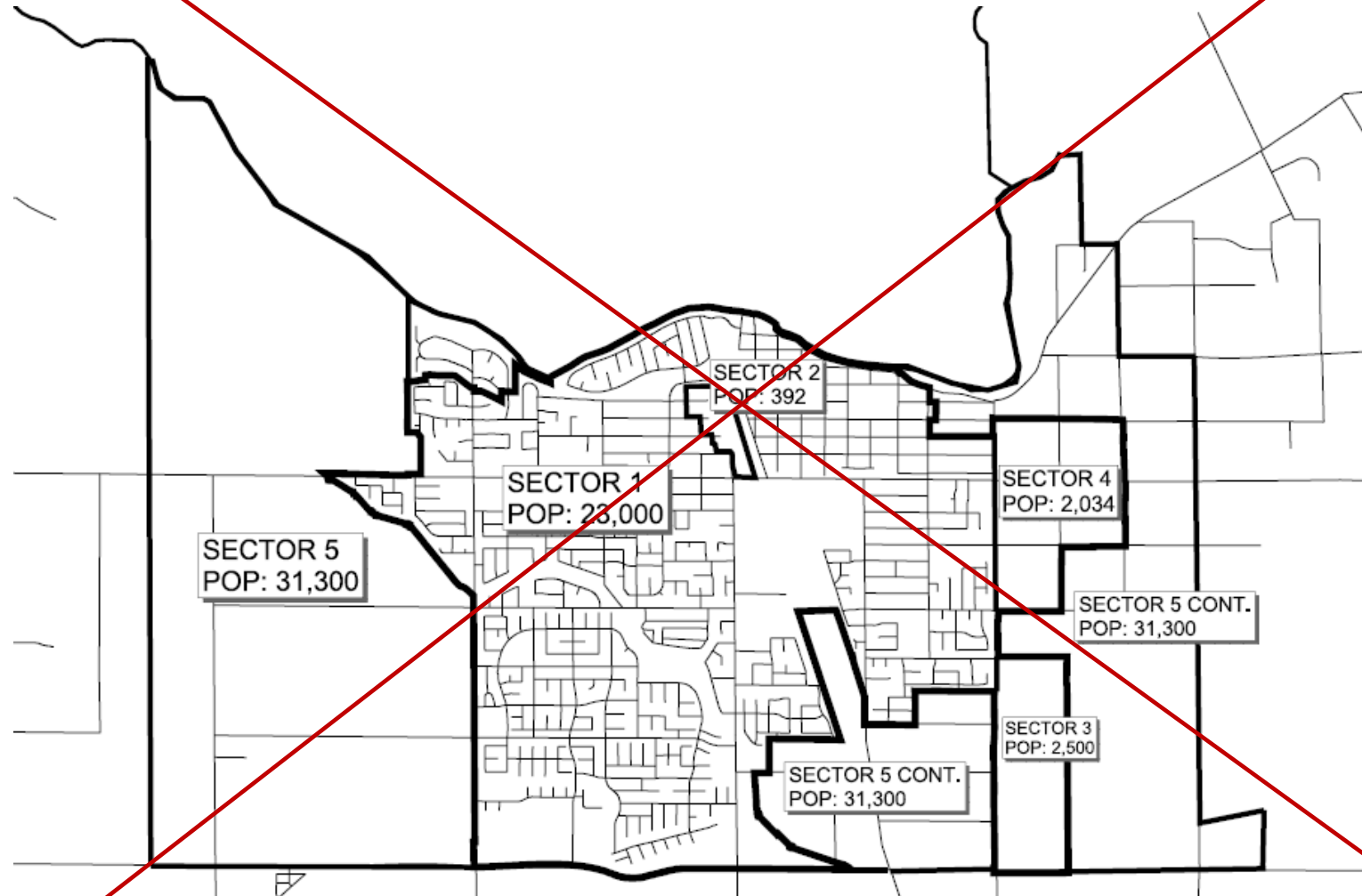
**To Be Removed**

**Figure V-2**  
**Riverbank City Limits and Sphere of Influence Sites Inventory**



**To Be Removed**

**Figure V-3**  
**Riverbank Future Growth Areas and Projected Future Population**  
*(and population equivalent for industrial areas)*





The City is about to adopt an update to its General Plan to address future growth. Table V-4 summarizes the City's research on potential development areas, including any noteworthy challenges regarding public services and infrastructure. Table 3 corresponds with the numbers on Figure 3. The revised sites inventory conducted to support the Housing Element considers only sites without any identified service or infrastructure constraints.

**TABLE V-6**  
**Future Growth Areas**

|    | <b>Estimated<br/>Potential Future<br/>Population</b> | <b>Area</b>                                                 | <b>Annexation<br/>Proposed?</b> | <b>Notes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------|-------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | 23,000                                               | Existing City limits                                        | In-City                         | Population if all vacant and underutilized parcels were developed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. | 392                                                  | Sun Garden-Gangi Cannery                                    | In-City                         | A Specific Plan is being developed to direct the redevelopment of this site into a mixed-use urban center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3. | Industrial                                           | Riverbank Indus. Complex                                    | In-City                         | Currently an industrial business park that is in the process of being transferred from Federal Government ownership to the City. A specific plan is being has been adopted to promote job growth and restrict land uses according to those authorized by the brack agreement.                                                                                                                                                                                                                                                                                                                                                                     |
| 4. | 2,034                                                | Incorporated East Area                                      | In-City                         | This area is largely undeveloped. Development would include an approved multi-family project and several approved single-family dwelling developments. Sewer line would have to be constructed from the west side of California Avenue across Claus. Also need for storm drain basin.                                                                                                                                                                                                                                                                                                                                                             |
| 5. | 31,300                                               | General Plan Update Area                                    | No                              | This area is included in the adopted General Plan land use area. Annexation of new land must adhere to the City's annexation strategies, including but not limited to, area must be contiguous to the city limits, specific plans will generally be 200 acres in size and compliance with the City's adopted General Plan. Update's sphere of influence and would be composed of specific plan areas. A Water Master Plan has been developed to address the major challenges in transmitting and collecting sewage to reach the WWTP. Includes large developable parcels, City sports complex, and Stanislaus Consolidated Fire District Station. |
|    | <b>56,726</b>                                        | <b>Total Population with Infill and Annexation Buildout</b> |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## SECTION VI Housing Production Constraints

### **A. NON-GOVERNMENTAL HOUSING CONSTRAINTS**

The ability to fulfill housing needs is greatly constrained by factors prevalent in the housing market. Non-governmental factors inhibiting the availability of housing include financing costs, land prices, and construction costs.

#### **1. Financing Costs**

Low mortgage interest rates and the prevalence of sub-prime mortgage lending led to a sharp increase in home construction and purchases, as well as increased demand and prices. These factors had more influence on home ownership and construction than any other. The reverse of this is now being seen as increasingly troubled credit markets are hesitant to finance loans, which is putting a damper on the real estate market. Policies set at the federal level affecting interest rates, subsidies, material and wage costs, are cost factors which are little influenced by local policy, desire, or action.

Stanislaus County experienced a high population increase from 1992 to 2006. Primarily, the discovery of the San Joaquin Valley as an area with affordable housing to San Francisco Bay Area commuters resulted in an increase in local values and almost all new housing stock was built for this income group. From 2006 to current time, the area experienced the "Great Recession", which caused home sales prices to significantly decrease. However, since 2013, the City has seen average home sales prices begin to rise again. Table VI-1, Average Home Sales Price, reflects the average sale price for a single-family home in Stanislaus County from 2006 to 2014.

**TABLE VI-1**  
**Average Single-Family Home Sales Price**  
**Stanislaus County January, 2006 – September 2014**

| YEAR | AVERAGE HOME PURCHASE PRICES | ANNUAL % CHANGE |
|------|------------------------------|-----------------|
| 2006 | \$374,000                    | -               |
| 2007 | \$318,500                    | -14.8%          |
| 2008 | \$185,000                    | -41.9%          |
| 2009 | \$140,924                    | -23.82%         |
| 2010 | \$143,974                    | 2.16%           |
| 2011 | \$134,879                    | -6.32%          |
| 2012 | \$143,859                    | 6.66%           |
| 2013 | \$186,635                    | 29.73%          |
| 2014 | \$221,971                    | 18.93%          |

**SOURCE:** California Association of Realtors, Median Prices of Existing Detached Homes, September 2014.

**Note:** 2014 Data is shown until September of 2014

#### **2. Construction Costs and Land Prices**

Since the decrease in housing costs in 2007/2008, raw construction costs have increased. According to Cary Pope, a Real Estate Agent and housing developer, the average hard costs (raw building materials, excluding permit fees, impact fees, etc.) is about 60 to 65 dollars a foot. For a 1,500 square foot construction, that equals \$97,500.



Compared to 2007/2008, the construction costs have increased about 10 percent. ~~Over the last four years, there has been a steep rise in the price of raw construction materials.~~ While land values in Stanislaus County have decreased over the last two years, this has not corresponded to a decrease in the demand for and price of building materials. Increases in building material prices can be attributed to demand from growing economies in foreign countries such as China, India and South America. While there will be fluctuations in the commodities markets, experts agree that the costs of raw materials—such as steel, copper, dry wall, plastics, asphalt and diesel—are not going to go down significantly as long as demand from other countries continues.

### 3. Housing Costs

Since the decline of the housing market in 2007 and 2008, Riverbank median home prices have steadily increased, with the November, 2014 median home value in Riverbank at \$271,000. Riverbank has yet to experience the sharp increase in home values as was the case from 1994 to 2006, where in 2006 the median home price in Riverbank was \$380,000.

Table VI-2, Median Home Values and Rents, indicates a comparison of home values in Stanislaus County.

**TABLE VI-2**  
**Median Home Values – November 2014**

| Location          | Median Home Value | % of County Median |
|-------------------|-------------------|--------------------|
| CERES             | \$210,000         | 94.97%             |
| MODESTO           | \$198,000         | 89.54%             |
| OAKDALE           | \$289,000         | 130.69%            |
| PATTERSON         | \$260,000         | 117.58%            |
| RIVERBANK         | \$271,000         | 122.55%            |
| SALIDA*           | \$223,500         | 101.07%            |
| TURLOCK           | \$256,000         | 115.77%            |
| STANISLAUS COUNTY | \$221,127         | 100.00%            |

**SOURCE:** DQ News, California Home Sale Activity by City, Home Sales Recorded in November 2014

\*Unincorporated Communities in Stanislaus County

Even with this sharp decline in housing prices, the income needed to purchase a median-priced home places it beyond the reach of most individuals in Stanislaus County and the City of Riverbank. The rise of the "working poor" elicits the demand for more affordable housing, both rental and for purchase.

In most cases, it takes two incomes just to pay the rent or mortgage. Two full-time workers earning minimum wages earn just less than enough to be able to afford the fair market rent for a two-bedroom unit in Stanislaus County of \$923. One person working

full-time in Riverbank needs to earn at least \$15.00 per hour to keep within the 30

**TABLE VI-3**  
**Comparison of Salary Ranges and Rental/Mortgage – 2013**  
**Stanislaus County**

| OCCUPATION                     | MEAN SALARY<br>HOUR/MONTH<br>FULL-TIME | MAX RENT /<br>MORTGAGE<br>PAYMENT | MAXIMUM HOME<br>LOAN<br>AMOUNT* |
|--------------------------------|----------------------------------------|-----------------------------------|---------------------------------|
| MINIMUM WAGE WKR               | \$9.00/\$1,440                         | \$475                             | \$79,576                        |
| RETAIL SALESPERSON             | \$11.41 / \$1,977                      | \$652                             | \$109,251                       |
| RECEPTIONISTS                  | \$12.82/ \$2,222                       | \$733                             | \$122,790                       |
| PRE-SCHOOL TEACHER             | \$18.53 / \$3,211                      | \$1,059                           | \$177,443                       |
| CONSTRUCTION LABORER           | \$20.37 / \$3,530                      | \$1,165                           | \$195,072                       |
| AUTO MECHANIC                  | \$19.43 / \$3,367                      | \$1,111                           | \$186,064                       |
| TRUCK DRIVER                   | \$20.06/ \$3,477                       | \$1,147                           | \$192,143                       |
| COMPUTER USER SUPPORT<br>SPEC. | \$22.98 / \$3,983                      | \$1,314                           | \$220,105                       |
| POLICE OFFICER                 | \$35.31 / \$6,120                      | \$2,020                           | \$338,198                       |
| REGISTERED NURSE               | \$50.44 / \$8,742                      | \$2,885                           | \$483,093                       |

**SOURCE:** Occupational Employment Statistics (OES) Survey, May, 2013

\*Maximum Home Loan Amount was calculated using the following website:

<http://www.bankrate.com/calculators/mortgages/maximum-mortgage-calculator.aspx>

percent affordability guidelines and be able to afford the fair market rent for a one-bedroom unit (\$720). Table VI-3 shows a comparison of salaries and rental/mortgage payments. Table VI-4 shows the HUD fair market rent guidelines for 2013.

**TABLE VI-4**  
**Final FY 2015 FMRs by Unit Bedrooms**

|                              | Efficiency | One-<br>Bedroom | Two-<br>Bedroom | Three-<br>Bedroom | Four-<br>Bedroom |
|------------------------------|------------|-----------------|-----------------|-------------------|------------------|
| <b>Final FY 2015<br/>FMR</b> | \$583      | \$720           | \$923           | \$1,360           | \$1,578          |

**SOURCE:** HUD Final FY 2015 FMR Summary for Stanislaus County, California

Table VI-1 shows the average sale prices for homes in Stanislaus County from 2006 to 2014. As indicated in the table, the average sales price for homes increased from

\$374,000 in 2006 to \$221,971 in 2014, representing a decrease of 41 percent. Even with the decrease in home prices in the last two years, the average home price (\$185,000) is not affordable to most of the workers shown in Table VI-3. For example, only the registered nurse's annual salary would allow for the purchase of the average priced home in the Stanislaus County or the City of Riverbank.

#### **4. Consumer Expectation**

While consumer preference has generally been toward a detached single-family dwelling, the high costs associated with owning and maintaining a single-family home, as well as a shifting desire to be closer to urban amenities, may result in households being more willing to accept alternatives to that lifestyle by accepting smaller lots, high densities, and innovative approaches to today's housing needs.

### **B. GOVERNMENT CONSTRAINTS**

Constraints, often called "soft costs" are contributing to an increasingly large percent of the cost of affordable housing, as well as to housing in general. Soft costs include requirements by local governments that, while necessary, may seem excessive when affordable housing is a community's goal. Some of the charges attributable to each house are:

- water and sewer connection fees;
- traffic control improvements;
- legal and consulting fees;
- interest (passed on to buyers) during up to 2 years while waiting for approvals;
- environmental studies;
- park fees;
- sidewalks;
- roads;
- inspection fees; and
- school fees

#### **1. Building Codes and Enforcement**

While minimum building codes enforced by State law are essential to the physical construction of safe and lasting housing, additional standards controlling the design or safety precautions may increase the cost of affordable housing.

The City has not adopted local amendments to the various uniform building and housing codes adopted by the State of California (Title 24 of the California Code of Regulations). The City applies a flexible approach to code enforcement to avoid the displacement of lower-income residents and to assure that reasonable accommodations can be made for modifications addressing handicapped accessibility. The City applies a flexible approach in its inspection process for older homes in need of rehabilitation to focus on health and key safety problems and to assure the occupants

are not forced from their homes due to the high cost of complying with current building code requirements.

The City links building code enforcement activities to housing rehabilitation programs. At the beginning of housing rehabilitation program review there is a property evaluation and items are considered for repair and property cleanness. There is also a property pest inspection. During project construction there are project inspections, progress and evaluation reports of work being complete, building inspection, and final inspection. After the project is complete there are annual inspections. If staff identifies an item of concern on the documented inspection sheet at annual inspection, or if the Neighborhood Improvement Officer identifies a city code violation and/or receives a property complaint, the housing department will be notified. An automatic interior/exterior inspection letter is sent to property owner. Inspection is conducted and items of concern are worked on until items are cleared.

## **2. On- and Off-site Improvements**

Land improvements can be categorized as those designated to modify the existing parcel of land, an on-site improvement, or those to modify the exterior, or off-site areas. The City of Riverbank Public Works Department is responsible for reviewing all off-site improvements. Such public off-site improvements include curbs, gutters, sidewalks, pavement, adequate drainage and street lighting. These have been deemed necessary to maintain the public health, safety and welfare standards for a residential community.

Site improvements are an important component of new development and include roads, water and sewer, and other infrastructure necessary to serve the new development. Improvement requirements are regulated by the City's subdivision ordinance. Within the existing City limits, off-site improvement requirements are typically limited because the infrastructure needed to serve infill development is already in place. Where off-site improvements are required, they typically relate to local improvements to existing facilities to accommodate higher density development or to repair or replace aged infrastructure.

Street improvement standards can have a significant impact on housing cost. The right-of-way and pavement requirements allow for slightly narrower streets in residential areas than in many communities. Minimum pavement widths of 50 feet or more for collector streets and 40 feet or more for residential streets are common among local jurisdictions. Residential streets in Riverbank require a 40-foot part-width standard to provide for two driving lanes, one parking lane and curb, gutter and sidewalk adjacent to the parking lane. The City has also approved narrower streets – 36 feet in width is feasible in certain cases.

Required street improvements include curbs, gutters, and sidewalks of at least four feet in width. The minimum sidewalk improvement standard is consistent with accessibility requirements for persons with disabilities and is less than in many communities.

Storm drainage facilities are the responsibility of the subdivider. City standards address proper grading and erosion control on-site, including avoiding sedimentation or damage to off-site property. Payment of mitigation for drainage impacts is included within the City's development impact fee.

Internal sanitary sewers and appropriate off-site sanitary sewers are required for all proposed development. Installation is required to comply with City policies and Standard Specification. At the time of filing of the final map or parcel map, subdividers are required to pay sewer connection fees and front foot assessments.

Internal water transmission pipelines and appropriate off-site connection facilities are required for all proposed development. Installation is required to comply with City policies and Standard Specifications. All water and sewer lot services are required to extend two feet past the sidewalk and be between three and five feet of one interior side property line of each lot in any proposed subdivision.

Although the City's site improvement requirements add to the cost of new housing, the City believes its standards are reasonable and necessary to promote the health and safety of residents living in new residential developments.

### **3. Fees**

While fees can contribute significantly to increased housing costs, the Riverbank Planning Division has attempted to minimize these costs for the developer. Although the costs listed below still amount to a substantial sum, the City has traditionally set these fees actually below their costs to provide the service.

The county has adopted a Public Facilities Fee for both unincorporated areas as well as incorporated areas. The public facilities fee are collected at building permit stage. This fee was deemed necessary in order that Stanislaus County could provide the needed services and facilities as a result of new growth. The City of Riverbank requires these fees to be paid prior to issuance of building permits.

The county and the cities have reached mutual agreement to cause collection of the appropriate public facilities fee at the building permit stage.

Pursuant to 1986 legislation (AB 2926) school districts can directly levy developer fees to defray the costs of accommodating new students. The current School Impact Fee for new residential construction in the Riverbank Unified School District is 3.36 per square foot. ~~This fee is currently \$3.92 to \$4.62 per square foot for new residential construction.~~ Beyond this legislation, school districts are attempting to gain full mitigation to school impacts at or during legislation actions by elected officials.

According to the State Department of Housing and Community Development, local jurisdictions throughout the state have tended to increase the burden of fees placed on new housing to finance infrastructure, primarily as a result of property tax reductions



brought about by Proposition 13. The Department now assumes that fees comprise as much as 25% of the construction cost of a new home. Since most fees are levied on a per-unit basis, it is economically advantageous for a developer to build more expensive homes. The per-unit fees which add as much as \$40,000 to a single home cost are significantly impacting lower cost units.

#### **4. Processing and Permit Procedures**

Expeditious processing and permit procedures can minimize development costs dramatically. Delays often occur in the approval process, which translate into increased housing costs. The City of Riverbank follows differing processing procedures for various planning transactions. Amendments to the General Plan and zoning modifications must go before the Planning Commission and City Council for passage, averaging 60 to 120 days, since changes of this nature are only considered at three scheduled City Council meetings per year. Processing time for a housing development (single- or multi-family) with appropriate zoning and General Plan designations would take approximately 90 days if the project applicant is responsive in submitting a complete application in a timely manner.

Tentative maps for subdivision development are required to pass the Planning Commission, and need City Council approval. All other permits, variances, or transactions of this type must be presented before the Planning Commission for their final approval. When an environmental impact report is required, six months or more will be added to the processing period.

#### **5. Site Plan Review**

Site plan review is required for proposals to construct anything except one single-family dwelling, duplex, triplex, or four-plex on appropriately zoned property. Site plan review occurs before the Planning Commission prior to issuance of a building permit and would occur concurrently with all other Planning Commission related review of the subject project. Therefore, site plan review does not add significant time to the approval process when other discretionary approvals are required. The average processing time for site plan reviews is 8 weeks. Refer to *Appendix C: Processing Time for Various Development Applications* and *Appendix E: Exactions and Processing Fees* for more information about the approval process and estimated time and fees associated with various development projects.

Staff makes every attempt to work closely with project applicants from project conception to completion in order to increase the likelihood of a favorable project recommendation to the Planning Commission. Initial submittals are highly encouraged and generally contribute to the successful approval of the project. More than 90% of projects that receive a favorable staff recommendation go on to be approved by the Planning Commission. Multifamily development applications are typically approved by the Planning Commission provided they conform to the Community Character and Design Element of the General Plan and comply with other applicable General Plan goals and policies, zoning requirements, and State health and safety requirements.

Annexations to accommodate residential development or bring existing development into the City normally do not take more than six months. A specific plan must be prepared for the proposed annexation area prior to application for annexation. If a subdivision map or any other entitlement process is associated with annexation proceedings, it would occur concurrently to expedite the process.

## **6. Constraints to Persons with Disabilities**

In January of 2002, amendments to Section 65008 of the Government Code required localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove government constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the City analyzed its Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential impediments. The City has not identified any significant constraints to housing for persons with disabilities or reasonable accommodations for persons with disabilities.

The City's Zoning Code defines "Family" as, "an individual, or two or more persons related by blood or marriage, or a group of not more than five persons who are not related by blood or marriage, excluding servants, living together as a single housekeeping unit in a dwelling unit..." Program 5.1b has been added to the 2009-2014 Housing Goals and Policies in order to update the definition of "family" and "single-family residence" to comply with all federal and State fair housing laws. The definition should not distinguish between related and unrelated persons and should not impose limitations on the number of persons that may constitute a family. This definition will allow for a broad range of living situations that could accommodate the needs of persons with disabilities. The updated definition for Family and Dwelling, Single Family Residence was updated on February 10, 2015 by the City of Riverbank City Council with Ordinance No. 2015-002. The new definition for "Family" is one or more persons occupying a dwelling unit and living as a single housekeeping unit, and distinguished from a group occupying a boarding house, lodging house, motel or hotel. The new definition for "Dwelling, Single Family Residence" is a residential building containing one (1) dwelling unit on one (1) lot. All rooms within the single-family attached dwelling shall be interconnected. Single-family dwelling shall include a dwelling that is constructed for the purposes of providing supportive and transitional housing.

Residential care homes that provide food, shelter and care for compensation to less than seven persons not of the immediate family are allowed by right in all residential zoning districts. Residential care homes for more than seven persons are permitted with a use permit in the Multiple Family Residential Zone. There are no maximum concentration requirements for residential care facilities.

Due to increased development costs and site limitations, minimum off-street parking requirements can pose a constraint on housing for persons with disabilities. The City currently requires two off-street spaces per dwelling unit except for the following

housing types:

- Senior development: One and a half spaces per unit covered or uncovered.
- Rooming or boarding house: One space per every 300 square feet of ground floor area. Spaces inside a garage may be counted toward meeting the requirement.

These decreased off-street parking ratios may reduce constraints on housing for persons with disabilities.

The City of Riverbank has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The City has added the development of a Universal Design Ordinance as a Program during this planning period. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design. On February 10, 2015, the City Council adopted a Reasonable Accommodation Ordinance which addresses reasonable accommodation policies for persons with disabilities. This ministerial action assists persons with disabilities in the request for reasonable accommodation.

**Zoning and Land Use:** State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. Persons with disabilities who are unable to live independently in conventional housing can benefit from various types of alternative shelter such as residential care facilities, group homes, or second units. Riverbank allows such types of shelter in all of its residential zones and some commercial zones. As shown in Appendix D, Table D-1, second units are allowed by right in single-family zones and with a use permit in the C-2 (General Commercial) zone. Residential care facilities for up to seven residents are allowed by right in all residential zones and in the C-1 (neighborhood commercial) zone. Rooming and boarding homes are permitted in the R-3, C-1, and C-2 zone.

The City also allows exceptions to the setback and lot coverage requirements, without a variance permit, for improvements and alterations necessary to allow mobility and accessibility of properties for the disabled, and other changes necessary to ensure that reasonable accommodations are not constrained by the City's development standards or permitting procedures.

**Building Codes and Development Standards:** The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. The City permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities.

**Permitting Procedures:** The City does not require special building codes or additional

levels of review to build, improve, or convert housing for persons with disabilities. Requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter. The City uses a standard entitlement processes to ensure that facilities are sited and operated in a manner compatible with surrounding land uses. Any person with disabilities or individuals representing such persons can request permits for reasonable accommodations for disabled persons as described above. No additional fees, other than standard building permit fees, are charged by the City to review plans that include accessibility features.

## **7. Availability of Public Facilities**

City policies require that community sewer, water, and adequate streets be provided to all new development. The City is working on an update to its General Plan to address future growth. The primary public infrastructure/service issue for the City as it looks at accommodating future growth is wastewater collection, treatment, and disposal. The sewer treatment plant has the capacity to serve a population of 50,000. The current population of Riverbank is approximately 21,757. The overall remaining treatment and disposal capacity for wastewater would easily accommodate Riverbank's share of the regional housing needs allocation.

The City's total water supply capacity is 9,600 gallons per minute (gpm). Currently, 6,100 gpm are pumped each day on average. The City's has reviewed its water capacity and distribution system and believes it to be sufficient at this time to serve its future housing construction needs. The total water treatment and delivery capacity would accommodate a future population of approximately 50,000. This capacity can accommodate the City's share of the regional housing need.

The sites identified as a part of the sites inventory outside of current City limits (within the existing SOI) are directly adjacent to the current City boundaries, directly adjacent to areas of the City currently provided with municipal water and sewer service, and as such, would easily be served by minor extensions of such public utilities. Extension of street systems can be easily accommodated to serve such new development in Riverbank, as shown on Figure V-2 of Chapter V of this Housing Element, which illustrates the location of available sites. The City has elected not to identify any potential sites that are isolated from existing developed areas and where extension of service may be relatively more expensive.

## **C. TRENDS IN HOUSING PRODUCTION**

---

While housing construction levels have sharply declined from the all-time high reached in 2006, the truly "affordable" house has not been produced and will not be available in any numbers until some means can be implemented to decrease development costs for preferable housing types, which can be as much as 35 percent of the cost of a single-family affordable home, and additional State and Federal subsidies are provided. In

2013/2014, the City has seen an increase in development applications consisting of smaller sized single-family homes. This allows a broad range of housing choices for existing and future residents of Riverbank.



## **SECTION VII HOUSING DEVELOPMENT ELIGIBLE TO CHANGE TO NON-LOW INCOME UNITS**

### **A. STATE REQUIREMENT**

---

Section 65583 (a)(8) of the Government Code requires analysis of existing assisted rental housing developments that are eligible to change to non-low-income units during the next ten (10) year period due to termination of use restrictions. The required analysis includes project name and location, earliest possible date of conversion to non-low-income use, and the total number of elderly and non-elderly units which could be lost from the local low-income housing stock. The analysis shall also include an estimate of the total cost of producing new replacement housing units and an estimated cost of preserving the assisted housing development.

### **B. RESULT**

---

Based upon data collected from HCD, the Federal Department of Housing and Urban Development (HUD), the California Housing Partnership Corporation, the California Tax Credit Allocation Committee, and from the Planning Departments of each jurisdiction, StanCOG identifies **zero** unit at-risk to change to non-low income units within the City of Riverbank.

Riverview Garden, located at 2701 Topeka Street has a total of 42 units and has 41 units rent assisted. The restrictive clause was renewed in 2014 and will continue for 30 years.

## **SECTION VIII**

### **Evaluation of Previous Housing Element**

This section evaluates the goals, objectives and implementation strategies of the 2009 – 2014 Housing Element.

#### **A. EFFECTIVENESS OF PROGRAMS**

---

The City of Riverbank has almost met its total 2007-2014 housing unit production goal. Housing production continued climbed until late 2006, with 1,752 units constructed from 2007 to 2014. Throughout the 2009-2014 planning period, the City's Economic Development Department was successful in providing 14 loans—2 for home rehab and 12 to homebuyers.

#### **B. ABILITY TO MEET QUANTIFIED OBJECTIVES**

---

The City of Riverbank met the majority of its objectives as detailed in subsection four below; however, not all objectives were met. Developer response to the opportunity to build at a high, multi-family density has resulted in continued production of single-family homes. Other hindrances included limited staff to focus on proactive approaches and a lack of public support.

#### **C. APPROPRIATENESS OF GOALS**

---

The 2009-2014 Housing Element was based on a previously successful philosophical approach to providing housing for needy families. Sufficient lands for housing opportunities were believed to be available, governmental restraints were reduced, and cooperative efforts were encouraged among governmental agencies (local, state, and federal) for profit and non-profit housing advocacy.

#### **D. HOUSING UNITS ACCOMPLISHMENTS 2007-2014**

---

During the 2007-2014 cycle, the city added 379 housing units. However, this did not meet StanCOG's 2007-2014 total projected need of 894 units. Moreover, the City did not satisfy the allocations for each income group. During the 2007-2014 period, the City had a trend of moderate- and above moderate- income homes being built. Units built in the above moderate category exceeded StanCOG's allocation. Table VIII-1, Housing Unit Accomplishments 2007-2014, summarizes the City's accomplishments.

**TABLE VIII-1**  
**Housing Unit Accomplishments, 2007 - 2014**

| Year                         | EXTREMELY<br>LOW | VERY<br>LOW  | LOW         | MODERATE     | ABOVE<br>MODERATE | Total        |
|------------------------------|------------------|--------------|-------------|--------------|-------------------|--------------|
| <b>STANCOG (2007-2014)</b>   | <b>104</b>       | <b>105</b>   | <b>146</b>  | <b>172</b>   | <b>367</b>        | <b>894</b>   |
| 2007                         |                  |              |             |              | 118               | 118          |
| 2008                         |                  |              |             |              | 72                | 72           |
| 2009                         |                  |              | 65          | 3            | 31                | 99           |
| 2010                         |                  |              |             |              | 20                | 20           |
| 2011                         |                  |              |             |              | 7                 | 7            |
| 2012                         |                  |              | 20          |              | 1                 | 21           |
| 2013                         |                  |              |             |              | 12                | 12           |
| 2014                         |                  |              |             |              | 30                | 30           |
| TOTAL PERMITS (2007-2014)    | 0                | 0            | 85          | 3            | 291               | 379          |
| 1st-Time Home Buyers Program | 0                | 8            | 6           | 20*          | 0                 | 32           |
| <b>Total Accomplishment</b>  | <b>0</b>         | <b>0</b>     | <b>85</b>   | <b>3</b>     | <b>291</b>        | <b>379</b>   |
| <b>Difference</b>            | <b>(104)</b>     | <b>(105)</b> | <b>(61)</b> | <b>(169)</b> | <b>(76)</b>       | <b>(515)</b> |

**SOURCE:** City of Riverbank Building Department, City of Riverbank Housing Department

\*First Time Home Buyers Program uses "Median Income", not moderate.

## **EVALUATION**

Several of the policies and programs in the 2009-2014 Housing Element were successful in meeting their objectives. Table VIII-2, Housing Policies and Programs Evaluation, provides a detailed review of the City's 2009-2014 Housing Element programs, followed by a statement of whether the policies and/or programs will be deleted, continued, and/or continued and modified as part of the 2014-2023 Housing Element.

**TABLE VIII-2**  
**Housing Policies and Programs Evaluation**

| Policies and Programs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Accomplishments and Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GOAL 1: IDENTIFY ADEQUATE SITES TO PROVIDE FOR A SUFFICIENT NUMBER OF DWELLING UNITS TO MEET THE CITY'S REGIONAL HOUSING NEEDS.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy 1.1: Ensure land use and zoning procedures accommodating to affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Refer to discussion for Program 1.1a.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Program 1.1a: Rezone sites listed in Table V-2 (65.2 acres) and adopt a general plan amendment (if necessary) to complete annexation and zoning of at least 15 acres of potential sites identified in Table V-3 to higher density residential (R-3 or equivalent zoning of at least 20 dwelling units per acre). The first areas to be targeted for rezoning by December 2011 will be Table V-2 sites within existing City limits. Owner and rental multifamily uses will be permitted by-right in these areas, without a conditional use permit, planned unit development or other discretionary review or approval. In addition, a minimum of 20 units per acre will be required. By December 2012, the City will complete annexation and zoning (in consultation with property owners) of at least 15 acres of sites shown in Figure Table V-3.</p> <p>The Stanislaus County Local Agency Formation Commission (LAFCo) has indicated to the City that it would look favorably on annexation requests for land adjacent to current City limits within Riverbank's Sphere of Influence (SOI). The City will: 1) identify areas with few environmental constraints that can be provided with public facilities and services meeting City standards; 2) meet with property owners to seek their agreement to initiate annexation; and 3) initiate specific planning and/or rezoning as part of the annexation process to expedite residential development opportunities. The City's objective will be to increase the availability of adequate sites—properties without significant environmental or public facility constraints to</p> | <p>As identified in Section V with Table V-1, Vacant Land in the City Limits; Table V-2, Residential Land Within the Sphere of Influence; and Table V-3, Crossroads Specific Plan, Summary of Assumed Residential Land Uses, the City has surplus of land available for residential development in the City limits, SOI and outside of the SOI to accommodate the 2014-2023 Regional Housing Needs Program 1.1a has been revised to reflect the City's ability to meet its RHNA within its City limits, and by way of amending its SOI and annexation of the Crossroads West Specific Plan. Since some of the land needed to meet the City's housing needs between 2014 and 2023 is outside of the present City limits and SOI, the City will have to amend its SOI and annex this land before it can be developed. Additionally, the program requires the City to prezone enough land outside of the current city limits to accommodate the remaining housing need.</p> <p>Upon evaluation of the amount of land currently vacant in the City (see Table V-1) and residential land outside of the City limits but within the SOI (Table V-2), as well as the inventory of the potential Crossroads West Specific Plan (Table V-3), staff determined that the sites identified in the 2009-2014 Housing Element Table V-2 did <u>not</u> need to be rezoned to accommodate lower-income housing. Additionally, Staff concluded that the sites identified in the 2009-2014 Housing Element Table V-2 had a number of development constraints, including 1) six (6) of the thirteen (13) sites have approved Tentative Maps, all of which are lower-density developments; 2)</p> |

ensure the properties can accommodate development by June 2013. The City will continue to provide a process whereby multi-family housing can be approved without a conditional use permit process (by right, as currently allowed in the R-3 zone).

To ensure that the City meets its obligation to identify additional sites, the City will commit to the actions and timeframes listed below. The City believes these timeframes are workable based on the history of annexations in Riverbank over the past several years.

The City will use the following criteria to identify the most appropriate sites for rezoning to permit 20 or more units per acre:

- Identify sites for residential development, suitable for high-density residential development on or near major roads and transportation corridors;
- Identify sites that are least two acres or greater in size for efficient use as multi-family housing;
- Provide a financing plan and phasing schedule for the provision of public facilities and services (including water, sewer, and storm drainage) that ensure the sites can be developed between 2011 and 2014; and
- Concurrent with the annexations, adopt development standards similar to the City's R-3 zone for high-density housing that will permit multi-family housing by right, without a conditional use permit (see Table D-1), and require that properties designated for high-density residential use are developed, on average, at 70 percent or greater of the maximum permitted density of 20 or more units per acre.

Responsibility: Community Development Department

Timeframe: By December 2011, rezone existing City sites identified in Table V-2, and by December 2012, complete annexation of SOI sites so that both actions will result in a total at least 80 acres being rezoned to R-3 or

almost all of the properties identified are located in one section of the City – the east side; 3) the largest site identified (27.99 acres), the Cannery District, is located within the Downtown Specific Plan and is planned for a mixture of land-uses and densities, not just Multiple Family Residential (R-3).

In conjunction with Program 1.1a, Program 1.1b has been added to maintain the City's vacant sites inventory and to help facilitate the SOI amendment and Annexation of the Crossroads West Specific Plan.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| equivalent zoning (allowing at least 20 units per acre).                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy 1.2: Maintain an inventory of vacant and underutilized residential lands.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Refer to discussion for Programs 1.2a through 1.2b.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>Program 1.2a: Track changes in land availability and accomplishments in multi-family development in order to determine if further rezoning is necessary to better facilitate high-density developments.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                                                                  | Through the Annual General Plan Progress Reports, City staff has continuously monitored the availability of land suitable for residential development, including multi-family residential development. Therefore, this program has been successful, and will be continued as part of the 2014-2023 Housing Element.                                                                                                                                                                                                                                                           |
| <p>Program 1.2b: Update Geographical Information Systems (GIS) as changes to the land inventory occur. Provide this information to those interested in infill projects through updated layers viewable from the internet.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                                                   | The City's Geographical Information Systems (GIS) continues to be updated as Zoning and General Plan changes are adopted by City Council. The GIS is up-to-date as of January 12, 2015, and is available for use by the public, including those interested in infill projects. The City intends to continuously update its GIS system as future development occurs. Therefore, this program has been successful, and will be continued as part of the 2014-2023 Housing Element.                                                                                              |
| <b>GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, LOW- AND VERY LOW-INCOME HOUSEHOLDS.</b>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy 2.1: Implement a proactive approach to encourage and gain support for multi-family developments.                                                                                                                                                                                                                                                                                                                                                                                                           | Refer to the discussion below for Programs 2.1a through 2.1g.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Program 2.1a: Seek assistance from non-profit developers, including Self-Help Enterprises and Habitat for Humanity to develop homes for lower-income families. The City will meet with non-profit developers to discuss available sites for affordable housing projects, potential funding sources, and actions the City can take to assist housing providers in obtaining funding.</p> <p>Responsibility: Housing &amp; Economic Development Department</p> <p>Timeframe: Meet with non-profit developers</p> | City staff has, and continues to maintain communications with non-profit developers such as Self Help Enterprises and Habitat for Humanity. As noted previously in this Housing Element, the City has assisted in the development of two (2) affordable housing projects within the 2007-2014 planning period; the Riverbank Family Apartments and Riverbank Senior Apartments which consisted on the construction of 20 units for low-to very low-income seniors. City staff assisted the developer, Pacific West Communities, in identifying a site suitable for affordable |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| by June 2011 and annually thereafter to discuss affordable housing development opportunities, available funding, and the City's support of funding requests.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | residential development.<br><br>This Program will be continued as part of the 2014-2023 Housing Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Program 2.1b: Continue to assist developers of extremely low-, low- and very-low income housing in the grant preparation process to help fund their developments. Funding will be prioritized for the development of housing affordable to extremely low-income households. The City assists developers by expediting review and approval of development applications to meet funding deadlines and providing information needed to support funding requests.</p> <p>Responsibility: Community Development and Housing &amp; Economic Development Departments</p> <p>Timeframe: Ongoing, as staff time permits</p> | <p>During the 2007-2014 planning period, the City approved and assisted in the development of two (2) affordable housing projects: known as the Riverbank Family Apartments and Riverbank Senior Apartments. The Riverbank Family Apartments consists of 65 multi-family residential units, and accommodates households that qualify as lower income categories. The Riverbank Family Apartments project was approved by the City in 2008, and subsequently developed in 2009. The Riverbank Senior Apartments was approved in 2008</p> <p>The Riverbank Senior Apartments consists of 20 units for low- and very low-income seniors.</p> <p>As development interests increase, and the City receives interest and/or formal development applications for residential projects accommodating lower income households, City staff has, and continues to, assist where feasible through expediting the application process, deferring fees, and assist in obtaining grant funding. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p> |
| <p>Program 2.1c: Encourage developers to include second dwelling units in new subdivisions as well as a variety of higher density options. The City encourages developers to include second units by permitting such units without requiring additional lot area and allowing up to 50 percent lot coverage. The City permits such units by right in single-family subdivisions according to the requirements of State law.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                     | <p>Through its Zoning Ordinance, the City encourages the development of second units in new subdivisions. As development applications are submitted, City staff will work with applicants to encourage the development of second units in new subdivisions. Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Program 2.1d: Continue to distribute information on second units at the permit counter and post information on the City's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Information on second units is available at the front counter of the City's Community Development Department, as well as on the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>website.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                       | <p>City's website. City staff is committed to ensure information on second units is available. Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Program 2.1e: Adopt a density bonus ordinance in compliance with statutory amendments (Chapter 1928, Statutes 2004) to State density bonus law (Government Code Section 65915).</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Adopt density bonus ordinance by December 2010</p>                                                                                                                                                                         | <p>On February 10, 2015, the City Council for the City of Riverbank adopted Ordinance No. 2015-003, updating the City's Density Bonus Ordinance to comply with statutory amendments to State Density Bonus Law. The Ordinance now references State Density Bonus Law, ensuring compliance with any future Statutory Amendments to the Government Code.</p> <p>This program is completed.</p>                                                                                                                                                                                                                                                                    |
| <p>Program 2.1f: Assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding. The City will identify a partner and development opportunity by June 2010 and apply for grant funding through HCD.</p> <p>Responsibility: Economic Development and Housing Department</p> <p>Timeframe: By June 2010, development opportunity will be identified and grant applications will be submitted.</p> | <p>The City will continue to assist in the development of housing for farmworkers. The City currently has zero (0) farmworker housing and has not yet identified a partner and development opportunity for the development of housing for farmworkers in the City.</p> <p>The City will encourage the opportunity for coordination with a prospective housing developer for the development of housing for farmworkers.</p> <p>Therefore, this program will be continued as part of the 2014-2023 Housing Element but on an "on-going" timeframe.</p>                                                                                                           |
| <p>Program 2.1g: The City will update the uses permitted in the R-3 zone (Section 153.061 (A)) to include emergency shelters. Emergency shelters will only be subject to those development and management standards that apply to other residential development within the same zone.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: By June 2010, adopt updated permitted uses.</p>                                                                         | <p>On February 10, 2015, the City Council for the City of Riverbank adopted Ordinance No. 2015-002, adding Emergency Shelters, Transitional Housing, Supportive Housing and Target Population definitions to Section 153.003 and added Emergency Shelters, Transitional Housing and Supportive Housing as a permitted use in the Multiple Family Residential District R-3 Zone and as a permitted use with a use permit in the Neighborhood Commercial District C-1 Zone, General Commercial District C-2 Zone and Commercial-Industrial C-M Zone. This is consistent with Program 2.1g as well as Appendix D, Table D-1.</p> <p>This program is completed.</p> |
| <p>Policy 2.2: Adopt an Inclusionary Zoning</p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Refer to discussion below for Program 2.2a.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Program 2.2a: An Inclusionary Zoning Ordinance will propose to have the City of Riverbank establish a regulatory and incentive framework which provides opportunities for the development of a supply and mix of new housing to meet the future housing needs of all residents. Through this framework it is expected that new residential development will provide housing opportunities to households of all incomes and achieve a diverse and balanced community with housing available for households of all income levels.</p> <p>Inclusionary unit regulations will apply to projects that propose (1) the creation of five or more dwelling units through new construction, or (2) the creation of ten or more dwelling units through adaptive reuse or conversion of a nonresidential use to residential use. The Inclusionary Zoning Ordinance will govern the percentage of inclusionary units, general requirements for inclusionary units, calculation of rents and selling prices, marketing of inclusionary units, requirements for continued affordability, and density bonuses. Projects that have entered into a development agreement with the City of Riverbank may be exempted from the provisions of this ordinance only if alternative methods of ensuring the construction of affordable dwelling units are included as part of said agreement.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: By June 2010, develop draft Inclusionary Zoning Ordinance. By June 2011, adopt and implement Inclusionary Zoning Ordinance.</p> | <p>This program was <u>not</u> implemented as part of the 2009-2014 Housing Element planning period.</p> <p>The current climate of residential development is such that the City is in a position where increased costs to developers may hinder the opportunity for the development of single-family homes. The City encourages affordable housing development and with the Density Bonus Ordinance, offers incentives for providing such housing, but an Inclusionary Zoning Ordinance would create an undue obstacle for new single-family development. The City, as with all others, used to be in a position where providing funding for the development of affordable housing was possible – through the Redevelopment Agency (RDA). With the elimination of RDA, however, the monetary burden for the development of affordable housing falls to Non-Profit Developers and For-Profit Developers.</p> <p>For the reasons described above, this program will <u>not</u> be continued as part of the 2014-2023 Housing Element.</p> |
| <b>GOAL 3: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy 3.1 Promote efficient and creative alternatives to help reduce government constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Refer to discussion below, for Programs 3.1a through 3.1d.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Program 3.1a: Continue to promote the use of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Through the 2007-2014 planning period, the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Planned Development zones for developers who wish to deviate from setback, parking, or other standards which may limit their ability to develop at a desired density.</p> <p>Responsibility: Community Development Department<br/>Timeframe: Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>City did not receive any development applications proposing a Planned Development zone. However, City staff continues to promote the use of Planned Development zones within the City when circumstances allow applicants/developers to deviate from City development standards such as setbacks, parking requirements, etc. This Program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Program 3.1b: The City will waive fees for General Plan amendments intended solely to increase residential designations from low-to-medium density to medium-to-high density residential. The City will apply the fee waiver at the time of submittal of a complete application. The City will also defer fees for developments with units affordable to lower-income households until the time of first inspection or as established in a development agreement between the City and the project applicant. The City will promote its fee waiver program through distribution of a brochure at the permit counter, posting of information on the City's website, and distribution of information to the local building industry association.</p> <p>Responsibility: Community Development Department<br/>Timeframe: Ongoing</p> | <p>Through the 2007-2014 planning period, the City did not receive any development applications proposing to amend the General Plan to allow for medium-to-high density residential land uses from low-to-medium density residential. As such, this Program was not successful.</p> <p>However, during the 2007-2014 planning period, the Riverbank Family Apartments were approved by the City, and developed. Through the entitlement process, the City worked with the Developer (Pacific West Companies) to adjust System Development Impact Fees and Planning Application Fees.</p> <p>The City continues encourage residential development that allows for higher densities, and therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p> |
| <p>Program 3.1c: Continue to utilize computer software to help fast-track building permits, saving both developer and staff time.</p> <p>Responsibility: Community Development Department<br/>Timeframe: Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>The City is currently performing a full update to the Website and will include tools and access for developers that will help streamline the "development process." Although the website is not scheduled to be complete until 2015, the City initiated this action during the planning period, 2014. Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                                                                                                                                                                               |
| <p>Program 3.1d: Amend the Zoning Ordinance to facilitate the development of housing for special needs groups. Amendments will address the following:</p> <ul style="list-style-type: none"> <li>• Parking requirements: The City will approve reduced parking requirements for</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>This program was <u>not</u> implemented as part of the 2009-2014 Housing Element.</p> <p>The City encourages the opportunity for coordination with the Developer for development and building regulations that may be a constraint to the development of housing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



|                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>developments containing senior, handicapped, single-adult, and/or small-family housing for which two parking spaces per unit are not needed to meet resident and guest parking demands.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Adopt Zoning Ordinance amendments by December 2011.</p>                                                                                                             | <p>for special needs groups. Although opportunity is there for coordination, specifically through the City's adopted Reasonable Accommodation Ordinance, this program does provide a method in which parking requirements may be reduced for developments containing senior, handicapped, single-adult and/or small-family housing.</p> <p>Therefore, this program will be continued as part of the 2014-2023 Housing Element with a new timeframe for completion.</p> |
| <p><b>GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF EXISTING AFFORDABLE HOUSING STOCK.</b></p>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Policy 4.1 Increase rehabilitation efforts.</p>                                                                                                                                                                                                                                                                                                                                                                                       | <p>Refer to discussion below, for Programs 4.1a through 4.1b.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Program 4.1a: Continue to actively seek State and federal funding for the rehabilitation of homes. The City will consider annual applications for State CDBG, HOME, and Multi-family Housing Program funds depending on the need for additional funds and the City's ability to expend funds in a timely manner.</p> <p>Responsibility: Housing &amp; Economic Development Department</p> <p>Timeframe: Ongoing – apply annually.</p> | <p>City staff continues to actively develop and apply for State CDGB, HOME, and Multi-Family Housing Program funds for the purposes of rehabilitating homes.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                       |
| <p>Program 4.1b: Maintain database of housing conditions and rehabilitation projects to track accomplishments and assist in future goals.</p> <p>Responsibility: Community Development and Housing &amp; Economic Development Departments</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                  | <p>City staff continues to actively maintain a database of housing conditions and rehabilitation projects to track accomplishments and assist in future goals.</p> <p>This program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                     |
| <p>Policy 4.2 Preserve current multi-family sites.</p>                                                                                                                                                                                                                                                                                                                                                                                   | <p>Refer to discussion below for Programs 4.2a and 4.2b.</p>                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>Program 4.2a: Discourage land division of sites currently zoned high-density residential.</p> <p>Responsibility: Community Development Department</p>                                                                                                                                                                                                                                                                                 | <p>During the 2007-2014 planning period, the City did not receive any formal applications requesting to subdivide lands designated or zoned for high-density residential development. However, the City will continue to discourage the subdivision of sites designated for high-</p>                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timeframe: Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | density residential development and therefore, this program will be continued as part of the 2014-2023 Housing Element.                                                                                                                                                                                                                                                                     |
| <p>Program 4.2b: Monitor any units which may be deemed at-risk for conversion into market-rate housing. Ensure that any loss to the housing stock for lower income households is properly mitigated.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Through the adoption and certification of the City's 2009-2014 Housing Element, the City determined there were no units at-risk to change to non-low income units within the City. City staff, however, will continue to monitor units which may be deemed at-risk of conversion to market rate. Therefore, this program will be continued as part of the 2014-2023 Housing Element.</p> |
| <b>GOAL 5: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, COLOR, FAMILIAL STATUS, OR DISABILITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Policy 5.1</b> Make programs and information available to all persons.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Refer to the discussion below, for Programs 5.1a through 5.1b.                                                                                                                                                                                                                                                                                                                              |
| <p>Program 5.1a: The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination. Specifically, the City will:</p> <ul style="list-style-type: none"> <li>• Disseminate information in a variety of ways (including brochures, mailings, websites, newspaper ads, etc in both English and Spanish) regarding rehabilitation and first-time homebuyer programs.</li> <li>• Maintain information on State and federal fair housing laws at the Community Development Department and other public places for public distribution (such as the Riverbank branch of the Stanislaus County Public Library, the Riverbank Community Center, and City Hall);</li> <li>• Train City staff at the public counter to refer victims of housing discrimination to the appropriate agency (local legal services organization, the Stanislaus County District Attorney's Office, the State Fair Employment and Housing Commission, or the U.S. Department of Housing and Urban Development);</li> </ul> | The City continues to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color.                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Seek the cooperation of the local homebuilders association, Realtor association and lenders in disseminating fair housing information; and,</li> <li>• Identify an annual community event such as a fair housing day or as part of another community event at which fair housing information can be distributed.</li> </ul> <p>Responsibility: Housing &amp; Economic Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>Program 5.1b: The City will update the definition of “family” and “single-family residence” to comply with all federal and State fair housing laws. The definition should not distinguish between related and unrelated persons and should not impose limitations on the number of persons that may constitute a family.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: By June 2010, adopt updated definitions.</p>                                                                                                                                    | <p>On February 10, 2015, the City Council of the City of Riverbank adopted Ordinance No. 2015-002, updating the definition of “Family” and “Dwelling, Single Family Residence” to comply with all federal and State fair housing laws. These definitions do not distinguish between related and unrelated persons and do not impose limitations on the number of persons that may constitute a family. Additionally, these definitions are consistent with surrounding jurisdictions. This program has been completed and therefore will be deleted as part of the 2014-2023 Housing Element.</p> |
| <p>Policy 5.2 Adopt Universal Design Ordinance</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Refer to the discussion below for Programs 5.2a through 5.2b.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>Program 5.2a: The City will adopt a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: By June 2010, develop draft Universal Design Ordinance. By June 2011, adopt and implement Universal Design Ordinance.</p> | <p>The City Council of the City of Riverbank adopted a Reasonable Accommodation Ordinance in 2015. This ordinance provides procedures and criteria in which reasonable accommodations may be made. Program 5.2a requires the City to adopt a Universal Design Ordinance but with the Reasonable Accommodation Ordinance, the City may provide exception to zoning and land-use requirements for persons with disabilities.</p> <p>Therefore, this program is considered to be completed and will be deleted as part of the 2014-2023 Housing Element.</p>                                         |
| <p>Policy 5.3 Adopt Reasonable Accommodation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Refer to the discussion below for Program 5.3a.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Program 5.3a: The City will adopt written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying following decision-making criteria:</p> <ul style="list-style-type: none"> <li>• The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.</li> <li>• The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.</li> <li>• The requested accommodation would not impose an undue financial or administrative burden on the City.</li> <li>• The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.</li> </ul> <p>Responsibility: Community Development Department</p> <p>Timing: Adopt Zoning Ordinance Amendments by December 2012</p> | <p>On February 10, 2015, the City Council of the City of Riverbank adopted Ordinance No. 2015-004, adding Sections 153.221 through 153.229, Reasonable Accommodation, to the City's Zoning Code. This new Ordinance establishes procedures for an individual with a disability to apply for reasonable accommodation. This is approved by the Community Development Director after certain findings are made, ensuring that this process is ministerial.</p> <p>The decision making criteria in Program 5.3a are included in the Reasonable Accommodation Ordinance.</p> <p>Because this program has been completed, it will be deleted as part of the 2014-2023 Housing Element.</p> |
| <b>GOAL 6: PROMOTE ENERGY CONSERVATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy 6.1: Continue to implement state energy-efficient standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Refer to discuss below for Program 6.1a.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>Program 6.1a: Continue to implement state energy-efficient standards, including the addition of energy-efficient conditions to planned development approvals.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>During the 2007-2014 planning period, the City continuously monitored updates to the California Uniform Building Code. As updates to the State's Building Code were adopted, the City updated its own Building Code. These updates included implementation of the State's energy-efficient standards. This Program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                                                                                                                                 |
| Policy 6.2: Include energy conservation guidelines as part of the development standards for the specific plan area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>During the 2007-2014 planning period, the City was in the process of preparing two Specific Plans; the Downtown Specific Plan, and the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                        | <p>Riverbank Army Ammunition Plant Specific Plan. The Downtown Specific Plan, scheduled for adoption in 2015, includes development standards related to energy conservation, including lighting standards, windows, and landscape and open space.</p> <p>During the 2014-2023, the City anticipates the preparation of other Specific Plan(s) within the City. Therefore, this Program will be continued as part of the 2014-2023 Housing Element.</p> |
| <p>Program 6.2a: Continue to include energy conservation guidelines as part of development standards in new developments.</p> <p>Responsibility: Community Development Department</p> <p>Timeframe: Ongoing</p>        | <p>As required per Title 24 of the California Code of Regulations, the City continues to include energy conservation standards on all new development within the City.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                                                                                                             |
| <p>Policy 6.3: Provide weatherization assistance to low-income households.</p>                                                                                                                                         | <p>Refer to discussion below for Program 6.3a.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Program 6.3a: Continue to include weatherization as a typical repair in the City's housing rehabilitation program.</p> <p>Responsibility: Housing and Economic Development Department</p> <p>Timeframe: Ongoing</p> | <p>During the 2007-2014 planning period, the City assisted in the rehabilitation of two (2) residential units. In 2014, the Housing Rehabilitation Program funded two (2) loans. These two projects are expected to be completed in the Spring of 2015.</p> <p>This Program will be continued as part of the 2014-2023 Housing Element.</p>                                                                                                            |



## **SECTION IX**

### **2014-2023 Housing Element - Housing Goals and Policies**

#### **A. INTRODUCTION**

---

This section of the Housing Element contains the City's goals, policies, and proposed plan of actions to implement the City's housing program. The goals and policies reflect the needs identified previously in the Element. Each proposed implementation program contains a description of the intended action, an explanation of the agency responsible for administering the program, and the timeframe during which the program would take effect. Whenever possible, the anticipated results have been expressed in quantified terms.

Briefly stated, the Housing Goals are:

- To plan for a sufficient number of dwelling units to meet the City's regional housing share as determined by StanCOG within the confines of environmental considerations
- To ensure an orderly approach to providing public services and facilities to meet the needs of new development
- To address the affordable housing needs of very low- and low-income households and to encourage the private sector to develop housing affordable to these income groups
- To conserve and improve the quality of Riverbank's existing housing stock and residential neighborhoods
- To preserve existing affordable housing opportunities
- To plan for a balanced community that provides housing, employment, commercial services, and recreational opportunities
- To ensure that housing is available to all present and future residents on a non-discriminatory basis

The philosophy underlying the proposed policies and programs is that the Riverbank's role in the development of housing is one of facilitator. The City can lay the planning ground work for housing construction, provide a favorable regulatory environment for housing, and apply for financial assistance from state and federal agencies. The City can also actively seek out interested builders who are willing to work with the City on alternative housing developments that will promote affordability for very low- and low-income households.

Whether or not appropriate amounts and types of housing are constructed has depended primarily on the decisions of home builders and non-profit housing corporations. The City, itself, is not in the business of building housing. However, the City *can* help to ensure that lands designated for multi-family densities are not underdeveloped. This objective is reflected in the updated goals and policies.

## **B. GOALS**

---

The City believes that, in the long run, with the implementation of these policies, a reasonable balance between the needs of its very low-, and low-income residents and the ability and willingness of the private market to respond to those needs through voluntary approaches can be achieved.

### **GOAL 1: IDENTIFY ADEQUATE SITES TO PROVIDE FOR A SUFFICIENT NUMBER OF DWELLING UNITS TO MEET THE CITY'S REGIONAL HOUSING NEEDS.**

**Policy 1.1** Ensure land use and zoning procedures accommodating to affordable housing.

Program 1.1a:

The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of the Housing Element programs. Since some of the land needed to meet the City's housing needs between 2014 and 2023 is outside the present City limits and Sphere of Influence, the City will have to amend its Sphere of Influence and annex this land before it can be developed. The City shall prezone enough land outside the current city limits to accommodate the remaining housing need. The City shall inform local developers and affected landowners of the rezoning action through a public outreach effort (i.e. direct mailings, website postings, etc.). The outreach effort should also seek to encourage developer interest in annexation of prezoned land by describing development characteristics.

~~Rezone sites listed in Table V-2 (65.2 acres) and adopt a general plan amendment (if necessary) to complete annexation and zoning of at least 15 acres of potential sites identified in Table V-3 to higher density residential (R-3 or equivalent zoning of at least 20 dwelling units per acre). The first areas to be targeted for rezoning by December 2011 will be Table V-2 sites within existing City limits. Owner and rental multifamily uses will be permitted by right in these areas, without a~~

conditional use permit, planned unit development or other discretionary review or approval. In addition, a minimum of 20 units per acre will be required. By December 2012, the City will complete annexation and zoning (in consultation with property owners) of at least 15 acres of sites shown in Figure Table V-3.

The Stanislaus County Local Agency Formation Commission (LAFCo) has indicated to the City that it would look favorably on annexation requests for land adjacent to current City limits within Riverbank's Sphere of Influence (SOI). The City will: 1) identify areas with few environmental constraints that can be provided with public facilities and services meeting City standards; 2) meet with property owners to seek their agreement to initiate annexation; and 3) initiate specific planning and/or rezoning as part of the annexation process to expedite residential development opportunities. The City's objective will be to increase the availability of adequate sites—properties without significant environmental or public facility constraints to ensure the properties can accommodate development by June 2013. The City will continue to provide a process whereby multi-family housing can be approved without a conditional use permit process (by right, as currently allowed in the R-3 zone).

To ensure that the City meets its obligation to identify additional sites, the City will commit to the actions and timeframes listed below. The City believes these timeframes are workable based on the history of annexations in Riverbank over the past several years.

The City will use the following criteria to identify the most appropriate sites for rezoning to permit 20 or more units per acre:

- Identify sites for residential development, suitable for high-density residential development on or near major roads and transportation corridors;
- Identify sites that are at least two acres or greater in size for efficient use as multi-family housing;
- Provide a financing plan and phasing schedule for the provision of public facilities and services (including water, sewer, and storm drainage) that ensure the sites can be developed between 2011 and 2014; and
- Concurrent with the annexations, adopt development standards similar to the City's R-3 zone for high-density

housing that will permit multi-family housing by right, without a conditional use permit (see Table D-1), and require that properties designated for high-density residential use are developed, on average, at 70 percent or greater of the maximum permitted density of 20 or more units per acre.

Responsibility: Community Development Department  
Timeframe: 2014-2023

**Program 1.1b** In conjunction with Program 1.1a, the City shall maintain its vacant sites inventory by facilitating the development of the Crossroads West Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified in Table V-4, and specifically, those sites designated for higher density development in order to meet the regional housing needs of lower income households. As of March 2015, the Crossroads West Specific Plan area is anticipated to be annexed into the City of Riverbank by 2017. Upon annexation, the City shall permit the development of sites designated for higher density development in accordance with Section 65583.2(h) and (i) of the Government Code, including permitting multi-family housing without discretionary review, or beyond what is typically required by the City. The City will also consider allowing additional density bonuses within the Crossroads West Specific Plan for affordable housing development projects that commit to providing Extremely Low-, Very Low-, and Low Income Housing. If the Crossroads West Specific Plan is not annexed by the end of the year, 2017, the City will take the following actions to identify and rezone, if necessary, higher density residential sites of equivalent capacity within 6-months to maintain a sufficient sites inventory to meet the City's Regional Housing Needs Allocation.

Responsibility: Development Services Department, Planning Commission, and City Council  
Timeframe: By End of Year 2017

**Policy 1.2:** Maintain an inventory of vacant and underutilized residential lands.

**Program 1.2a:** Track changes in land availability and accomplishments in multi-family development in order to determine if further rezoning is necessary to better facilitate high-density developments.

Responsibility: Development Services Department  
Timeframe: Ongoing

Program 1.2b: Update Geographical Information Systems (GIS) as changes to the land inventory occur. Provide this information to those interested in infill projects through updated layers viewable from the internet.

Responsibility: Development Services Department

Timeframe: Ongoing

**GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, LOW- AND VERY LOW-INCOME HOUSEHOLDS.**

**Policy 2.1:** Implement a proactive approach to encourage and gain support for multi-family developments.

Program 2.1a: Seek assistance from non-profit developers, including Self-Help Enterprises and Habitat for Humanity to develop homes for lower-income families. The City will meet with non-profit developers to discuss available sites for affordable housing projects, potential funding sources, and actions the City can take to assist housing providers in obtaining funding.

Responsibility: Housing & Economic Development Department

Timeframe: Meet with non-profit developers by June 2011 and annually thereafter to discuss affordable housing development opportunities, available funding, and the City's support of funding requests.

Program 2.1b: Continue to assist developers of extremely low-, low- and very-low income housing in the grant preparation process to help fund their developments. Funding will be prioritized for the development of housing affordable to extremely low-income households. The City assists developers by expediting review and approval of development applications to meet funding deadlines and providing information needed to support funding requests.

Responsibility: Development Services and Housing & Economic Development Departments

Timeframe: Ongoing, as staff time permits

Program 2.1c: Encourage developers to include second dwelling units in new subdivisions as well as a variety of higher density options. The City encourages developers to include second units by permitting such units without requiring additional lot area and allowing up to 50 percent lot coverage. The City permits such units by right in single-family subdivisions according to the requirements of State law.



Responsibility: Development Services Department  
Timeframe: Ongoing

Program 2.1d: Continue to distribute information on second units at the permit counter and post information on the City's website.

Responsibility: Development Services Department  
Timeframe: Ongoing

~~Program 2.1e: Adopt a density bonus ordinance in compliance with statutory amendments (Chapter 1928, Statutes 2004) to State density bonus law (Government Code Section 65915).~~

~~Responsibility: Community Development Department  
Timeframe: Adopt density bonus ordinance by December 2010~~

Program 2.1f: Assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding. ~~The City will identify a partner and development opportunity by June 2010 and apply for grant funding through HCD.~~

Responsibility: Economic Development and Housing Department  
Timeframe: Ongoing By June 2010, development opportunity will be identified and grant applications will be submitted.

~~Program 2.1g: The City will update the uses permitted in the R-3 zone (Section 153.061 (A)) to include emergency shelters. Emergency shelters will only be subject to those development and management standards that apply to other residential development within the same zone.~~

~~Responsibility: Community Development Department  
Timeframe: By June 2010, adopt updated permitted uses.~~

**Policy 2.2:** Encourage revitalization and expansion of residential development and opportunities within the City's Downtown Specific Plan area ~~Adopt an Inclusionary Zoning Ordinance~~

Program 2.2a: To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Core, Mixed Use Neighborhood, and Downtown Neighborhood, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

Responsibility: Development Services Department  
Timeframe: 2014-2023 Planning Period

**Program 2.2b** In conjunction with Program 2.2a, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships with developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.

**Responsibility:** Development Services Department  
**Timeframe:** 2014-2023 Planning Period

**Program 2.2c** The City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Downtown Specific Plan. Where feasibly, City staff shall assist Property Owners and/or Developers in identifying sites suitable for upper story residential development, identifying Grant funding opportunities, and expedite permit processing through Community Development Department

**Responsibility:** Development Services Department  
**Timeframe:** 2014-2023 Planning Period

~~**Program 2.2a:** An Inclusionary Zoning Ordinance will propose to have the City of Riverbank establish a regulatory and incentive framework which provides opportunities for the development of a supply and mix of new housing to meet the future housing needs of all residents. Through this framework it is expected that new residential development will provide housing opportunities to households of all incomes and achieve a diverse and balanced community with housing available for households of all income levels.~~

~~Inclusionary unit regulations will apply to projects that propose (1) the creation of five or more dwelling units through new construction, or (2) the creation of ten or more dwelling units through adaptive reuse or conversion of a nonresidential use to residential use. The Inclusionary Zoning Ordinance will govern the percentage of inclusionary units, general requirements for inclusionary units, calculation of rents and selling prices, marketing of inclusionary units, requirements for continued affordability, and density bonuses. Projects that have entered into a development agreement with the City of Riverbank may be exempted from the provisions of this~~

ordinance only if alternative methods of ensuring the construction of affordable dwelling units are included as part of said agreement.

Responsibility: Community Development Department

Timeframe: By June 2010, develop draft Inclusionary Zoning Ordinance. By June 2011, adopt and implement Inclusionary Zoning Ordinance.

### **GOAL 3: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS.**

**Policy 3.1** Promote efficient and creative alternatives to help reduce government constraints.

Program 3.1a: Continue to promote the use of Planned Development zones for developers who wish to deviate from setback, parking, or other standards which may limit their ability to develop at a desired density.

Responsibility: Development Services Department

Timeframe: Ongoing

Program 3.1b: The City will waive fees for General Plan amendments intended solely to increase residential designations from low-to-medium density to medium-to-high density residential. The City will apply the fee waiver at the time of submittal of a complete application. The City will also defer fees for developments with units affordable to lower-income households until the time of first inspection or as established in a development agreement between the City and the project applicant. The City will promote its fee waiver program through distribution of a brochure at the permit counter, posting of information on the City's website, and distribution of information to the local building industry association.

Responsibility: Development Services Department

Timeframe: Ongoing

Program 3.1c: Continue to utilize computer software to help fast-track building permits, saving both developer and staff time.

Responsibility: Development Services Department

Timeframe: Ongoing

Program 3.1d: Amend the Zoning Ordinance to facilitate the development of housing for special needs groups. Amendments will address the following:

- Parking requirements: The City will approve reduced

parking requirements for developments containing senior, handicapped, single-adult, and/or small-family housing for which two parking spaces per unit are not needed to meet resident and guest parking demands.

Responsibility: **Development Services Department**

Timeframe: Adopt Zoning Ordinance amendments by **December 2016** ~~December 2014~~.

**GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF EXISTING AFFORDABLE HOUSING STOCK.**

**Policy 4.1** Increase rehabilitation efforts.

Program 4.1a: Continue to actively seek State and federal funding for the rehabilitation of homes. The City will consider annual applications for State CDBG, HOME, and Multi-family Housing Program funds depending on the need for additional funds and the City's ability to expend funds in a timely manner.

Responsibility: Housing & Economic Development Department

Timeframe: Ongoing – apply annually.

Program 4.1b: Maintain database of housing conditions and rehabilitation projects to track accomplishments and assist in future goals.

Responsibility: **Development Services** and Housing & Economic Development Departments

Timeframe: Ongoing

**Policy 4.2** Preserve current multi-family sites.

Program 4.2a: Discourage land division of sites currently zoned high-density residential.

Responsibility: **Development Services Department**

Timeframe: Ongoing

Program 4.2b: Monitor any units which may be deemed at-risk for conversion into market-rate housing. Ensure that any loss to the housing stock for lower income households is properly mitigated.

Responsibility: **Development Services Department**

Timeframe: Ongoing

**GOAL 5: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, COLOR, FAMILIAL STATUS, OR DISABILITY**

**Policy 5.1** Make programs and information available to all persons.

Program 5.1a: The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination. Specifically, the City will:

- Disseminate information in a variety of ways (including brochures, mailings, websites, newspaper ads, etc in both English and Spanish) regarding rehabilitation and first-time homebuyer programs.
- Maintain information on State and federal fair housing laws at the Community Development Department and other public places for public distribution (such as the Riverbank branch of the Stanislaus County Public Library, the Riverbank Community Center, and City Hall);
- Train City staff at the public counter to refer victims of housing discrimination to the appropriate agency (local legal services organization, the Stanislaus County District Attorney's Office, the State Fair Employment and Housing Commission, or the U.S. Department of Housing and Urban Development);
- Seek the cooperation of the local homebuilders association, Realtor association and lenders in disseminating fair housing information; and,
- Identify an annual community event such as a fair housing day or as part of another community event at which fair housing information can be distributed.

Responsibility: Housing & Economic Development Department  
Timeframe: Ongoing

~~Program 5.1b: The City will update the definition of "family" and "single-family residence" to comply with all federal and State fair housing laws. The definition should not distinguish between related and unrelated persons and should not impose limitations on the number of persons that may constitute a family.~~

~~Responsibility: Community Development Department  
Timeframe: By June 2010, adopt updated definitions.~~

**Policy 5.2** ~~Adopt Universal Design Ordinance~~

~~Program 5.2a: The City will adopt a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their~~



~~physical needs and capabilities change. The City will refer to the HCD website to develop guidelines and a model ordinance consistent with the principles of universal design.~~

~~Responsibility: Community Development Department~~

~~Timeframe: By June 2010, develop draft Universal Design Ordinance. By June 2011, adopt and implement Universal Design Ordinance.~~

### ~~Policy 5.3 Adopt Reasonable Accommodation Ordinance~~

~~Program 5.3a: The City will adopt written reasonable accommodation ordinance to provide exception in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying following decision-making criteria:~~

- ~~• The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.~~
- ~~• The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.~~
- ~~• The requested accommodation would not impose an undue financial or administrative burden on the City.~~
- ~~• The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.~~

~~Responsibility: Community Development Department~~

~~Timing: Adopt Zoning Ordinance Amendments by December 2012~~

## **GOAL 6: PROMOTE ENERGY CONSERVATION**

**Policy 6.1:** Continue to implement state energy-efficient standards.

Program 6.1a: Continue to implement state energy-efficient standards, including the addition of energy-efficient conditions to planned development approvals.

Responsibility: **Development Services Department**

Timeframe: Ongoing

**Policy 6.2:** Include energy conservation guidelines as part of the development standards for the specific plan area.

Program 6.2a: Continue to include energy conservation guidelines as part of development standards in new developments.

Responsibility: **Development Services Department**

Timeframe: Ongoing

**Policy 6.3:** Provide weatherization assistance to low-income households.

Program 6.3a: Continue to include weatherization as a typical repair in the City's housing rehabilitation program.

Responsibility: Housing and Economic Development Department

Timeframe: Ongoing

### **C. ANTICIPATED HOUSING ACCOMPLISHMENTS: 2014-2023**

---

The City believes that the programs and objectives described in this section represent the maximum effort the City can make to accommodate housing for all income groups. In developing quantified objectives, the City has considered:

- Development costs for market-rate housing and how the City can reduce these costs, still provide necessary public services and facilities, and maintain a minimum acceptable standard of development quality;
- The zoning densities which are appropriate to accommodate very low-, low-income housing yet which are still sensitive to the City's environmental character and existing residential neighborhoods;
- Available local financial and staff resources to implement the City's housing program (the City does not anticipate having sufficient funding to provide more than 1 staff positions to support the City's housing program and other community development programs);
- Available state and federal sources of funding for affordable housing developments; and,
- The ability of the private sector to assist the City in implementing proposed housing programs. The housing program makes a conservative estimate, therefore, of the number of market rate and government-assisted housing units affordable to very low, low and moderate-income households that could be provided from the programs described above.

## QUANTIFIED OBJECTIVES (2014 - 2023)

|                                                       | Extremely/<br>Very Low | Low        | Moderate   | Above<br>Moderate | Total        |
|-------------------------------------------------------|------------------------|------------|------------|-------------------|--------------|
| <b>Accommodate Regional Housing Needs<sup>1</sup></b> | <b>321</b>             | <b>206</b> | <b>217</b> | <b>536</b>        | <b>1,280</b> |
| <b>New Housing Construction</b>                       | 100                    | <b>145</b> | <b>300</b> | <b>500</b>        | <b>1,045</b> |
| <b>Housing Rehabilitation</b>                         | 65                     | 35         |            |                   | <b>100</b>   |
| <b>Conservation of Affordable Housing<sup>2</sup></b> | 100                    |            |            |                   | <b>100</b>   |
| <b>Homebuyer Assistance</b>                           | 15                     | 20         |            |                   | <b>35</b>    |

1. STANCOG 2014-2023 Regional Housing Allocation Plan
2. Conservation of non-assisted low-cost rental housing through the City's code enforcement program and the preservation/improvement of mobilehome parks.

# APPENDICES

---

**APPENDIX A**  
**AVAILABLE HOUSING PROGRAMS – CITY OF RIVERBANK**

---



## **APPENDIX A**

### **Available Housing Programs - City of Riverbank**

#### **A. HOUSING REHABILITATION PROGRAM**

The City of Riverbank's Housing Rehabilitation Program currently has funds available to assist families and individuals with home repair and rehabilitation needs. The purpose of the program is to eliminate hazardous conditions in the home, correct code deficiencies and extend the useful life of the structure.

Typical repairs include: roof repair or replacement; electrical, plumbing or structural repairs; room additions to lessen over-crowding; installation of central heat and air conditioning; window repair or replacement; weatherization; handicapped access including wheelchair ramps; and floor-covering repair or replacement.

As of 2014, the maximum loan amount is \$85,000.00 - \$175,000.00, which is provided as a non-interest and/or below-market interest rate mortgage. The fixed interest rate is 0% or 3% per year for owner-occupied housing, and 5% per year for renter-occupied housing. Loan terms are for 15 years with a non-prepayment penalty policy.

Elderly owner-occupants (62 years of age or older), who are low to very low-income and paying more than 30% of their income toward housing expenses, can receive a 15-year term deferred loan. Loans are non-amortized with repayment due upon sale of the property. Loans made to other low-income owner-occupants and owner-investors are amortized over the term of 15 years with small monthly payments required.

Income limits to determine eligibility change yearly. Interested applicants should contact the City of Riverbank's Economic Development and Housing Department for more information.

#### **B. FIRST-TIME HOMEBUYERS ASSISTANCE PROGRAM**

The First-Time Homebuyers Program provides an opportunity for qualified low-income households to buy their first home in Riverbank.

Since 2009, the City of Riverbank Housing Division has issued forty-three (43) first-time homebuyers assistance loans amounting to \$2,460,173. Out of the forty-three (43) issued, eight (8) were for very-low income groups, six (6) for low income groups and twenty (20) for Medium Income groups.

##### **1. Assistance Available**

Up to \$70,000.00 is available as a deferred payment loan (DPL) for a 30-year period. The loan can be used to cover initial costs such as loan origination, points, title insurance,

escrow fees, impounds, etc., in addition to mortgage subsidy to reduce principal, interest, taxes, and insurance (PITI) to an affordable level, based on household income. At the end of the 30-year term, the loan shall retain the non-interest rate payable on the 31<sup>st</sup> anniversary date. Funds are available through the Home Ownership Partnership Program (HOME) or the First Time Home Buyers Program (FTHB) funded by State of California Housing and Community Development (HCD).

## **2. Property Qualifications**

The property must be located within the City Limits of Riverbank. Purchase price limit is subject to the Stanislaus County maximum of \$362,790. The home must be a structurally sound, and homes built prior to 1978 must provide Lead Base Paint Clearance. New developments must have foundations poured and can be under construction or at final stage. A unit is ineligible if its purchase would result in the displacement of the tenant.

## **3. Procedure**

The first step is to contact the City's Housing staff in regards to the program procedure funds availability and placement on interest list. Notification of funds will be conducted by provided phone contact. Once the application has been received, applicants must schedule an interview appointment to determine the household eligibility. Once eligibility has been determined, the applicant will receive instructions on the proceeding loan process. To remain eligible, the applicant has 60 days to enter into a real estate purchase contract.

Applicants must work with lenders to determine the amount of payment the family can afford and loan approval. Lenders may contact the City of Riverbank for loan process guidance if the lender is unfamiliar with the city program. Applicants must provide sufficient personal funds to cover 1% of purchase, providing records of season money or gift letter from anyone except person(s) holding deed on the property being purchased.

The applicant works with a real estate agent on the selection of a home, makes an offer and enters the purchase contract. Applicant, realtor, and lender must join all documentation as one loan application package providing the analysis of the applicant's need to be submitted to the City's Housing Department. Housing staff will stamp-date the loan received, evaluate for completeness and analyze process. All parties involved in this application process must plan for at least a 45-day escrow upon complete package acceptance.

Updated information regarding income qualifications and funds available can be acquired from the Economic Development and Housing Department. The City of Riverbank is an Equal Housing Lender and does not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin.

**APPENDIX B**  
**HOUSING CONDITION SURVEY – CITY OF RIVERBANK**

---

## **APPENDIX B**

### **Housing Condition Survey**

#### **City of Riverbank**

Funded By:

State of California Department of Housing and Community Development  
California Development Block Grant No. 02-STBG-1762  
May/June 2003

#### **PURPOSE**

A housing condition survey was conducted in 2003 covering the proposed Riverbank target area. The purpose of the survey was two-fold: first, to gather information in order to assess the feasibility of implementing a housing rehabilitation project in the area; second, to develop a program design which would effectively address demonstrated housing needs. The survey was conducted in accordance with the California Department of Housing and Community Development guidelines.

#### **METHODOLOGY**

During the months of May and June 2003, staff of the Community Development Department for the City of Riverbank drove every street in the Housing Condition Target Area and completed a Housing Condition Survey for each housing structure.

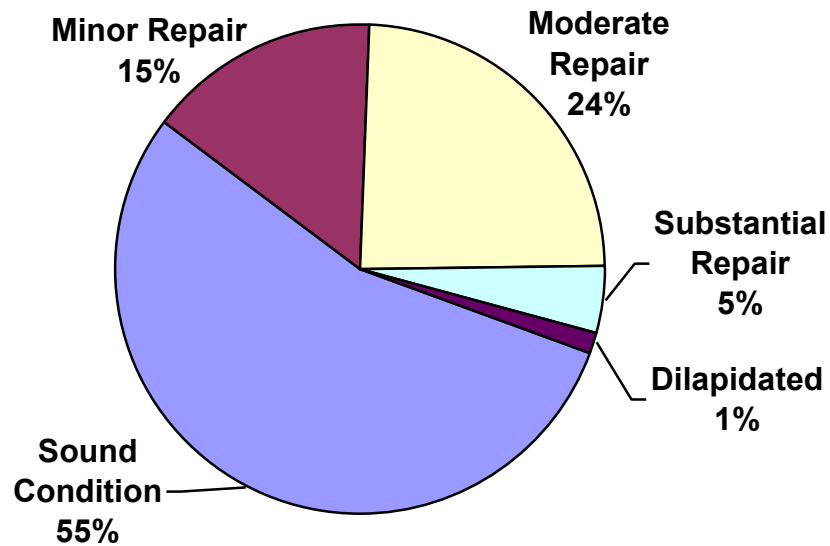
Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and electrical. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." These condition points are added together for each unit and a finding was made identifying each unit as being sound, in need of minor repair, moderate repair, and substantial repair or dilapidated. The last designation is applied to units on which only correction of health and safety factors or demolition is economically feasible (i.e., too expensive to bring up to the Uniform Housing Code Standards).

Upon completion of the surveys, collected data was collated and analyzed.

## 2003 SURVEY RESULTS

By APN Book Number and Tenure

| BOOK<br>NUMBER | SOUND<br>CONDITION |       | MINOR<br>REPAIR |       | MODERATE<br>REPAIR |       | SUBSTANTIAL<br>REPAIR |       | DILAPIDATED |       | TOTAL |
|----------------|--------------------|-------|-----------------|-------|--------------------|-------|-----------------------|-------|-------------|-------|-------|
|                | Single             | Multi | Single          | Multi | Single             | Multi | Single                | Multi | Single      | Multi |       |
| 62             | 6                  | 0     | 10              | 0     | 6                  | 2     | 2                     | 0     | 0           | 0     | 26    |
| 74             | 367                | 45    | 17              | 0     | 1                  | 0     | 0                     | 0     | 0           | 0     | 430   |
| 75             | 1872               | 2     | 199             | 186   | 318                | 135   | 53                    | 25    | 10          | 9     | 2809  |
| 132            | 412                | 9     | 305             | 42    | 657                | 72    | 144                   | 5     | 43          | 0     | 1689  |
| Subtotal       | 2657               | 56    | 531             | 228   | 982                | 209   | 199                   | 30    | 53          | 9     | -     |
| TOTAL          | 2713               |       | 759             |       | 1191               |       | 229                   |       | 62          |       | 4954  |





## Housing Condition Survey Form

Map# \_\_\_\_\_ Address \_\_\_\_\_  
Vacant (\_\_\_Yes/\_\_\_No) For Sale (\_\_\_Yes/\_\_\_No)  
City \_\_\_\_\_

### CONSTRUCTION TYPE

Wood Frame \_\_\_\_\_  
Masonry \_\_\_\_\_  
Mobile \_\_\_\_\_  
Modular \_\_\_\_\_  
Other \_\_\_\_\_

### STRUCTURE TYPE

Single Family w/ Detached Garage \_\_\_\_\_  
Single Family w/ Attached Garage \_\_\_\_\_  
Duplex \_\_\_\_\_  
Multi-Family \_\_\_\_\_ # of Units \_\_\_\_\_  
Other \_\_\_\_\_

### FRONTAGE IMPROVEMENTS IF APPLICABLE:

\_\_\_\_\_ CURBS (\_\_\_Yes/\_\_\_No) \_\_\_\_\_ PAVED STREET (\_\_\_Yes/\_\_\_No)  
\_\_\_\_\_ GUTTERS (\_\_\_Yes/\_\_\_No) \_\_\_\_\_ SIDEWALKS (\_\_\_Yes/\_\_\_No)  
\_\_\_\_\_ ADEQUATE SITE DRAINAGE (\_\_\_Yes/\_\_\_No) \_\_\_\_\_ DRIVEWAY (\_\_\_Yes/\_\_\_No)

#### #1 – FOUNDATION:

- 0 Existing foundation in good condition
- 10 Repairs needed
- 15 Needs partial foundation
- 25 No foundation or needs a complete foundation

#### #2 – ROOFING:

- 0 Does not need repair
- 5 Shingles missing
- 5 Chimney needs repair
- 10 Needs re-roofing
- 25 Roof structure needs replacement & re-roof

#### #3 – SIDING/STUCCO:

- 0 Does not need repair
- 1 Needs re-painting
- 5 Needs to be patched and re-painted
- 10 Needs replacement and painting
- 10 Asbestos/Lead-Based

#### #4 – WINDOWS:

- 0 No repair needed
- 1 Broken window panes
- 5 In need of repair
- 10 In need of replacement

#### #5 – ELECTRICAL:

- 0 No repair needed
- 5 Minor repair
- 10 Replace main panels

|             |             |
|-------------|-------------|
| Sound       | 9 or less   |
| Minor       | 10 – 15     |
| Moderate    | 16 – 39     |
| Substantial | 40 – 55     |
| Dilapidated | 56 and over |

**Dilapidated: a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human**

|        | #1 Foundation | #2 Roofing | #3 Siding/Stucco | #4 Windows | #5 Electrical | TOTAL |
|--------|---------------|------------|------------------|------------|---------------|-------|
| Points |               |            |                  |            |               |       |

COMMENTS:

Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

## **APPENDIX C**

### **PROCESSING TIME OF VARIOUS DEVELOPMENT APPLICATIONS**

---

## **APPENDIX C**

### **Processing Time of Various Development Applications**

#### **PROCESSING TIME**

---

Processing time is an important factor for all housing unit construction, but specifically for projects being developed under volatile financial conditions. The City has become accustomed to processing a large volume of projects, however, the average processing time per project can increase significantly depending on the complexity of the project in question.

The following are average processing times for various types of land use approvals:

- Subdivision Maps - 16 weeks
- Zone Change - 16 weeks
- (Conditional) Use Permit - 8 weeks
- Site Plan Review - 8 weeks
- Planned Development - 20 weeks
- General Plan Amendment (No EIR) - 20 weeks
- General Plan Amendment (With EIR) - 56 weeks

These typical processing times are in compliance with state-mandated timeframes for development review. The City believes these are reasonable timeframes that do not pose a constraint to meeting the City's housing needs. To reduce the overall development review time for complicated proposals and proposals requiring multiple approvals, the City encourages concurrent reviews of multiple-approval projects.

#### **SITE IMPROVEMENTS REQUIREMENTS**

---

The City of Riverbank Subdivision Ordinance, Title 11, General Regulations; Design, identifies the following site improvements and Chapter 5, Final Maps, identifies security and form of final maps.

- Subdividers shall have their contractors for subdivision improvements consult with the Director before any construction is started to arrive at an understanding as to requirements and the schedule of inspections required.
- All improvements in subdivisions shall be installed as required to the specifications and standards established by the City Council. The City's Construction Inspector shall administer or perform inspections to determine conformance.
- Plans and profiles for proposed improvements shall be submitted to and approval obtained from the City Engineer prior to the commencement of construction. A plan of the entire subdivision shall be on the first sheet of improvement plans.

- Inspection fees shall be based on the actual expenses incurred, plus a reasonable sum for overhead and supervision.
- Rejected work shall be remedied or removed by the subdivider. Any work beyond the lines and grades shown on the plans and not approved by the **City Engineer** may be ordered removed at the subdivider's expense.
- The **City Engineer** or his authorized representative shall at all times have access to the work during construction and shall be furnished with every reasonable facility for ascertaining that materials used and employed and the workmanship are in accordance with the requirements and intentions of these specifications. Work done and materials furnished shall be subject to his inspection and approval. Materials found unsuitable may be rejected and must be removed from the project.
- Underground utilities installed in streets or alleys shall be installed prior to surfacing of said streets or alleys. Service connections shall be laid to such length as will obviate the necessity for disturbing the street or alley improvements when service connections are completed.
- The subdivider shall direct his engineer to furnish the City one complete set of improvement plans on reproducible paper after completion of improvements. These plans shall show any corrections as to location or grade or improvements or "No Corrections," whichever is applicable. Said plans shall be marked "AS BUILT," and submitted to the **Development Services Department** prior to acceptance of improvements by the City Council.

The Improvements made in the City must conform to the specifications and standards adopted by the City Council. Offsite requirements are discussed in the next section on fees and exactions. Chapter 1 of the Title 11, Subdivisions Code, identifies the following specifications for lot line adjustments:

**Definition:** A lot line adjustment is any division of land not requiring a map as specified by the Subdivision Map Act, in which no more parcels are created by the division than existed prior to it. Section 11-1-5 (D) provides definition and action required by the City Council.

**Application:** Any person desiring a lot line adjustment shall complete an application for a lot line adjustment and supply all the data required therein.

## **APPROVAL**

- a. The City Council may approve the lot line adjustment when it finds that:
  - The lot line adjustment does not violate existing codes and policies;

- The lot line adjustment will not create difficult or unreasonable access to parcels;
  - The lot line adjustment would not require variances to permit standard development;
  - Utilities and public services can be provided to the revised parcels.
- b. If the City Council approves the lot line adjustment, a resolution shall be passed approving said adjustment and authorizing the execution and recordation of the lot line agreement.

### **ANNEXATION PROCESS AND TIMELINES**

Annexation of land to the City of Riverbank requires an application to the Stanislaus County Local Agency Formation Commission (Stanislaus LAFCO). All affected public agencies (municipalities, school districts, and other special districts) must be notified of the annexation application. The City must also provide evidence of how the lands to be annexed will be provided with water, sewer, and other services.

Annexations are subject to the California Environmental Quality Act (CEQA). An Initial Study and identification of potentially significant adverse impacts must be prepared. The City must then prepare either a Negative Declaration (no adverse impacts), a Mitigated Negative Declaration (adverse impacts mitigated to less than significant), or an Environmental Impact Report (EIR).

Annexations to accommodate residential development or bring existing development into the City normally do not take more than six months, while most would take three to four months. If a subdivision map or any other entitlement process is associated with annexation proceedings, it would occur concurrently to expedite the process.

### **USE PERMIT PROCESS**

A use permit (conditional use permit) requires an application to the Planning Commission and public hearing by the Commission. To grant a use permit, the Planning Commission must find that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

The Planning Commission may designate such conditions in connection with the use permit as it deems necessary to secure the purpose of this title and may require such guarantees and evidence that such conditions are being or will be complied with.



If the applicant or any other person is not satisfied with the actions of the Planning Commission, that individual may, within ten days, appeal the Planning Commission decision in writing to the City Council.

As noted above, use permits can be approved fairly quickly once a completed application has been submitted. The use permit process, by itself, is not a significant constraint to the provision of housing or shelter for special needs groups.

### **SITE PLAN REVIEW PROCESS**

Site plan review requires an application to the Planning Commission and public hearing by the Commission. Site plan review is required for proposals to construct anything except one single-family dwelling, duplex, triplex, or four-plex on appropriately zoned property. Site plan review occurs before the Planning Commission prior to issuance of a building permit and would occur concurrently with all other Planning Commission related review of the subject project. Therefore, site plan review does not add significant time to the approval process when other discretionary approvals are required.

Staff makes every attempt to work closely with project applicants from project conception to completion in order to increase the likelihood of a favorable project recommendation to the Planning Commission. Initial submittals are highly encouraged and generally contribute to the successful approval of the project. More than 90% of projects that receive a favorable staff recommendation go on to be approved by the Planning Commission.

**APPENDIX D**  
**ZONING DISTRICTS SUMMARY AND COMPARISONS TO LAND USE DESIGNATIONS**

---

## **APPENDIX D**

### **Zoning Districts Summary and Comparisons to Land Use Designations**

Three tables: D-1, D-2 and D-3 provide an analysis of zone districts and residential uses either permitted by right or by a conditional use permit.

**Table D-1** – Development Standard for each residential zone district.

**Table D-2** – Density Comparison between residential zone districts and the General Plan land use density.

**Table D-3** – Zoning District Comparison to land use designation: residential density clearly identifies that the Zoning Ordinance allows, whether by right or by conditional use permit, multi-family units from the R-2 district to the CM district.

**TABLE D-1**  
**Residential Types Permitted by Zone**

|                            | <b>R-1<br/>SINGLE-<br/>FAMILY<br/>ZONE DISTRICT</b> |               | <b>R-2<br/>DUPLEX<br/>RESIDENTIAL<br/>ZONE DISTRICT</b> |               | <b>R-3<br/>MULTIPLE-<br/>FAMILY ZONE<br/>DISTRICT</b> |               | <b>C-1<br/>NEIGHBORHOOD<br/>COMMERCIAL<br/>ZONE DISTRICT</b> |               | <b>C-2<br/>GENERAL<br/>COMMERCIAL<br/>ZONE DISTRICT</b> |               | <b>CM<br/>COMMERCIAL<br/>INDUSTRIAL<br/>ZONE DISTRICT</b> |               | <b>M-1<br/>INDUSTRIAL<br/>ZONE DISTRICT</b> |               | <b>M-2<br/>HEAVY<br/>INDUSTRIAL<br/>ZONE DISTRICT</b> |               |
|----------------------------|-----------------------------------------------------|---------------|---------------------------------------------------------|---------------|-------------------------------------------------------|---------------|--------------------------------------------------------------|---------------|---------------------------------------------------------|---------------|-----------------------------------------------------------|---------------|---------------------------------------------|---------------|-------------------------------------------------------|---------------|
| <b>TYPE OF RESIDENTIAL</b> | BY RIGHT                                            | USE<br>PERMIT | BY RIGHT                                                | USE<br>PERMIT | BY RIGHT                                              | USE<br>PERMIT | BY RIGHT                                                     | USE<br>PERMIT | BY RIGHT                                                | USE<br>PERMIT | BY RIGHT                                                  | USE<br>PERMIT | BY RIGHT                                    | USE<br>PERMIT | BY RIGHT                                              | USE<br>PERMIT |
| SINGLE FAMILY              | X                                                   |               | X                                                       |               | X                                                     |               | X                                                            |               |                                                         |               |                                                           | X             |                                             | X             |                                                       | X             |
| MOBILE HOME                | X                                                   |               | X                                                       |               | X                                                     |               |                                                              |               |                                                         |               |                                                           |               |                                             |               |                                                       |               |
| CORNER LOT DUPLEX          |                                                     | X             | X                                                       |               | X                                                     |               | X                                                            |               |                                                         | X             |                                                           |               |                                             |               |                                                       |               |
| SECOND UNIT                | X                                                   |               |                                                         |               |                                                       |               |                                                              |               |                                                         | X             |                                                           |               |                                             |               |                                                       |               |
| MULTI-FAMILY               |                                                     |               |                                                         |               | X                                                     |               | X                                                            |               |                                                         | X             |                                                           | X             |                                             |               |                                                       |               |
| MOBILE HOME PARK           |                                                     | X             |                                                         |               |                                                       | X             | X                                                            |               |                                                         |               |                                                           |               |                                             |               |                                                       |               |
| FAMILY DAY CARE (6)        | X                                                   |               | X                                                       |               | X                                                     |               |                                                              |               |                                                         |               |                                                           |               |                                             |               |                                                       |               |
| FAMILY DAY CARE (7-12)     | X                                                   |               | X                                                       |               | X                                                     |               |                                                              |               |                                                         |               |                                                           |               |                                             |               |                                                       |               |
| RESIDENTIAL CARE HOME (7)  | X                                                   |               | X                                                       |               | X                                                     |               | X                                                            |               |                                                         |               |                                                           |               |                                             |               |                                                       |               |
| HOTELS                     |                                                     |               |                                                         |               |                                                       | X             | X                                                            | X             |                                                         |               | X                                                         |               |                                             |               |                                                       |               |
| ROOMING/ BOARDING HOMES    |                                                     |               |                                                         |               |                                                       | X             |                                                              | X             |                                                         | X             |                                                           | X             |                                             |               |                                                       |               |
| LABOR CAMPS                |                                                     |               |                                                         |               |                                                       | X             |                                                              | X             |                                                         | X             |                                                           |               | X                                           |               |                                                       |               |
| EMERGENCY SHELTERS         |                                                     |               |                                                         |               | X                                                     |               |                                                              | X             |                                                         | X             |                                                           | X             |                                             |               |                                                       |               |
| TRANSITIONAL HOUSING       |                                                     |               |                                                         |               | X                                                     |               |                                                              | X             |                                                         | X             |                                                           | X             |                                             |               |                                                       |               |
| SUPPORTIVE HOUSING         |                                                     |               |                                                         |               | X                                                     |               |                                                              | X             |                                                         | X             |                                                           | X             |                                             |               |                                                       |               |

**TABLE D-2**  
**Development Standards for Residential by Zone**

| <b>DEVELOPMENT STANDARDS</b>                                                     | <b>R-1<br/>SINGLE-<br/>FAMILY</b> | <b>R-2<br/>DUPLEX</b> | <b>R-3<br/>MULTI-<br/>FAMILY ZONE</b> | <b>C-1<br/>NEIGHBORHOOD<br/>COMMERCIAL</b> | <b>C-2<br/>GENERAL<br/>COMMERCIAL</b> | <b>CM<br/>COMMERCIAL<br/>INDUSTRIAL</b> | <b>M-1<br/>LIGHT<br/>INDUSTRIAL</b> | <b>M-2<br/>HEAVY<br/>INDUSTRIAL</b> |
|----------------------------------------------------------------------------------|-----------------------------------|-----------------------|---------------------------------------|--------------------------------------------|---------------------------------------|-----------------------------------------|-------------------------------------|-------------------------------------|
| LOT SIZE<br>6000 S.F.                                                            | X                                 | X                     |                                       |                                            |                                       |                                         |                                     |                                     |
| 6000 S.F. FOR 1 <sup>ST</sup> /2 <sup>ND</sup><br>UNITS, THEN 2000 S.F. PER UNIT |                                   |                       | X                                     | X                                          | X                                     | X                                       |                                     |                                     |
| NOT SPECIFIED                                                                    |                                   |                       |                                       |                                            |                                       |                                         | X                                   | X                                   |
| LOT COVERAGE<br>50%                                                              | X                                 | X                     | X                                     | X                                          | X                                     | X                                       |                                     |                                     |
| DENSITY PER NET ACRE<br>8 DU                                                     | X                                 |                       |                                       |                                            |                                       |                                         |                                     |                                     |
| 12 DU                                                                            |                                   | X                     |                                       |                                            |                                       |                                         |                                     |                                     |
| 20 DU                                                                            |                                   |                       | X                                     | X                                          | X                                     | X                                       |                                     |                                     |
| DENSITY BONUS PERMITTED<br>(PER STATE LAW)                                       | X                                 | X                     | X                                     | X                                          | X                                     | X                                       |                                     |                                     |
| PARKING RATIO PER UNIT                                                           | 2                                 | 2                     | 2                                     | 2                                          | 2                                     | 2                                       |                                     |                                     |



**TABLE D-3**  
**Zoning District Comparison to Land Use Designation – Residential Density**

| ZONE DISTRICT | LOW TO MEDIUM<br>DENSITY RESIDENTIAL<br>(0-12 UNITS/NET ACRE) | MEDIUM TO HIGH<br>DENSITY RESIDENTIAL<br>(0-20 UNITS/NET ACRE) | COMMERCIAL<br>(C-1, C-2, CM) | INDUSTRIAL<br>(M-1, M-2) |
|---------------|---------------------------------------------------------------|----------------------------------------------------------------|------------------------------|--------------------------|
| R-1           | X                                                             | X                                                              | X                            |                          |
| R-2           | X                                                             | X                                                              | X                            |                          |
| R-3           |                                                               | X                                                              | X                            |                          |
| C-1           |                                                               | X                                                              |                              |                          |
| C-2           |                                                               | X                                                              |                              |                          |
| C-M           |                                                               | X                                                              |                              |                          |
| M-1           |                                                               |                                                                |                              | X                        |
| M-2           |                                                               |                                                                |                              | X                        |

## Other Development Standards

The City's development standards do not unduly constrain housing or restrict the ability of affordable housing providers to construct housing for very low- or low-income households. Yard, setback, and open space requirements are generally modest. Height limits are reasonable to achieve permitted densities in the City's residential zones. The City's parking requirements for multifamily housing (two parking spaces per unit) could pose a constraint to the construction of affordable housing for lower-income seniors, persons with disabilities, and small households. A program to allow for reduced parking for studio, one-bedroom, and small two-bedroom units in affordable housing developments could address this constraint.

The City's development standards are summarized below.

### Yards and Open Space:

#### Single-Family Residential District R-1 Zone

- Front yard – 10 feet minimum
- Interior Lot: Side, rear yard – five feet
- Corner Lot:: Front and side yards – 15 feet minimum; portions with vehicle opening – 20 feet minimum toward which the opening faces

#### Duplex Residential District R-2 Zone

- Front yard – 15 feet minimum
- Interior Lot: Side, rear yard – five feet
- Corner Lot:: Front and side yards – 15 feet minimum; portions with vehicle opening – 20 feet minimum toward which the opening faces
- All multiple residential uses of two or more dwelling units on one lot require a fenced open space of at least 50 square feet per unit with a minimum area of 300 square feet. This area shall have a width to depth ratio not exceeding one to two (1:2). Except in very large complexes (more than 50 units) this required open space shall be in one location.

#### Multiple-Family Residential District R-3 Zone

- For single-family dwellings, duplexes and triplexes in this zone, setbacks are the same as in R-2.
- For other than the aforementioned three types of residential structures, the minimum setback of a building adjacent to a public right-of-way shall be 15 feet and shall be determined by a 60° vertical angle beginning at the edge of the right-of-way and extending onto the property.
- For other than the aforementioned three types of residential structures, setbacks for buildings adjacent to residential districts is 25 feet minimum, measured as 60° vertical angle beginning at the property line and extending onto the property.
- A landscaping plan is required for all proposed land uses except single-family dwellings, duplexes, and triplexes to be approved administratively the Building and Planning Manager.

## Building Height:

### Single-Family Residential District R-1 Zone and Duplex Residential District R-2 Zone

- 35 feet maximum (dwellings and other main buildings)
- 15 feet maximum (accessory buildings)

### Multiple-Family Residential District R-3 Zone

- Three stories maximum but in no case to exceed 45 feet (dwellings and other main buildings)
- 15 feet maximum (accessory buildings)

## Parking:

Single-family (including manufactured): Two-car garage, minimum width of 18 feet and depth of 19 feet six inches in the direction of travel. No appliance or other objects may intrude into the garage space area.

Single-family/manufactured FmHA: (housing financed through FmHA) One 1-car garage and one additional off-street parking space which may be located adjacent to the driveway.

Multiple-dwelling: Two spaces per unit covered or uncovered.

Senior development: One and a half spaces per unit covered or uncovered.

Rooming or boarding house: One space per every 300 square feet of ground floor area. Spaces inside a garage may be counted toward meeting the requirement.

Mobile Home Parks: Two spaces per home plus one visitor parking space per every five mobile home spaces. Excluding visitor parking, the spaces may be constructed in tandem.

## **APPENDIX E**

### **EXACTIONS AND PROCESSING FEES**

---

## **APPENDIX E**

### **Exactions and Processing Fees**

#### **FEES, EXACTIONS AND PROCESSING**

---

The City of Riverbank Public Facilities Fees identifies the fee basis and structure as applied to new construction.

A public facilities fee will be charged and paid at the time of issuance of a building permit for development. If a Mello-Roos District, assessment district, or other arrangement of such a nature has been made, only the portion of the fee applicable to the project may be adjusted by staff. The fee will be determined by the fee schedule in effect on the date the permit is issued.

The amount of the public facility fee will be adjusted from time to time. The availability of other funds, such as Mello-Roos and direct developer payment to construct projects included in the City of Riverbank Public Facility Plan may also affect the amount of fees to be paid.

Exemptions: The public facilities fees shall not be imposed on any of the following:

- Any alteration or addition to a residential structure, except to the extent that additional dwelling units are created.
- Any alteration or addition to a specific nonresidential structure if the square footage of the structure is increased less than ten percent, unless the alteration or addition changes the use of the structure to a higher density category or will result in the generation of additional peak hour trip ends.
- Any replacement or reconstruction of any residential, commercial or industrial development project that is damaged or destroyed as a result of a natural disaster as declared by the Governor.
- Any replacement of existing structures, in kind, if the applicant can prove that the structure of facility legally existed before the ordinance was effective.
- Any replacement, in kind, or structures damaged by fire, flooding, earthquake, etc.

The fees for the City of Riverbank are shown in Table E-1. The following application fee schedule applies to both Single-Family Dwellings and Multiple-Family Developments.



**TABLE E-1**  
**Application Fee Schedule – 2014**  
**Resolution No. 2014-063**

| APPLICATION TYPE                                                                                                                                                                                                                                                                                                      | FEE/DEPOSIT                                                                                                                                           | FOOTNOTES   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>ANNEXATION APPLICATION –</b><br><ul style="list-style-type: none"> <li>ANNEXATION</li> </ul>                                                                                                                                                                                                                       | \$ 4,000.00 DEPOSIT                                                                                                                                   | 1,2,3,5,6,7 |
| <b>APPEAL</b>                                                                                                                                                                                                                                                                                                         | \$1,000.00 FEE                                                                                                                                        | *5          |
| <b>ARCHITECTURE AND SITE PLAN REVIEW</b>                                                                                                                                                                                                                                                                              | \$1,000.00 FEE                                                                                                                                        | *5          |
| <b>CERTIFICATE OF COMPLIANCE</b>                                                                                                                                                                                                                                                                                      | \$158.25                                                                                                                                              | *5          |
| <b>CONDITIONAL USE PERMIT</b>                                                                                                                                                                                                                                                                                         | \$2,000.00 FEE                                                                                                                                        | *2,5        |
| <b>CELLULAR TOWERS/ANTENNAS -</b><br><ul style="list-style-type: none"> <li>ADMINISTRATIVE APPROVAL</li> <li>CONDITIONAL USE PERMIT REQUIRED</li> <li>LEASE AGREEMENT</li> </ul> NOTE: APPLICANT TO PAY FULL COST OF PROCESSING AN APPLICATION                                                                        | \$930.62 DEPOSIT<br>\$1,094.11 DEPOSIT<br>\$2,189.27 DEPOSIT                                                                                          | *2,5        |
| <b>DEVELOPMENT AGREEMENT -</b><br>ANNUAL REVIEW OF DEVELOPMENT AGREEMENT                                                                                                                                                                                                                                              | \$ 2,000.00 DEPOSIT<br>\$2,189.27                                                                                                                     | *2,4,5      |
| <b>DEPOSIT FOR CITY ATTORNEY</b>                                                                                                                                                                                                                                                                                      | \$547.06                                                                                                                                              | *2          |
| <b>DEPOSIT FOR CITY ENGINEER</b>                                                                                                                                                                                                                                                                                      | \$547.06                                                                                                                                              | *2          |
| <b>ENVIRONMENTAL REVIEW</b><br><ul style="list-style-type: none"> <li>NEGATIVE DECLARATION</li> <li>NEGATIVE DECLARATION WITH MMRP</li> <li>ENVIRONMENTAL IMPACT REPORT</li> <li>FISH AND GAME ENVIRONMENTAL FEES – WHICHEVER APPLIES TO YOUR APPLICATION. CHECK SHALL BE PAYABLE TO COUNTY CLERK RECORDER</li> </ul> | \$2,000.00 DEPOSIT<br>\$2,000.00 DEPOSIT<br>ACTUAL COST +<br>DEPOSIT<br><b>\$57.00</b><br><b>\$57 AND \$1,966.83 OR</b><br><b>\$57 AND \$2,731.87</b> | *2,5,8      |
| <b>FILE MAINTENANCE -</b><br><ul style="list-style-type: none"> <li>COMMUNITY DEVELOPMENT DEPARTMENT FILE MAINTENANCE</li> <li>CITY CLERK FILE MAINTENANCE</li> <li>GENERAL PLAN MAP OR ZONING MAP OR BASE MAP MAINTENANCE</li> </ul>                                                                                 | \$54.50<br>\$9.43<br>\$ 657.10                                                                                                                        |             |
| <b>EXCEPTION TO SUBDIVISION STANDARDS</b>                                                                                                                                                                                                                                                                             | \$497.80                                                                                                                                              | *2,5        |
| <b>GENERAL PLAN AMENDMENT</b>                                                                                                                                                                                                                                                                                         | \$ 2,000.00 DEPOSIT                                                                                                                                   | *1,2,5,6,7  |
| <b>LANDSCAPE REVIEW</b>                                                                                                                                                                                                                                                                                               | \$547.05                                                                                                                                              |             |
| <b>LOT LINE ADJUSTMENT</b>                                                                                                                                                                                                                                                                                            | \$500.00 PER LLA                                                                                                                                      | *2,5,9      |
| <b>PARCEL MAP -</b><br><ul style="list-style-type: none"> <li>TENTATIVE PARCEL MAP</li> </ul>                                                                                                                                                                                                                         | \$2,000.00 DEPOSIT                                                                                                                                    | *1,2,5,6,7  |
| <b>SUBDIVISION MAP –</b><br><ul style="list-style-type: none"> <li>TENTATIVE SUBDIVISION MAP</li> </ul>                                                                                                                                                                                                               | \$2,000.00 DEPOSIT                                                                                                                                    | *1,2,5,6,7  |
| <b>TEMPORARY MOBILEHOME PERMIT -</b><br><ul style="list-style-type: none"> <li>APPLICATION</li> <li>PERMIT RENEWAL</li> </ul>                                                                                                                                                                                         | \$273.53<br>\$98.51                                                                                                                                   | *5          |

|                                                                                                                         |                                    |            |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------|
| <b>TIME EXTENSION -</b><br>• TIME EXTENSION – OTHER (PD, PM, TM, CUP, ETC)                                              | \$1,500.00 FEE                     | *1,2,5     |
| <b>VARIANCE</b>                                                                                                         | \$1,500.00 FEE                     | *1,2,5     |
| <b>ZONE CHANGE -</b><br>• ZONE CHANGE TO OTHER ZONE DESIGNATION                                                         | \$2,000.00 DEPOSIT                 | *1,2,5,6,7 |
| <b>ZONING ORDINANCE TEXT AMENDMENT</b>                                                                                  | \$1,051.14                         | *1,2,5     |
| <b>OTHER SERVICES-</b><br>POST PLANNING APPLICATION PROJECT CONSULTATION<br>RESEARCH FEE REQUIRING EXTENSIVE STAFF TIME | PUBLISHED RATES<br>PUBLISHED RATES | 10         |

#### **Footnotes**

1. Applicant may be required to provide a **traffic study** of impacts on roads.
2. Applicant must also pay City Attorney and City Engineering fees on an “at cost” basis.
3. Applicant must also pay the following: **a]** all election costs if one is necessary; **b]** LAFCO/State Board of Equalization filing fees; **c]** maps/legal descriptions that comply with LAFCO/State Board of Equalization Standards; **d]** \$295 if protest hearing is required.
4. Deposit of \$2,000 to cover costs of establishing Development Agreement. Upon adoption of Development Agreement, applicant shall deposit an additional \$2,089 to annual review. If deposit exceeds charges of review, applicant will be required to provide additional funds.
5. Applicant shall be required to pay a “file maintenance fee” (Community Development Department, City Clerk Files)
6. Applicant shall pay General Map Maintenance Fee
7. Applicant shall pay Zoning Map Maintenance Fee
8. All Environmental Assessments shall comply with Riverbank’s Municipal Code Section 32.79
9. \$500/00 Per Lot Line Adjusted, not per LLA Application
10. The Community Development Director shall determine the appropriate fee based on the staff time involved in the service or activity

Preliminary Fee Deposit; does not include contract/consultant service costs and indirect costs.

The City Manager or Community Development Director may require a deposit or cost recovery agreement, based on the city’s estimate of the overall processing costs related to the application. If a deposit is required, the application shall not be deemed complete until the applicant provides the deposit, in cash or check, to the city.

The City of Riverbank adopted the following fees in addition to fees stated above:

#### **2015 SYSTEM DEVELOPMENT FEES**

| <b>Land Use Category</b>                           | <b>Water</b> | <b>Wastewater</b> | <b>Stormwater</b> | <b>Parks and Rec</b> | <b>Gen. Government Fee</b> | <b>Traffic<sup>(1)</sup></b> |
|----------------------------------------------------|--------------|-------------------|-------------------|----------------------|----------------------------|------------------------------|
| <b>Residential (Fee per Unit)</b>                  |              |                   |                   |                      |                            |                              |
| Clustered Rural (RR)                               | \$13,495     | \$5,023           | \$7,632           | \$3,442              | \$1,246                    | \$3,486                      |
| Lower Density (LDR)                                | \$7,024      | \$3,063           | \$6,922           | \$3,912              | \$1,416                    | \$2,928                      |
| Medium Density (MDR)                               | \$6,743      | \$2,558           | \$2,794           | \$3,353              | \$1,213                    | \$2,580                      |
| Higher Density (HDR)                               | \$4,889      | \$3,141           | \$3,154           | \$2,794              | \$1,011                    | \$2,196                      |
| Mixed Use (Residential) (MU)                       | \$4,889      | \$951             | \$2,041           | \$2,439              | \$883                      | \$2,196                      |
| <b>Non-Residential (Fee per KSF)<sup>(2)</sup></b> |              |                   |                   |                      |                            |                              |
| Community Commercial (CC)                          | \$2,066      | \$1,651           | \$4,251           | -                    | \$368                      | \$5,470                      |
| Mixed Use (Commercial) (MU)                        | \$2,078      | \$1,661           | \$4,220           | -                    | \$367                      | \$5,470                      |
| Industrial/Business Park (I/BP)                    | \$2,058      | \$1,402           | \$4,159           | -                    | \$270                      | \$3,447                      |
| Office (MU)                                        | \$2,027      | \$1,289           | \$4,081           | -                    | \$506                      | \$5,655                      |
| Regional Commercial (CC)                           | -            | -                 | -                 | -                    | -                          | \$5,695                      |

(1) Higher Density includes HDR and MU. Commercial includes CC and MU.

(2) KSF = per 1,000 square feet of building space

## STANISLAUS COUNTY DEVELOPMENT FEES

The City of Riverbank has entered into an inter-agency agreement with Stanislaus County to collect the Stanislaus County Development Fees. The following fee schedule was effective **July 20, 2010**.

| SINGLE-FAMILY          | MULTI-FAMILY           | SENIOR HOUSING         |
|------------------------|------------------------|------------------------|
| <b>\$7,072.00/UNIT</b> | <b>\$4,597.00/UNIT</b> | <b>\$4,597.00/UNIT</b> |

The following table identifies the hypothetical fees that would be collected for a new 1,500 square foot plan with a valuation of \$108,196. These fees would be approximately **\$32,337.00** for a Single-Family Dwelling and **\$21,782.00** for a Multifamily Unit, with the following fee breakdown:

- City of Riverbank System Development Fee (per unit): **\$25,265.00** SFD (LDR); **\$17,185.00** MF (HDR)
- Stanislaus County System Development Fee (per unit): **\$7,072.00** SFD; **\$4,597.00** MF
- Permit fees (per unit): \$1,039.67 SFD/MF
- Application fees (per development): \$7,557.13 SFD/MF

This represents about 35.5 percent of the total development cost for a single-family unit and 25.7 percent for a multifamily unit.

### PROPORTION OF FEES IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT

| Development Cost for Typical Unit                                     | New Single-Family                                    | New Multifamily                                      |
|-----------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| Total estimated fees per unit                                         | <b>\$33,376.67</b><br>(+ \$7,557.13 per development) | <b>\$22,821.67</b><br>(+ \$7,557.13 per development) |
| Typical estimated cost of development per unit                        | \$108,196.00                                         | \$108,196.00                                         |
| Estimated proportion of fee cost to overall development cost per unit | <b>30.8%</b>                                         | <b>21.1%</b>                                         |

## **APPENDIX F**

### **OVERPAYMENT CALCULATION**

---

**APPENDIX F**  
**Overpayment Calculation**  
**For Very Low- and Lower Income Owner and Rental**  
**Households Overpaying for Housing – 2013**

| <b>STANISLAUS COUNTY - 2014</b>                                                                                                        |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <i>Median Household Income in Stanislaus County</i>                                                                                    | \$52,720                        |
| <i>Lower Income Households:</i><br>Those at or below 80% of the Median Income                                                          | \$42,176                        |
| <i>Overpayment:</i><br>Total Lower Income Owner & Renter Households paying more than 30% of Household Income for Housing Costs.        | > \$12,652<br>( >\$1,054/month) |
| <i>Severe Overpayment:</i><br>Total Lower Income Owner & Renter Households paying more than 50% of Household Income for Housing Costs. | > \$21,088<br>( >\$1,757/month) |

**SOURCE:** HUD Median Income Limits, 2014.

| <b>CITY OF RIVERBANK - 2013</b>                                                                                                        |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <i>Median Household Income in Riverbank</i>                                                                                            | \$59,925                        |
| <i>Lower Income Households:</i><br>Those at or below 80% of the Median Income                                                          | \$47,940                        |
| <i>Overpayment:</i><br>Total Lower Income Owner & Renter Households paying more than 30% of Household Income for Housing Costs.        | > \$14,382<br>( >\$1,198/month) |
| <i>Severe Overpayment:</i><br>Total Lower Income Owner & Renter Households paying more than 50% of Household Income for Housing Costs. | > \$23,970<br>( >\$1,997/month) |

**SOURCE:** U.S. Census Bureau, 2011-2013 American Community Survey, B19013: Median Household Income

**SPECIFIED RENTER HOUSING UNITS, CITY OF RIVERBANK – 2013**

| <b>HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF INCOME</b> |                 |                 |                 |                 |              |                     |              |
|--------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|--------------|---------------------|--------------|
| <b>Rents as % of Income</b>                                  | <b>&lt; 20%</b> | <b>20 – 24%</b> | <b>25 – 29%</b> | <b>30 – 34%</b> | <b>35% +</b> | <b>Not Computed</b> | <b>Total</b> |
| < \$10,000                                                   | 0               | 0               | 4               | 0               | 78           | 19                  | 101          |
| \$10,000 - \$19,999                                          | 0               | 0               | 66              | 52              | 307          | 0                   | 425          |
| \$20,000 - \$34,999                                          | 0               | 48              | 0               | 37              | 371          | 12                  | 468          |
| \$35,000 - \$49,999                                          | 19              | 106             | 122             | 44              | 154          | 15                  | 460          |
| \$50,000 – \$74,999                                          | 47              | 89              | 61              | 29              | 0            | 0                   | 226          |
| \$75,000 - \$99,999                                          | 82              | 45              | 0               | 25              | 0            | 0                   | 152          |
| \$100,000 +                                                  | 140             | 49              | 0               | 0               | 0            | 26                  | 215          |
|                                                              |                 |                 |                 |                 |              |                     | 2,047        |

**SOURCE:** U.S. Census Bureau, 2009-2013 American Community Survey, Table B25074, Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months



**SPECIFIED OWNER HOUSING UNITS, CITY OF RIVERBANK – 2013**

| <b>HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS<br/>AS A PERCENT OF INCOME</b> |                      |                    |                     |              |
|------------------------------------------------------------------------------------|----------------------|--------------------|---------------------|--------------|
| <b>Owner Costs as<br/>% of Income</b>                                              | <b>Less than 30%</b> | <b>30% or More</b> | <b>Not Computed</b> | <b>Total</b> |
| < \$10,000                                                                         | 6                    | 91                 | 9                   | 106          |
| \$10,000 - \$19,999                                                                | 49                   | 162                | 0                   | 211          |
| \$20,000 - \$34,999                                                                | 284                  | 411                | 0                   | 695          |
| \$35,000 - \$49,999                                                                | 255                  | 327                | 0                   | 582          |
| \$50,000 – \$74,999                                                                | 653                  | 382                | 0                   | 1,035        |
| \$75,000 - \$99,999                                                                | 330                  | 316                | 0                   | 646          |
| \$100,000 +                                                                        | 1,248                | 61                 | 0                   | 1,309        |
|                                                                                    |                      |                    |                     | 4,584        |

**SOURCE:** U.S. Census Bureau, 2009-2013 American Community Survey, Table C25095: Household Income by Selected Monthly Owner Costs as a Percentage of Income in the Past 12 Months

| <b>CALCULATIONS FOR TOTAL LOW INCOME HOUSEHOLDS OVERPAYING</b>                                                   |                |               |
|------------------------------------------------------------------------------------------------------------------|----------------|---------------|
|                                                                                                                  | <i>RENTERS</i> | <i>OWNERS</i> |
| <i>Step 1:</i><br>Number of Low Income Households with Incomes<br>Between 0 and \$34,999 Overpaying              | 845            | 477           |
| <i>Step 2:</i><br>All households in \$35,000 to \$49,999 Income Range<br>Overpaying                              | 198            | 327           |
| <i>Step 3A:</i><br>Difference between Upper figures in \$35-\$49,999<br>range and 0-\$34,999 range               | \$15,000       | \$15,000      |
| <i>Step 3B:</i><br>Difference between Low Income Limits and Upper<br>figure in 0-\$34,999 range                  | \$12,941       | \$12,941      |
| <i>Step 3C:</i><br>Proportion of Income Range below the Low Income<br>Limits                                     | 0.049          | 0.049         |
| <i>Step 3D:</i><br>Multiply all Households in the \$35,000-\$49,999<br>Income Range by the proportion in Step 3C | 22.54          | 28.52         |
| <i>Step 4:</i><br>Total Number                                                                                   | 867            | 692           |

## **APPENDIX G**

### **DEFINITIONS**

---

## **APPENDIX G**

### **Definitions**

Constraints - potential and actual governmental and non-governmental hindrances to the maintenance, improvement, and development of housing for all income levels.

County - the unincorporated areas of Stanislaus County over which the County governing body maintains jurisdictional control.

Countywide - the incorporated and unincorporated portions of Stanislaus County.

Deteriorating - Refers to housing units which needs more repair than would be provided in the course of regular maintenance and indicates lack of proper upkeep. Such defects would classify a unit as deteriorating: holes, open cracks, missing materials (over a small area), windows not rain or wind proof, missing bricks, broken, or loose railing.

Dilapidated - refers to a housing unit which no longer provides safe and adequate shelter. The defects are so critical that the unit should be either extensively repaired, or rebuilt, or torn down. Such defects would classify a unit as dilapidated: holes, open cracks, missing materials (over a large area), and substantial sagging of floors, walls or roof, extensive damage due to storm, fire, or flood.

Disability - a physical or mental problem lasting six months or longer.

Elderly - people of the age 62 years or older.

Fair-Share Allocation Plan - a provision of the 1977 Housing and Community Development Housing Element Guidelines which assigned the regional councils of governments to determine the responsibility of each local jurisdiction within the region to address the housing needs of all economic sectors of the population.

Farm Worker - those regular or full-time farm laborers employed for more than 150 days annually and those seasonal or migrant farm laborers who travel more than 50 miles across County lines to obtain agricultural employment and reside in the County approximately six months of the year.

Handicapped - refers to individuals with a physical or mental disability.

Household - refers to all persons occupying a dwelling unit.

Large Family - a family comprising of four or more people.

Lower Income - refers to very low- and low- income groups.

Very Low, Low, and Moderate Income - very low income refers to households that earn 50 percent or less of the median County income; low income refers to households earning 51-80 percent of the median County income; and moderate income refers to households earning 81-120 percent of the median County income level.

Multiple-Family Units - refers to occupied owner and rental multiple unit dwellings ranging in size from duplexes to large apartment complexes containing many units.

Need - the summation of new units, rehabilitated units, and rental units which would be required to enable all lower and moderate income households in the unincorporated areas of the County to be adequately housed.

Overcrowded - refers to households in which there is less than one room per person.

Single Family Unit - refers to owner and renter occupied single, detached, and attached units.

Total Housing Stock - refers to three basic categories of housing types: (1) single-family units; (2) multiple- family units; and (3) mobile homes.

## ◆ References ◆

California Association of Realtors

California Department of Housing and Community Development (HCD)

California Department of Housing and Urban Development (HUD)

California Labor Market Information

City of Riverbank Building Department

City of Riverbank Economic Development and Housing Department

City of Riverbank General Plan

City of Riverbank – 2009-2014 Housing Element

Department of Finance

Economic Development Department (EDD) Labor Market Information Division

Occupational Employment Statistics (OES)

Stanislaus Council of Governments (StanCOG) - Regional Housing Needs Allocation, 2014

Stanislaus County Housing Authority

State of the Cities Data Systems, CHAS Data

U.S. Census Bureau – 1990, 2000 and 2010 Summary Tape Files

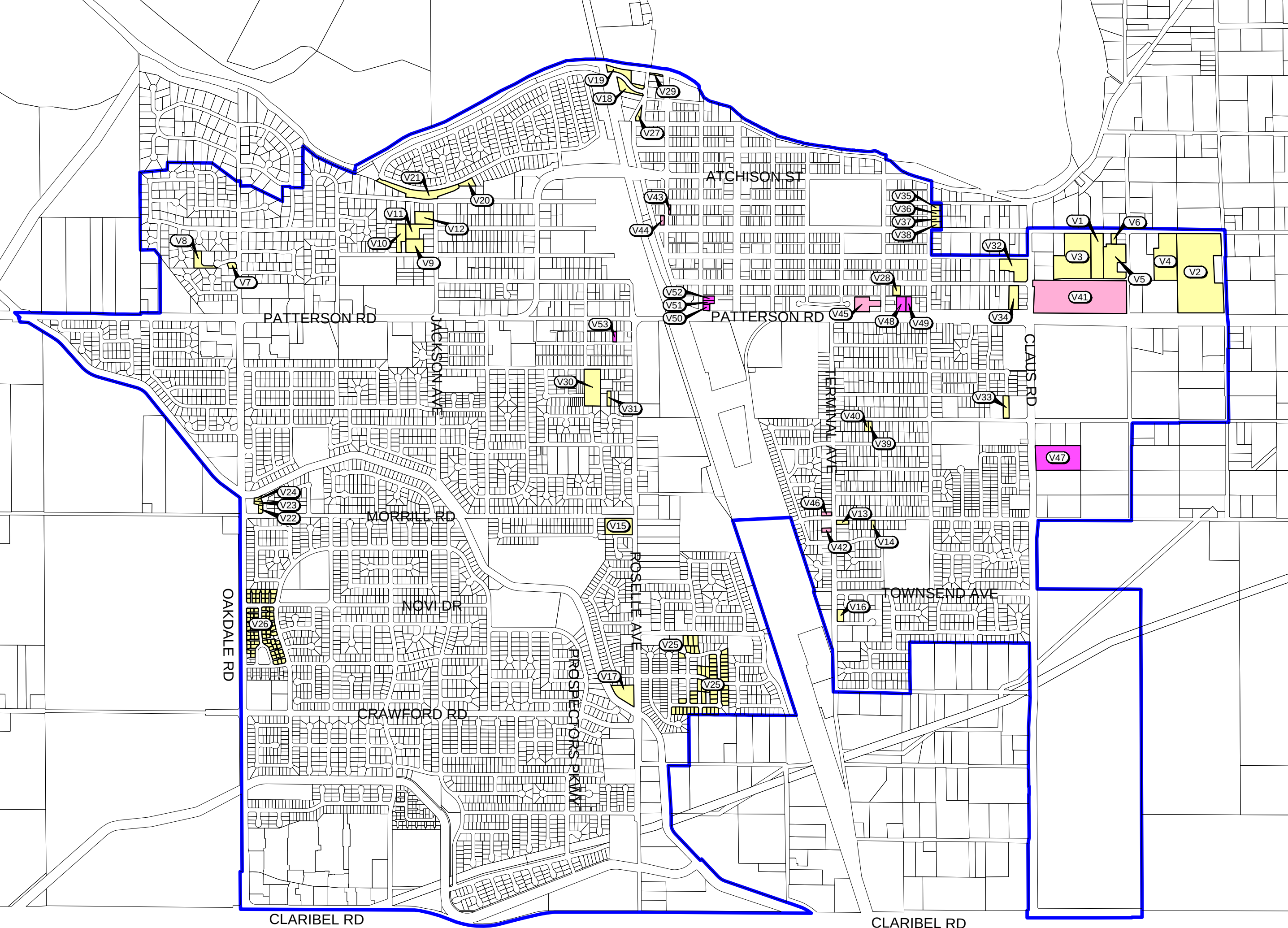




City of Riverbank

Figure V-2

Vacant Land in  
the City Limits



Single Family Residential  
(R-1)

Duplex Residential  
(R-2)

Multiple Family Residential  
(R-3)

City Limits



City Of Riverbank  
Planning Commission Meeting  
**MINUTES**  
Tuesday, April 21, 2015

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 Development Services Department at (209) 863-7128.

**CALL TO ORDER/ROLL CALL:**

**Present:** Chair Hughes, Vice Chair Degele, Commissioner McKinney  
Commissioner Stewart and Commissioner Villapudua

**Absent:** None

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

*No one declared a conflict.*

**1. PUBLIC COMMENTS (No Action Can Be Taken):** At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the Planning Commission. Individual comments will be limited to a **maximum of 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 Planning Commission.

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

**Item No. 2.A:** Posting of the April 21, 2015, Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney, Stewart and Villapudua*

*Nays: None*

*Absent: None*

*Abstained: None*

**Item No. 2.B:** The Agenda for the April 21, 2015, Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney, Stewart and Villapudua*

*Nays: None*

*Absent: None*

*Abstained: None*

**Item No. 2.C:** The Minutes of the March 17, 2015 Planning Commission Meeting.

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

*Ayes: Planning Commissioners: Degele, Hughes, McKinney, Stewart and Villapudua*

*Nays: None*

*Absent: None*

*Abstained: None*

### **3. PUBLIC HEARINGS**

**Item 3.1:** Riverbank Draft 2014-2023 Housing Element - Recommend to City Council of the City of Riverbank to authorize Staff to submit the Draft 2014-2023 Housing Element to the State Housing and Community Development (HCD) Department for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.

State law requires Housing Elements to be updated every nine (9) years to reflect a Community's changing needs. The City's previous Housing Element (2009-2014) was adopted by the City Council on August 24, 2009. As part of the overall update to the Housing Element, Section 65585(b) of the State Government Code requires the Draft 2014-2023 Housing Element to be submitted to HCD for a sixty (60) day review period. Upon the sixty (60) day review period, HCD shall submit to the City their written findings, or comments, on the City's Draft 2014-2023 Housing Element. It is anticipated that further revisions and refinement to the Draft 2014-2023 Housing Element will be required in response to HCD's findings in an effort to bring the Housing Element into compliance with State Law and achieve HCD Certification.

The Housing Element is one of the seven (7) State mandated Elements of the City's General Plan. The City's Draft 2014-2023 Housing Element has been prepared in accordance with Section 65800 of the State Government Code, which specifies the contents of the Housing Element. The City's Draft 2014-2023 Housing Element consists of the an analysis and evaluation of existing housing needs, resource inventory, constraints on housing and an evaluation of the City's Housing Element Policies and Programs included in the 2009-2014 Housing Element, as well as consisting of Goals and Policies necessary to accommodate the City's Regional Housing Needs, and to comply with State Law.

- John B. Anderson introduced item 3.1 and David Niskanen presented the PowerPoint presentation.
- John B. Anderson added additional information to David Niskanen presentation on the time frame of the process to HCD.
- John B. Anderson gave the Planning Commission some back ground on the existing Housing Element and high density residential. And policies on affordable housing and redevelopment agencies, but since redevelopment is no

---

longer available as the State Governor has eliminated the funds for redevelopment.

- Commissioner McKinney asked John questions in regards to redevelopment funds, by the State of California.
- John B. Anderson responded to Commissioner McKinney's questions.
- Commissioner McKinney asked if our Housing Element was in non-compliance with the State.
- John B. Anderson and David Niskanen both explained that the city is not in non-compliance with the State as the city is actually 6 months ahead of schedule.
- Commissioner McKinney asked about State and Federal grant money for redevelopment and what type of projects this goes towards.
- David Niskanen and John B. Anderson explained that our Housing Specialist applies for grant funds to go towards low income families to either rehabilitate their homes or CDBG loans for down payment assistance for first time home buyers.
- Commissioner Villapudua asked some about Crossroads West.
- John B. Anderson responded to Commissioner Villapudua and the area that is within the Crossroads West.
- Commissioner Stewart asked if they would be drilling a new well for Crossroads West.
- John B. Anderson stated that with any new development it has to be evaluated and will have to provide an updated Urban Water Management plan. When the General Plan was updated Nolte Engineers had evaluated the city and areas in Riverbank that would require well sites and water tanks, that would be necessary and per this evaluation that was done it suggested that there be two new well sites and water tank.
- Commissioner Stewart asked some regarding grey water.
- John B. Anderson responded to Commissioner Stewart question and what may be required in the future and may depend on each city and there situation.
- Commissioner Villapudua asked with the proposed new development is the city involved with improving our schools and to update are high school.
- John B. Anderson stated that the schools are an independent body and that there are three different school districts within Riverbank; Riverbank School



District, Modesto School District and Sylvan School District. The city will continue to cooperate with those jurisdictions to be sure that they have the proper school site areas and bus site drop offs and safe route to schools. John stated the city has included them with referrals of new development and that both the city manager and himself, John B. Anderson has provided presentations to the school on future developments, but it is up to the school districts.

**MOTION:** *By roll call vote motion moved/second (Villapudua / Degele / passed 5-0) - Riverbank Draft 2014-2023 Housing Element - Recommend to City Council of the City of Riverbank to authorize Staff to submit the Draft 2014-2023 Housing Element to the State Housing and Community Development (HCD) Department for a mandated sixty (60) day review period, and to release the Draft 2014-2023 Housing Element for public review.*

*Ayes: Planning Commissioners: Degele, Hughes, Stewart, McKinney and Villapudua*

*Nays: None*

*Absent: None*

*Abstained: None*

#### **4. COMMISSION ITEMS**

- Chair Hughes wanted to thank both John B. Anderson and David Niskanen and staff on their hard work putting together the Housing Element.
- Commissioner Degele asked about an update on the water situation in the State and what Riverbank was enforcing as a city.
  - John B. Anderson stated that he would have the Superintendent of Public Works come to our next meeting to give them an update.
- Commissioner Stewart asked about some information she had read on a gated community, and that the previous staff were against it.
  - Jill Anderson, City Manager responded to Commissioner Stewart's question and that what she had read was regarding the River Cove area and the residents wanting it to be gated.
  - John B. Anderson said that they would have to revisit the General Plan: Based on the General Plan in the Land Use Policy 3-4 on page LAND-16 of the Riverbank General Plan they are allowed.
- Commissioner Stewart asked what was happening by the vet on Patterson Road.
  - John B. Anderson informed her that it was a Caltrans project for leveling out the grade and road way.
- Commissioner McKinney asked about any Hotels/Motels coming to Riverbank.
  - Jill Anderson, City Manager responded to Commissioner McKinney's question. Stating that the city does need a Hotel and

that as a city we have been doing what we can to get the city prepared. But hotels will not build unless they no they will make money.

- John B. Anderson also responded to Commissioner McKinney's question on hotels.
  - Commissioner Villapudua mentioned that at one time 4-5 years ago there was a study done. As there was someone interested in the Del Rio building, but the study did not show the numbers needed to make the money to have a hotel at that time. Villapudua also stated that it is not easy for hotels to get loans to build as they need hard money.
- Commissioner Stewart asked if there were problems with Channel 2 as she has had troubles watching the City Council Meetings.
    - Jill informed Commissioner Stewart that they did have some technical issues due to the provider, but that it should be resolved now.

## **5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION**

None.

## **6. UP-COMING MEETING AGENDA ITEMS**

**Item 6.1:** Special Planning Commission meeting May 5, 2015 for Galaxy Theaters CUP to add on a new IMAX Theater to the existing building.

**Item 6.2:** May 19, 2015 Regular Planning Commission meeting may or may not be on, still waiting on information on certain projects to be able to hold a meeting to present it.

**Item 6.3:** Ward Villa – Infill project that would require a General Plan Amendment, Rezone and Planned Development.

**Item 6.4:** Hayes I & II possible extension of map life and possible a future project.

**Item 6.5:** Crossroads West still a ways off to coming to the Planning Commission.

## **7. NEW BUSINESS**

None.

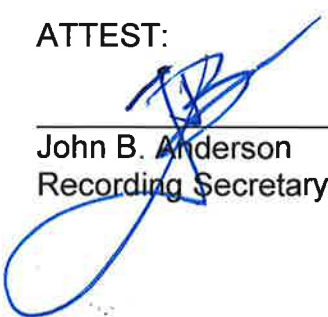
## **8. ADJOURNMENT**

There being no further business, Chair Hughes adjourned the meeting at 6:56 p.m.

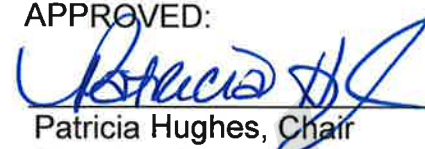


---

ATTEST:

  
\_\_\_\_\_  
John B. Anderson  
Recording Secretary

APPROVED:

  
\_\_\_\_\_  
Patricia Hughes, Chair  
Planning Commissioner

## **RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3**

### **SECTION 6 : NEW BUSINESS**

|                      |                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | May 12, 2015                                                                                                                                                     |
| <b>Subject:</b>      | Selection of a Preferred Design Alternative for the Claribel Avenue/<br>Roselle Avenue Intersection Improvement Project                                          |
| <b>From:</b>         | Jill Anderson, City Manager                                                                                                                                      |
| <b>Submitted by:</b> | Marisela Garcia, Director of Finance<br>Kathleen Cleek, Development Services Administration Manager<br>John B. Anderson, Contract Community Development Director |

#### **RECOMMENDATION:**

It is recommended that the City Council adopt a preferred design alternative for the design of a signal at the intersection of Claribel Road/Roselle Avenue Intersection Improvement and authorize the City Manager to complete a Memorandum of Agreement with the County to set forth the project scope and financial responsibilities, which would be presented for action by the City Council at a future date.

#### **BACKGROUND:**

The current intersection at Claribel Road / Roselle Avenue is a 4-way stop that operates poorly and is in need of improvements. Stanislaus County approved an MOU with the City of Riverbank for the preliminary Engineering Phase of the project considered to be a signalized intersection on April 23, 2013. Due to the County's loss of internal design staff, the project was delayed until late 2013.

Stanislaus County without consultation of the City of Riverbank, hired the consulting team of Mark Thomas Company in December 2013 and a design contract was awarded in April 2014. In accordance with direction given by Stanislaus County officials the consultant team was directed to use the Caltrans Traffic Operations Policy Directive 13-02. As a result the consultant evaluated the intersection under Caltrans' Intersection Control Evaluation (ICE) Methodology, which requires alternates other than a signal to be considered.

The City of Riverbank has recently been working with Stanislaus County to evaluate said intersection for different traffic control devices. While Stanislaus County appears to have full support for a roundabout they have asked the City of Riverbank for a formal recommendation so that a design alternative for improving the Claribel Road / Roselle

Avenue intersection may be selected. The City and County are combining various funds to implement a solution, which improves traffic delay timing at said intersection. The choice is generally between a conventional signalized intersection and a roundabout.

While the County's consultant has evaluated all alternatives for said intersection control device, the significance of the project made it prudent for the City to also obtain an analysis from its traffic expert, Ken Anderson with KD Anderson Traffic Consultants.

This report provides an overview of the pros and cons of the two options based on the analysis of both consultants, as well as feedback from public safety. After a thorough review of the information and data, City staff is recommending that the City Council approve moving forward with a signal design at the intersection of Clairbel Road and Roselle Avenue.

### **REVIEW OF INTERSECTION CONTROL EVALUATION (ICE) PROCESS/REPORT:**

The County initiated a form of Caltrans' Intersection Control Evaluation (ICE) study process to evaluate and judge the two alternatives. The ICE process makes use of detailed design drawings for each alternative and subsequent technical evaluation to rate the plans with regards to nearly twenty broad interest categories. The City's Contract Engineer, Ken Anderson, has summarized our thoughts with regards to each category based on information in the October 2014 ICE report:

1. **Cost.** The ICE report suggests that the cost of a signalized intersection and a single lane roundabout designed for the speed of travel on Claribel Road are roughly equal.
2. **Purpose and Need.** Either option will reduce congestion at the intersection and improve east-west circulation across the southern Riverbank / North Modesto area.
3. **Meet Drive Expectation.** This issue has been important to City staff. While roundabouts have been developed on many major roadways in Modesto, they have not been selected for other rural locations in Stanislaus County. A traffic signal is planned at the Claribel Road / Coffee Road intersection, and the Roselle roundabout would be the only one between SR 99 and Claus Road. While this issue is not fatal, it will probably take residents a while to become familiar with the operation of the roundabout.
4. **Reduce Accident Severity.** The available literature suggests that because traffic is moving more slowly through the roundabout, collisions occur less frequently and are less severe than those associated with a traffic signal.
5. **Improve Pedestrian Safety.** Pedestrians are accommodated at roundabouts in the area just beyond the roundabout itself. Raised islands allow pedestrians

to cross one lane at a time. The prevailing opinion is that this is as safe as crossing at a signalized intersection.

6. **Improve Bicyclist Safety.** Bicycles mix with automobiles through the roundabout or can use the adjoining pedestrian facilities. Roundabout supporters believe that bicycle safety is similar for roundabouts and signalized intersections.
7. **Improve Level of Service.** This issue has been evaluated in some depth as part of the design process. It is important to note that a major funding source (CMAQ) is intended to improve air quality and reduce congestion but cannot be used for improvements that can be interpreted as providing capacity for future growth. Thus the project that can be considered cannot widen Claribel Road to provide four lanes nor provide a multi-lane roundabout. In that regard each of the improvement alternatives that have been identified through the process will eventually need to be expanded. The Level of Service provided by either a roundabout or a signal will be similar and will deteriorate over time as Stanislaus County grows, but the time period for which the roundabout will deliver LOS D or better conditions is slightly longer than for the proposed signal. If the NCC is not build, then the roundabout would appear to work at LOS D or better for 12-13 years, while the traffic signal would exceed LOS D within 11-12 years. The useful life is longer if the NCC is built.
8. **Minimize Queuing.** The length of queues created by delayed vehicles is similar under each alternative.
9. **Vehicle Hours Traveled (VHT), 10. Vehicle Hours of Delay (VHD), 14. Reduce Emissions, and 20. Reduce Fuel Consumption.** VHT, VHD and Fuel Consumption are measures of intersection performance that are linked to Air Quality. The roundabout alternative performs slightly better under these criteria; however, the ICE report suggests that overall emissions are improved slightly better by the signal.
10. **Create Gap in Traffic for Driveway Access.** Typically traffic signals create gaps in downstream traffic that facilitate access at un-signalized driveways. Roundabouts typically create uniform outbound flow. Thus downstream access may be easier with a signal.
11. **Accommodate STAA Trucks.** Either plan would be designed to accommodate the turning requirements of large trucks. STAA truck trailers are 53 feet long and are used for long haul on major roads where their turns can be accommodated. City staff has questioned whether roundabouts are consistent with future truck traffic anticipated from Riverbank's eastern Industrial Area. The County has indicated that roundabouts can safely accommodate truck traffic, but has not identified specific industrial areas where roundabouts have been used.

12. **Minimize Right of Way Impacts.** Either option will require acquisition of right of way, but the location and amount of right of way will vary. No formal right of way mapping has been developed, but the County expects that right of way costs will be similar.
13. **Minimize Environmental Impacts.** Initial assessments suggest that either option has the same effect on factors such as biology, etc.
14. **Accommodate Access to Surrounding Properties.** Both options by their nature limit access to immediately adjoining properties. The turn lanes associated with traffic signals limit left turn access, and agencies have commonly accepted standards for the distance from a signal to the next full access location. Roundabouts create some limitation due to the presence of “splitter islands” on the approaches, but because auxiliary turn lanes are not required, access can sometimes be accommodated more easily in some instances.
15. **Provide Aesthetic Opportunities.** Some form of landscaping or art can be placed in the roundabout, with limitation based on sight distance.
16. **Reduced Maintenance Costs.** Roundabouts do not require electricity, and the annualized maintenance cost for a roundabout may be half the cost of a signal.
17. **Public Support.** City staff has conveyed to Stanislaus County the opinion that a conventional signal would more likely be accepted by Riverbank residents. The County has indicated that the overall ICE results favor a roundabout.

#### **STANISLAUS COUNTY’S POSITION:**

The Intersection Control Evaluation (ICE) report slightly favored a roundabout at the intersection of Claribel/Roselle. The County has stated that they do not oppose a signal, but recognize the roundabout as the preferred alternative stating air quality and safety as the largest benefits. The County also does not want to take on the added maintenance costs of another signalized intersection.

#### **CITY OF MODESTO’S POSITION:**

In conversation with Patrick Kelly, Planning Manager with the City of Modesto in consultation with Jeff Barnes, City Traffic Engineer, the City of Modesto recognized Claribel Road as a Class “B” expressway. Roundabouts do not work well with Expressways. However, if the North County Corridor is built the City of Modesto will likely downgrade Claribel Road as a Major Arterial. The functional class of the two Roads, Claribel and Roselle will need to be studied in light of the roundabout decision which appears to be a permanent commitment towards large amounts of right of way.

Modesto yields to the thoughts of Riverbank, because Riverbank is directly affected by the selected intersection control device.

### **ROUNABOUT CONCERNS:**

The concept of using a roundabout on a rural section of road with heavy traffic along a commercial truck route is very new to the City and as such we continue to have many questions. One concern is the current and future truck traffic bouncing off the apron and causing safety and maintenance issues. The County provided YouTube links for staff to view trucks moving through a rural roundabout, but on each of the links the traffic was not consistent with the traffic we see at this intersection.

Another concern is all intersections along Claribel Road are signalized or 4-way stops. Adding a roundabout between two signalized intersections at Claribel/Roselle would be confusing for drivers.

### **POLICE CHIEF ERIN KIELY'S CONCERNS:**

Single lane roundabouts (by design) don't appear to lend themselves to the frequency of illegal/unsafe movements that multiple lane roundabouts do, regardless of whether the illegal /unsafe movements are intended or unintended by drivers. Due to the amount of traffic during the morning/evening commutes, and during intensified shopping periods they believe that eventually a roundabout at this intersection would need to be multiple lanes and fairly large.

There seems to be a need to educate the public on how to safely/legally navigate through roundabouts (particularly those with multiple lanes) which is evidenced by the number of municipalities focused on roundabout educational efforts. Roundabout educational efforts at this intersection may prove more difficult than most as this intersection is in a shared jurisdictional area (county/CHP and city/RPS). Also, this intersection has many motorists from other communities who traverse it (Sonora, Jamestown, Oakdale, Waterford, Modesto, Escalon, etc.). These motorists might not be reached by an enforcement effort made by Riverbank or Stanislaus County.

Commercial vehicles (tractor/trailer rigs) will also use this intersection. The Chief has viewed publicly produced educational videos on roundabouts. When commercial vehicles are shown/mentioned a common theme comes up, which is essentially – don't get anywhere near them. This is primarily due to the lane splitting phenomenon (front end drift, rear wheel/axle cheat) which occurs as tractor/trailers navigate through the roundabout, and also due to them typically traveling at a different rate of speed than passenger cars.

Lastly, with the signalized intersections of Claribel/Claus, Claribel/Oakdale and Roselle/Crawford (which are all relatively close), the Chief and his colleagues believe that a signalized intersection at Claribel/Roselle would be more consistent and compatible with the existing traffic flow rates to the north, east and west.



## **STANISLAUS CONSOLIDATED FIRES CONCERNS:**

Stanislaus Consolidated Fire has stated they would prefer a signalized intersection. The vehicle back up at the three roundabouts on Sylvan is a night-mare when James C. Enochs High School is letting in or getting out! Their concern is getting emergency vehicles through in a timely fashion. They have also stated that their apparatus is much larger than a car or SUV.

## **SIGNALIZATION CONCERNS:**

If the City preferred alternative is a signal, the county would defer the signal maintenance costs to the City. Other infrastructure such as pavement would be shared 50/50 per the existing agreement. The ICE report suggests the total annual cost for signal maintenance and electricity is approximately \$6,000.

## **MEMORANDUM OF AGREEMENT:**

The Memorandum of Agreement Council approved on March 25, 2013 was only for the preliminary engineering stage of the project and needs to be expanded for future phases of work. The new Memorandum of Agreement for the Claribel Road at Roselle Avenue Intersection Project will be to facilitate cooperation between the City and the County for the design, right of way acquisition & certification, and construction of the intersection improvements. It will include an outline of the funding and management obligations of both the City and County. Once the Memorandum of Agreement has been finalized, it will be brought to the City Council for consideration at a future meeting.

## **FINANCIAL IMPACT:**

Stanislaus County has estimated the cost for a roundabout or signal to be between \$1,500,000 - \$2,000,000. The County's funding will come from a combination of sources including Congestion Mitigation and Air Quality Improvement (CMAQ) funding, Public Facilities Fees, and other Local Funds.

The City's funding will come from a combination of Congestion Mitigation and Air Quality Improvement (CMAQ) funds and System Development Fees.

### **Preliminary Engineering Phase:**

|                                |                  |
|--------------------------------|------------------|
| Total Cost:                    | \$435,000        |
| County CMAQ:                   | \$300,000        |
| <b>City of Riverbank CMAQ:</b> | <b>\$135,000</b> |

### **Right of Way and Utility Phase:**

|                              |                       |
|------------------------------|-----------------------|
| Total Cost:                  | \$600,000 (Estimated) |
| County Local:                | \$397,500             |
| <b>City of Riverbank SDF</b> | <b>\$202,500</b>      |

Construction Phase:

|              |                           |
|--------------|---------------------------|
| Total Cost:  | \$1,500,000 - \$2,000,000 |
| County CMAQ: | \$300,000                 |
| County Local | \$1,200,000 - \$1,700,000 |

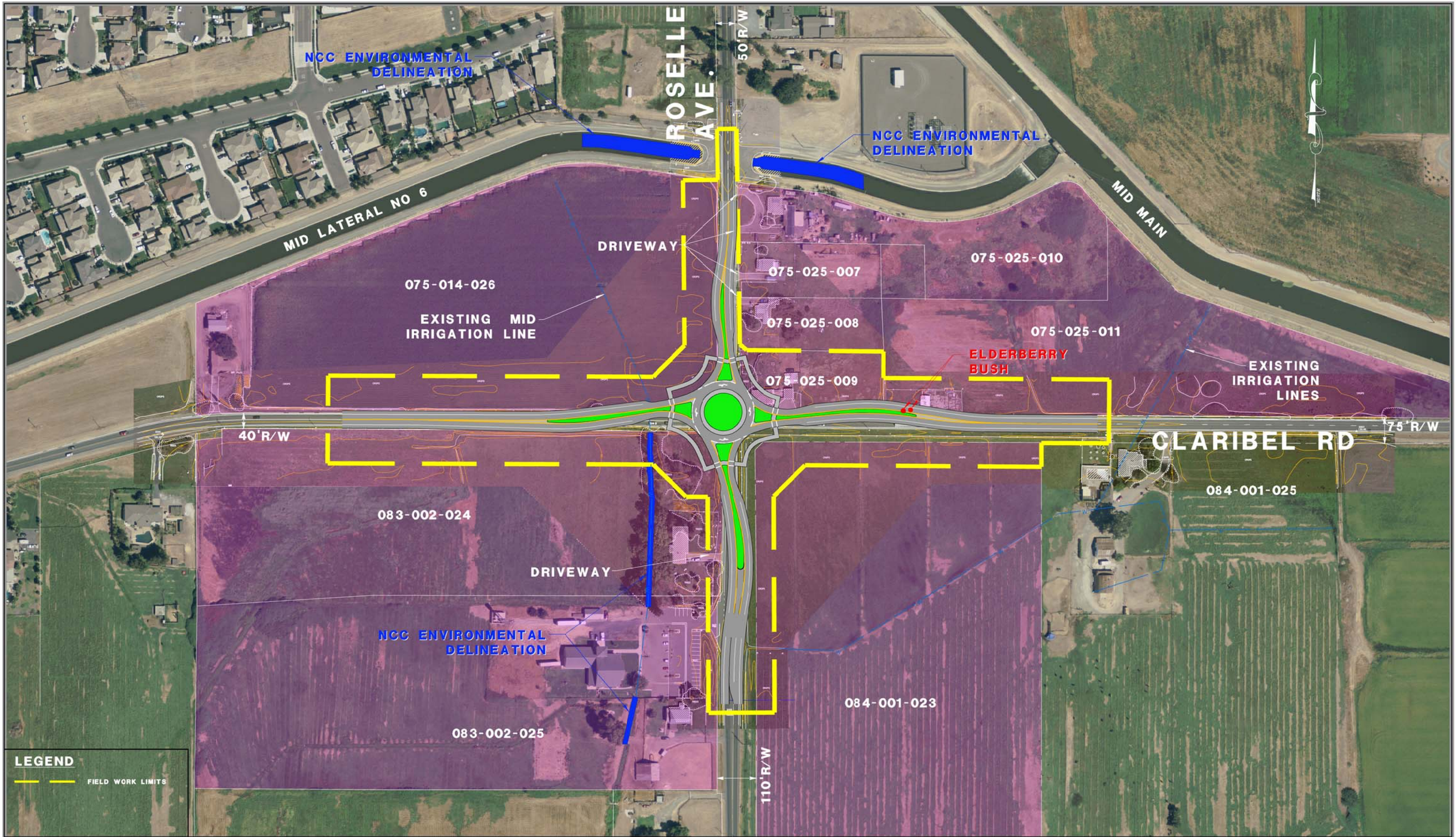
The total financial impact of this project for the City of Riverbank is \$337,500. This does not include the long-term maintenance of the signal.

**ATTACHMENTS:**

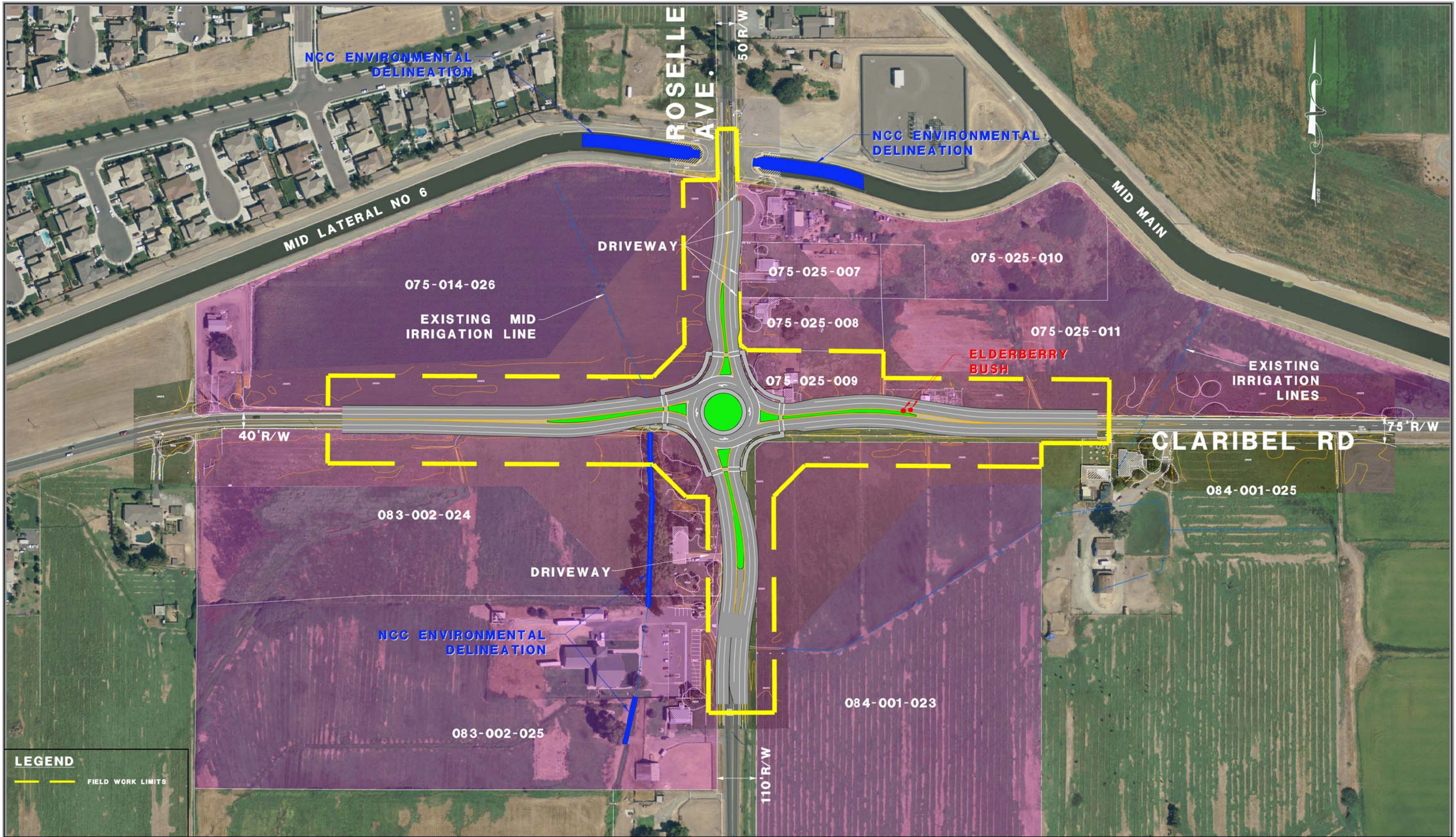
The following items are attached to this report:

1. Proposed Roundabout design limits as suggested by Mark Thomas & Company
2. Proposed Signal design limits as suggested by Mark Thomas & Company









**LEGEND**  
— FIELD WORK LIMITS



**STANISLAUS COUNTY  
CLARIBEL RD / ROSELLE AVE  
INTERSECTION PROJECT**





