



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, APRIL 25, 2017 – 6:00 P.M.

(THE AGENDA PACKET IS POSTED AT THE CITY CLERK'S OFFICE AND AT 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 Leanne Jones Cruz
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member District 4 Darlene Barber-Martinez
Council/Authority Member Cal Campbell
- CHANGES TO THE AGENDA:** Mayor/Chair Richard D. O'Brien

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.
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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 requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

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

Item 3.B: Approval of the March 28, 2017, City Council and Local Redevelopment Authority Minutes.

Item 3.B-1: Approval of the April 11, 2017, City Council and Local Redevelopment Authority Minutes.

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

4. UNFINISHED BUSINESS

Item 4.1: **Second Reading by Title Only and Adoption of Proposed Ordinance No. 2017-006 of the City Council of the City of Riverbank, California, Approving Development Agreement No. 01-2015 – Hayes 4, Phase One Tentative Map – APN: 062-022-019 and 062-022-022 Residential Project** – It is recommended that the City Council conduct the second reading by title only and adopt proposed Ordinance No. 2017-006 for the approval of the proposed project that consists of a Development Agreement that clarifies the original conditions of map approval specific to the Hayes 4, Phase One development, adds map life, and sets forth criteria for developing a paseo between Claus Road and Central Ave. The project consists of 9.36 gross acres and would result in 43 to 45 single-family detached residential lots consists of about 5,000 square feet (overall residential density between 4.59 and 4.801 du/acre), three (3) storm drainage/park basins to be known as a Central Paseo, and associated street, sewer, water, and storm drainage improvements. The Planning Commission recommends approval for a forty-five (45) residential lot layout and adopt the Initial Study, based on the analysis provided and based on the findings in the published Initial Study for the Project.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Consideration of a Fee Waiver or Deferral or Reduction by:**

Adoption of a Resolution Approving the Request by Thunderbolt Wood Treating, Inc. to Waive [or Defer or Reduce] the Payment of Deferred System Development Fees; or Adoption of a Resolution Denying the Request by Thunderbolt Wood Treating, Inc. to Waive the Payment of Deferred System Development Fees – It is recommended that Council review the materials and deny the request of the Lovalvo Family Trust, d.b.a. Thunderbolt Wood Treating, to waive the payment of deferred system development fees on a building constructed in 2012.

Item 6.2: **Personal Indoor Marijuana Cultivation** - It is recommended that the City Council review the presented information regarding Personal Indoor Marijuana Cultivation and provide direction to staff.

Item 6.3: **East Riverbank Industrial Master Plan Phasing Strategy** – It is recommended that the City Council consider the information presented and use this report to allocate future budgeted funds to accommodate the planning effort associated with the East Riverbank Master Plan based on the desire of the Council.

7. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of business shall be made. The Brown Act does not allow for discussion or action by the City Council.

Item 7.1: Staff

Item 7.2: Council/Authority Member

Item 7.3: Mayor/Chair

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.

Item 8.1: **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to Government Code § 54957.6
Agency representative: Sean Scully, City Manager
Employee organizations: Riverbank Miscellaneous Employees
 Riverbank Mid-Management Bargaining Unit

9. REPORT FROM CLOSED SESSION

Item 9.1: Report on Closed Session on Item 8.1: **CONFERENCE WITH LABOR NEGOTIATORS**

ADJOURNMENT (The next regular City Council meeting –**Tuesday**, May 9 @ 6:00 p.m.; the May 23rd City Council meeting is canceled.)

AFFIDAVIT OF POSTING

I 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 21st day of April, 2017

/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 or cityclerk@riverbank.org. Notification (72) hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [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

Meeting Schedule	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.
City Council / LRA Agenda & Reports	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, when 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. 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 www.riverbank.org upon distribution to a majority of the City Council/LRA Board. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings	In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Televised / Video of Meetings	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.)
Questions	Contact the City Clerk at (209) 863-7122 or aaguilar@riverbank.org

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	April 25 , 2017
Subject:	Waiver of Readings
From:	Sean Scully, City Manager
Submitted by:	Annabelle Aguilar, CMC, City Clerk / LRA Recorder

RECOMMENDATION

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

SUMMARY

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

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

There are no attachments to this report.

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	April 25, 2017
Subject:	Approval of the March 28, 2017, City Council and Local Redevelopment Authority Minutes
From:	Sean Scully, City Manager
Submitted by:	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 28, 2017, 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

1. March 28, 2017, City Council and LRA Minutes



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

**MINUTES OF
TUESDAY, MARCH 28, 2017**

Verbatim proceedings of the meetings may be viewed on-line or a DVD copy may be obtained for a fee.

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/Chair Richard D. O'Brien

INVOCATION: Reverend Charles Neal, Riverbank Ministerial Association

ROLL CALL: Mayor/Chair Richard D. O'Brien
Present Vice Mayor/Chair Leanne Jones Cruz
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member District 4 Darlene Barber-Martinez
Council/Authority Member Cal Campbell

AGENDA CHANGES: Mayor/Chair Richard D. O'Brien – *There were no changes made.*

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.
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No one declared a conflict.

1. PRESENTATIONS

Item 1.1: Update Provided by Riverbank's Stanislaus Consolidated Fire Protection District Board of Directors Representative Michelle Guzman. *Ms. Guzman provided the update.*

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.

Public comments were made by Mr. John Seimone, Riverbank.

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, 2017, City Council and Local Redevelopment Authority Minutes.

Item 3.C: A Resolution [No. 2017-016] to Authorize the Expenditure of \$2,400 from the Enterprise Fund for the Purchase of a Key Log for the Riverbank Community Pool.

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

ACTION: *By motion moved and seconded (Barber-Martinez / Fosi / passes 5-0) 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, Barber-Martinez, Fosi, Jones Cruz, and Mayor/Chair O'Brien

NAYS: None / ABSENT: None / ABSTAINED: None

4. UNFINISHED BUSINESS

There were no items to consider.

5. PUBLIC HEARINGS

The public hearing notice for Item 5.1 was published in the Riverbank News on 03/15/17.

Item 5.1: Conduct the First Reading by Title Only and Introduction of a Proposed Ordinance [No. 2017-005] Amending the Riverbank Municipal Code by Repealing in its Entirety Chapter 96: Trees of Title IX: General Regulations and Substituting it with a New Chapter 96: Trees – It is recommended that the City Council conduct the public hearing for the first reading and introduction by title only of the proposed ordinance to consider its approval as presented, which will initiate the scheduling of the ordinance on April 25, 2017, for its second reading by title only, to consider its adoption.

Contract Planner John Anderson presented the staff report.

City Council and Staff discussed the item.

- *A clarification to the words “and so forth” would be made to Section 96.19 Penalty for Violations, to reflect that it means \$500 [for subsequent offenses thereafter].*
- *In Section 96.04, a typo correction would be made to change the word “treat” to “trees.”*

Mayor O’Brien opened the public hearing at 6:20 p.m.

- *Mr. Scott McRitchie, Riverbank, provided his concerns.*

Mayor O’Brien closed the public hearing at 6:25 p.m.

- *Further review of the language will be conducted on the designation of the City Manager to issue the permit, and responsibility of the topping of a tree for utility purposes under Section 96.07 (B); to be annotated for the presentation of the second reading of the ordinance.*

ACTION: *By motion moved and seconded (Campbell / Jones Cruz / passes 5-0) to approve the first reading and introduction of the proposed Ordinance [No. 2017-005] to initiate a second reading by title and consider its adoption on April 11, 2017, [with clarifications/corrections] as presented.*

Motion carried by unanimous City Council roll call vote.

AYES: Campbell, Barber-Martinez, Fosi, Jones Cruz, and Mayor O’Brien

NAYS: None / ABSENT: None / ABSTAINED: None

6. NEW BUSINESS

Item 6.1: **Approval of Six Month Strategic Objectives (March 20th – September 15th 2017)** – It is recommended that the City Council approve the Six Month Strategic Objectives (Exhibit A) that were developed during the Strategic Planning Session held on March 20, 2017.

City Manager Sean Scully presented the strategic plan.

Public comments were made by Mr. McRitchie, Riverbank, and Mr. John Seimone, Riverbank.

ACTION: *By motion moved and seconded (Jones Cruz / Fosi / passed 5-0) to approve the Strategic Objectives and Plan as presented.*

Motion carried by unanimous City Council roll call vote.

AYES: Campbell, Barber-Martinez, Fosi, Jones Cruz, and Mayor O’Brien

NAYS: None / ABSENT: None / ABSTAINED: None

Item 6.2: **Recommend the City Council Support the Approval of the Five (5) City of Riverbank Congestion Mitigation and Air Quality (CMAQ) Program Projects for Fiscal Year 2018/2019 and Fiscal Year 2019/2020 recommended by the Stanislaus Council of Governments (StanCOG) and approved by the StanCOG Policy Board** – It is recommended that the City Council support the approval of the five (5) City of Riverbank Congestion Mitigation and Air Quality (CMAQ) Program projects for fiscal

year 2018/2019 and fiscal year 2019/2020 recommended by StanCOG and approved by the StanCOG Policy Board

Development Services Administration Manager Kathleen Cleek presented the staff report.

ACTION: *By motion moved and seconded (Campbell / Barber-Martinez / passed 5-0) to approve the item as presented.*

Motion carried by unanimous City Council roll call vote.

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

NAYS: None / ABSENT: None / ABSTAINED: None

7 COMMENTS/REPORTS

A brief report on attendance of a meeting or conference or other notable topics of business shall be made. The Brown Act does not allow for discussion or action by the City Council.

Item 7.1: Staff

- *City Manager Sean Scully reported on the commenting process of the EIR for Crossroads West.*

Item 7.2: Council/Authority Member

- *Council/Authority Member Campbell commented on the need for volunteers for the City of Riverbank Color Run event.*
- *Council/Authority Member Barber-Martine commented on the upcoming Love Riverbank event, throwing the first pitch for the start of Little League, and her participation in the Read Across America sessions.*

Item 7.3: Mayor/Chair

Mayor/Chair O'Brien commented on: 1) the decisions to be made on the approved marijuana initiative, 2) the Riverbank Industrial Complex property transfer, and 3) the need to keep abreast of recent signed legislation; requesting an analysis by the City's law firm Churchwell White on Hertzberg [SB] 231 – storm water, and another Bill that will exempt School Districts.

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.

Item 8.1: **CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code § 54957.6

Agency representative: Sean Scully, City Manager

Employee organizations: Riverbank Miscellaneous Employees
Riverbank Mid-Management Bargaining Unit

Mayor/Chair O'Brien announced the Closed Session Item and opened the Item for public comment; no one spoke. The meetings were recessed and City Council went into Closed Session at 6:47 p.m.

9. REPORT FROM CLOSED SESSION

Mayor/Chair O'Brien reconvened the meetings at 7:45 p.m.

Item 9.1: Report on Closed Session on Item 8.1: **CONFERENCE WITH LABOR NEGOTIATORS**

Mayor O'Brien reported that direction was provided to staff.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 7:46 p.m.

ATTEST: *(Adopted 04/25/2017)*

APPROVED:

Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor / Chair

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

SECTION 3: CONSENT CALENDAR

Meeting Date:	April 25, 2017
Subject:	Approval of the April 11, 2017, City Council and Local Redevelopment Authority Minutes
From:	Sean Scully, City Manager
Submitted by:	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 11, 2017, 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

1. April 11, 2017, City Council and LRA Minutes



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

**MINUTES OF
TUESDAY, APRIL 11, 2017**

Verbatim proceedings of the meetings may be viewed on-line or a DVD copy may be provided for a fee.

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/Chair Richard D. O'Brien

INVOCATION:

Reverend Charles Neal, Riverbank Ministerial Association

ROLL CALL:

Present

Mayor/Chair Richard D. O'Brien
Vice Mayor/Chair Leanne Jones Cruz
Council/Authority Member District 2 Cindy Fosi
Council/Authority Member District 4 Darlene Barber-Martinez
Council/Authority Member Cal Campbell

AGENDA CHANGES: Mayor/Chair Richard D. O'Brien – *There were no changes made.*

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.

No one declared a conflict.

1. PRESENTATIONS

Item 1.1: Proclamation – National Library Week, April 9 – 15, 2017. *Mayor O'Brien presented the proclamation to Riverbank Library Manager Vicky Holt, who provided an update of library activities.*

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.

Comments were made by Mr. Haskell Moore.

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 20, 2017, Special City Council Minutes

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

ACTION: *By motion moved and seconded (Jones Cruz / Campbell / passes 5-0) to approve Consent Calendar Items 3.A and 3.B as presented; Motion carried by unanimous City Council and LRA Board roll call vote.*

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

NAYS: None / ABSENT: None / ABSTAINED: None

Mayor/Chair O'Brien announced that the voting procedure would be changed [from roll call vote] to asking "those in favor/opposed" to conduct the proceedings quicker .

4. UNFINISHED BUSINESS

Item 4.1: Second Reading by Title Only and Adoption of Proposed Ordinance No. 2017-005 of the City Council of the City of Riverbank, California, Repealing Chapter 96: Trees of Title IX: General Regulations and Substituting it with a new Chapter 96: Trees, of the City of Riverbank **Code of Ordinances** – It is recommended that the City Council conduct the second reading by title only of proposed Ordinance No. 2017-005 and consider its adoption by roll call vote.

Contract Planner John Anderson presented the staff report and explained the changes requested to be made at the first reading. City Council and Presenter discussed the item.

City Attorney Tom Hallinan stated that no substantial changes were made that required the ordinance to have another first reading.

ACTION: *By motion moved and seconded (Jones Cruz / Fosi / passed 5-0) to adopt Ordinance No 2017-005 of the City Council of the City of Riverbank, California, Repealing Chapter 96: Trees of Title IX: General Regulations and Substituting it with a new Chapter 96: Trees, of the City of Riverbank Code of Ordinances as presented.*

Motion carried by unanimous City Council vote.

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

NAYS: None / ABSENT: None / ABSTAINED: None

5. PUBLIC HEARINGS

The public hearing notice for Item 5.1 was published in the Riverbank News on 03/29/2017.

Item 5.1: **The First Reading and Introduction by Title Only of a Proposed Ordinance Approving the Development Agreement No. 01-2015 – Hayes 4, Phase One Tentative Map – APN: 062-022-019 and 062-022-022 Residential Project** – It is recommended that the City Council approve the proposed ordinance to initiate a second reading by title only and consider its adoption on April 25, 2017, for the approval of the proposed project that consists of a Development Agreement that clarifies the original conditions of map approval specific to the Hayes 4, Phase One development, adds map life, and sets forth criteria for developing a paseo between Claus Road and Central Ave. The project consists of 9.36 gross acres and would result in 43 to 45 single-family detached residential lots consists of about 5,000 square feet (overall residential density between 4.59 and 4.801 du/acre), three (3) storm drainage/park basins to be known as a Central Paseo, and associated street, sewer, water, and storm drainage improvements. The Planning Commission recommends approval for a forty-five (45) residential lot layout and adopt the Initial Study, based on the analysis provided and based on the findings in the published Initial Study for the Project.

Contract Planner John Anderson presented the staff report.

Mayor O'Brien opened the public hearing at 6:33 p.m.

· *Mr. Al Troski, Troski Civil Engineering, commented on the project.*

Mayor O'Brien closed the public hearing at 6:36 p.m.

ACTION: *By motion moved and seconded (Barber-Martinez / Jones Cruz / passed 5-0) to approve the first reading and introduction of the proposed Ordinance [No. 2017-006] to initiate a second reading by title and consider its adoption on April 25, 2017, as presented.*

Motion carried by unanimous City Council vote.

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

NAYS: None / ABSENT: None / ABSTAINED: None

Vice Mayor/Chair Jones Cruz clarified her votes as “yes” to Item 4.1 and “yes” to Item 5.1.

6. NEW BUSINESS

Item 6.1: **Legal Review and Consideration of Implementation Options for Proposition 64 – Adult Use of Marijuana Regulation** – It is recommended that the City Council consider the full legal review that will be provided by the City's Law Firm Churchwell White, LLP, and provide direction on key regulation decisions that must be made to begin the implementation process of Proposition 64. (The presentation materials will be available on the evening of the meeting.)

Attorney Josiah Young of the City's Law Firm Churchwell White, LLP, presented the staff report. City Council and Staff discussed the item.

ACTION: *City Council directed to have the questions presented by Attorney Young distributed to the City Council for comments/reasoning and returned to the City Manager for tabulation, and the consideration and decisions to be made on Proposition 64 will be considered at three separate sessions: 1) personal use, 2) commercial-manufacturing, and 3) cultivation-distribution.*

LRA Item 6.2: **A Resolution [No. 2017-003] Authorizing a Contract Modification to the Existing Weston Solution, Inc. Contract for Reroofing Services at the Former Army Ammunition Plant** – It is recommended that the Local Redevelopment Authority Board of Directors review and approve a modification to the existing contract with Weston Solution, Inc. to include an amended scope of work and budget adjustment to accommodate Weston assuming tasks associated with the replacement of roofing at the former Riverbank Army Ammunition Plant, more commonly known as the Riverbank Industrial Complex.

LRA Executive Director Debbie Olson presented the staff report.

ACTION: *By motion moved and seconded (Jones Cruz / Campbell / passed 5-0) to adopt LRA Resolution No 2017-003 as presented.
Motion carried by unanimous LRA Board vote.
AYES: Fosi, Barber-Martinez, Campbell, Jones Cruz, and Chair O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

7 COMMENTS/REPORTS

A brief report on attendance of a meeting or conference or other notable topics of business shall be made. The Brown Act does not allow for discussion or action by the City Council.

Item 7.1: Staff

- *City Manager Sean Scully reported on his attendance of the North County Corridor meeting, and announced the Love Riverbank event on April 29th and the participation of County Community Liaisons to connect with the homeless.*
- *John Anderson commented on the status of the process for the Crossroads West Project.*
- *Assistant City Manager/Finance Director Marisela Garcia provided an update on the Love Riverbank event plans.*

Item 7.2: Council/Authority Member

- *Council/Authority Member Campbell encouraged support of the Riverbank Parks and Recreation Color Run event.*
- *Council/Authority Member Barber-Martinez reported on her attendance of the San Joaquin Air Pollution District, Special City Selection Committee meeting.*
- *Vice Mayor/Chair Jones Cruz requested to return to the former voting procedures.*

Item 7.3: Mayor/Chair

Mayor/Chair O'Brien stated that the discussion of the feral cats needs to be discussed again.

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.

Item 8.1: CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code § 54957.6

Agency representative: Sean Scully, City Manager

Employee organizations: Riverbank Miscellaneous Employees
Riverbank Mid-Management Bargaining Unit

Mayor/Chair O'Brien announced the Closed Session Item and opened the item for public comment; no one spoke. The meetings were recessed and City Council went into Closed Session at 8:06 p.m.

9. REPORT FROM CLOSED SESSION

Mayor/Chair O'Brien reconvened the meetings at 8:27 p.m.

Item 9.1: Report on Closed Session on Item 8.1: CONFERENCE WITH LABOR NEGOTIATORS

Mayor O'Brien reported that direction was given to staff.

ADJOURNMENT

There being no further business, Mayor/Chair O'Brien adjourned the meetings at 8:28 p.m.

ATTEST: *(Adopted 04/25/2017)*

APPROVED:

Annabelle H. Aguilar, CMC
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor / Chair

DRAFT

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 4.1

SECTION 4: UNFINISHED BUSINESS

Meeting Date: April 25, 2017

Subject: Second Reading by Title Only and Adoption of Proposed **Ordinance No. 2017-006** of the City Council of the City of Riverbank, California, Approving Development Agreement No. 01-2015 – Hayes 4, Phase One Tentative Map – APN: 062-022-019 and 062-022-022 Residential Project

From: Sean Scully, City Manager

Submitted by: John B. Anderson, Contract Planner
Annabelle Aguilar, City Clerk/Sr. Management Analyst

RECOMMENDATION

It is recommended that the City Council conduct the second reading by title only and adopt proposed Ordinance No. 2017-006 for the approval of the proposed project that consists of a Development Agreement that clarifies the original conditions of map approval specific to the Hayes 4, Phase One development, adds map life, and sets forth criteria for developing a paseo between Claus Road and Central Ave. The project consists of 9.36 gross acres and would result in 43 to 45 single-family detached residential lots consists of about 5,000 square feet (overall residential density between 4.59 and 4.801 du/acre), three (3) storm drainage/park basins to be known as a Central Paseo, and associated street, sewer, water, and storm drainage improvements. The Planning Commission recommends approval for a forty-five (45) residential lot layout and adopt the Initial Study, based on the analysis provided and based on the findings in the published Initial Study for the Project.

INTRODUCTION

A Public Hearing was conducted at the regular City Council meeting on April 11, 2017, to receive public opinions or evidence for or against the proposed Ordinance after its first reading and introduction by title only. The City Council approved the first reading and introduction of the proposed ordinance (now titled Ordinance No. 2017-006) which moved said Ordinance to the April 25, 2017, regular City Council meeting for its second reading by title only and consideration for adoption.

SUMMARY

The Hayes 4, Phase One development (the “Project”) consists of a Development Agreement to (1) clarify original conditions of a Tentative Subdivision Map approval specific to Hayes 4, Phase One, (2) extend the map life and (3) set forth criteria for the ultimate development of a Paseo between Claus and Central Avenues. The City approved both projects, Hayes 4, Phase One and Hayes 4, Phase Two, under a common set of conditions. The Conditions of Approval applied to both Phases, because in 2007, a common interest controlled both properties. In the interim, ownership interests have changed, and each Phase is now owned by separate entities. The property owners for each Phase wish to develop their respective properties independently. The original Conditions of Approval stipulated for improvements that benefited the entire area collectively. As a result of the altered ownership interests, compliance with the original Conditions of Approval for the Tentative Subdivision Maps would have been nearly impossible without clarification.

BACKGROUND

The Project is located on the Western edge of Riverbank and is bounded by Claus Road to the west and Central Ave to the east, with ranchette/single-family parcels to the north, south and east. An irrigated pasture with no infrastructure improvement of value currently exists on the Project site. The Project site is surrounded by lands transitioning to more urban uses, but consists primarily of ranchette parcels. Riverbank High School is located to the north of the site.

Stanislaus County LAFCO approved the City’s annexation of the Project site in 2005. As part of the annexation process, the City prepared a Negative Declaration, which suggested that “the project will incrementally increase the need for additional police officers.” The collection of property tax and other revenue generated by development of the property will partially mitigate the cost of additional police officers. The annexation staff report concluded that the Project would generate the need for an additional 0.28 police officers. In addition, the Bruinville Public Facilities Master Plan calls for the formation of a Public Safety Community Facilities District. The subject property agreed to participate in the recently formed Public Services Community Facilities District CFD 2016-1, and has successfully annexed to the District.

Pursuant to Resolution No. 2006-115, the Project must be included in the Bruinville Public Facilities Master Plan as a planning tool. The Bruinville Public Facilities Master Plan remains a valid document, and the City is moving forward with property development within the boundaries of the Bruinville Master Plan Area.

The Project is the first of two phases approved by Tentative Subdivision Map 07-004. The original intent of the Project was the development of 91 single family home sites in two phases. Tentative Subdivision Map 2007-004 remains a valid map due to California Statutes that extended the Map’s life. The City first approved the Hayes Tentative Subdivision Map by adopting Resolution No. 2005-046. The City later modified the

approval upon adoption of Resolution No. 2005-105 and again by minute action taken on September 24, 2007. Resolution No. 2005-105 referenced 47 lots and not the 42 lots suggested in the original presentations of the Project proponent. For this reason, planning staff believes the City should be flexible regarding the total lots proposed under the Development Agreement. This Development Agreement will memorialize all prior entitlements for the Project granted by the City Council.

ANALYSIS

A. Site Design

The design of the Project as proposed is a standard small lot detached residential subdivision. The applicant processed a Planned Development Zoning to accommodate 5,000 square foot lots because the proposed lot sizes dropped below the RMC R-1 standard of 6,000 square feet. Project proponents plotted the subdivision to include the development of a “Central Paseo” or green belt area running east to west through the Project site. A Central Paseo would serve as both park open space and municipal storm water collection, treatment, and percolation.

The basic design of the subdivision has remained unchanged, with two exceptions. First, the Project’s streets accommodate the City’s new street designs in consideration of Low Impact Development Standards (LID) and to encourage complete use of the streets by vehicles and pedestrians.

B. Architecture / Residential Design Guidelines

The Projects’ residential construction must conform to the Community and Character Design elements of the General Plan. Specifically, General Plan Policies Designs 3, 4, and 5 apply to this project. The design of each home will be subject to site plan review and may include Planning Commission review of the proposed architecture.

C. Transportation and Circulation

The original design of the subdivision provided two access points to properties south of the Project site. It also included a street connection to Hayes 4 Phase Two located to the north of the subject site at the south western intersection of Central and California Avenues. The connection points promote connectivity between adjacent neighborhoods and create an ease of access to community amenities like the “Central Paseo” and the pocket park proposed in the Hayes 4 Phase Two project. Proposed lot number 43 was originally planned as a primary access point to a proposed gated project promoted by Lynn Tremain (TM 02-2006) south of the subject site. However, Tentative Subdivision Map 02-2006 has expired on October 24, 2016.

The original design planned a second access point to the south as a through street connecting Hayes 4 Phase Two to Kentucky Avenue through the Project site. The

project engineer has suggested the elimination of this access point in favor of the creation of lots 44 and 45. The project engineer prepared an exhibit demonstrating how the property at the north western corner of Central and Kentucky Avenues might be developed with elimination of this access point. The Tentative Subdivision Map, presented with this application, shows a possible subdivision layout that relies on double frontage lots along Kentucky. The intended future uses of the property south of proposed lots 44 and 45 are currently unknown. General Plan Goal DESIGN 1, states “Street and circulation patterns that encourage walking, bicycling, transit use and reduced traffic congestion” will be encouraged. The following General Plan Policies apply specifically to this case:

General Plan Policy DESIGN – 1.1 states, “Approved projects, plans and subdivision requests in new growth areas shall arrange streets in an interconnected block pattern, so that local pedestrian, bicycle, and automobile traffic do not have to use arterial streets to circulate within neighborhoods”.

General Plan Policy DESIGN - 1.3 states, “the City will ensure frequent street and trail connections between new residential developments and established neighborhoods”.

D. Low Impact Development (LID) Standards

The City has developed LID guidelines in anticipation of new storm water discharge standards through the SM4 permit process. The proposed Project embraces and promotes the City’s LID guidelines. Proposed street sections create a storm water swale between the curb and sidewalk (as a parkway strip). The swale serves as a primary filtration device for storm water generated by the Project. All Project storm water is then collected and disposed of on-site through the use of terminal storm water retention basins. The Project is designed to retain the storm water collected within the boundaries of the map, however, planning staff remains concerned that the LID systems may fail in the future. In this regard, planning staff will require participation in the funding of the Nolte Storm Water Solution by Bruinville Developers, per the adopted Master Plan. The fees are articulated in the City’s Nexus Fee Study and imposed on all new development in the City of Riverbank.

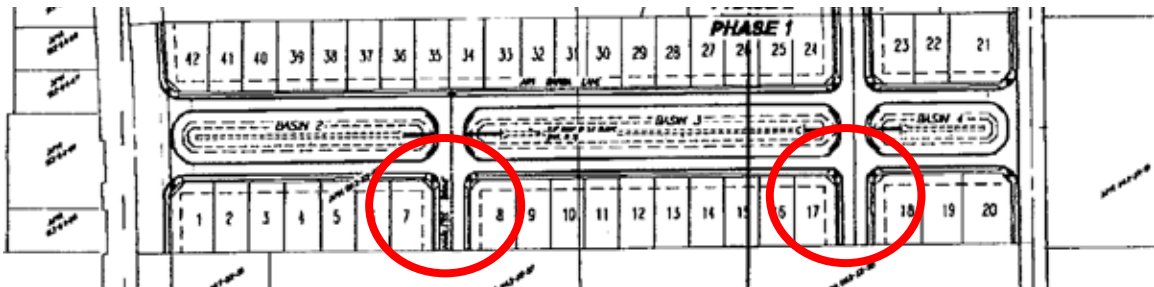
PLANNING COMMISSION

On March 21, 2017, the Planning Commission held a duly noticed public hearing to consider the proposed Project. Five (5) Planning Commissioners were present at this meeting, including Chairman McKinney, Vice-Chair King, Commissioner Stewart, Commissioner Tabacco, and Commissioner Villapudua.

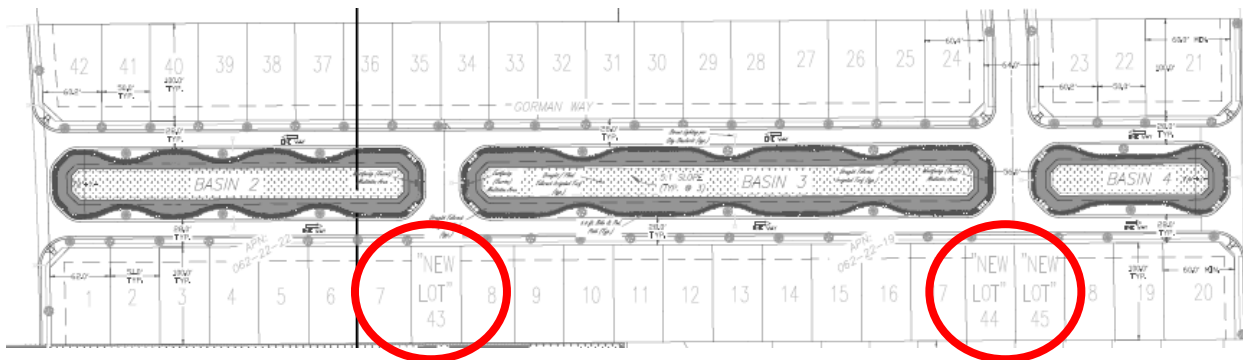
During their deliberation, the Planning Commission raised some concerns regarding the connectivity between the proposed project and the properties to the south. Specifically, Commissioner Tabacco raised concern that the proposed lot configuration at forty-five

(45) lots would remove two (2) important connection points from the Hayes 4 Phase 1 project to two (2) properties to the south (east and west connection). As shown in the exhibits below, the Hayes 4 Phase 1 Project proposes to create three (3) additional lots for a total of forty-five (45), opposed to the original forty-two (42) lots in the Tentative Subdivision Map approved in 2007.

Original Access (42 lots) – TSM 07-004:

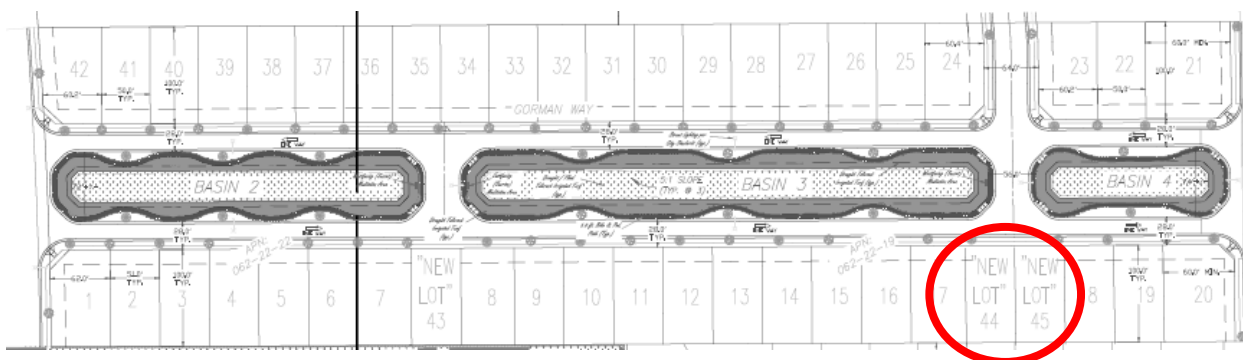


Forty-Five (45) Lot Configuration (proposed):



Commissioner Tabacco raised concern that removing these two (2) connection points (circled in red) would result in 1) decrease in neighborhood connectivity and pedestrian/bicycle access and 2) limit the development potential of the properties south of the Hayes 4 Phase 1 project due to limited access.

Planning Staffs' Recommendation to Planning Commission:



Staffs' recommendation to Planning Commission was to recommend City Council approval of the proposed project with a forty-three (43) lot layout. This layout eliminates the western connection to a now expired Tentative Subdivision Map, while preserving the connection/circulation to the east (circled in red).

Commissioner King made the motion to adopt Resolution No. 2017-006, recommending to the City Council to adopt the proposed Ordinance and approve a Development Agreement for the development of a 9.36 acre residential subdivision, resulting in forty-five (45) residential lots. Chair McKinney seconded the motion and Resolution No. 2017-006 was approved with a 4-1 vote. Commissioner Tabacco voted no due to concerns raised during planning commission deliberation related to connectivity with the properties to the south.

ENVIRONMENTAL DETERMINATION

Staff has prepared and circulated an Initial Study to evaluate possible environmental impacts with the Project. According to the Initial Study, the proposed Development Agreement will not have an adverse impact on the environment.

STRATEGIC PLAN

The City's Strategic Planning Session is a plan and set of goals that the City will work towards for the next three years. The proposed Project is not specifically called out as part of these goals.

FINANCIAL IMPACT

The Project is, in essence, a clean-up of an older pre-approved residential project. The fiscal impacts associated with providing municipal services to new residential projects will be partially off-set by the future property owners obligation to fund a Maintenance Community Facilities District (CFD 2016-1). CFD 2016-1 will off-set expenses associated with street lighting, road maintenance, storm drainage maintenance, common area landscaping and police services. The Stanislaus County Consolidated Fire District has asked for a similar Community Facilities District to compensate for additional expenses associated with emergency fire services.

In light of the obligation to participate in the above mentioned CFDs, the Project should not have a negative fiscal impact on the City.

ATTACHMENTS

1. Vicinity Map and General Plan Map
2. Proposed Ordinance No. 2017-006
3. Planning Commission Resolution No. 2017-006
4. Hayes 4, Phase One TM as modified 9/1/16

5. Hayes 4, Phase One Park/Basin Paseo Exhibit
6. Hayes 4, Phase One DA – Initial Study and OPR Letter
7. Hayes 4, Phase One DA
8. Hayes 4, Phase One Consolidated Conditions of Approval

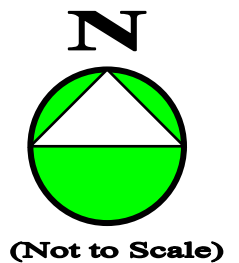


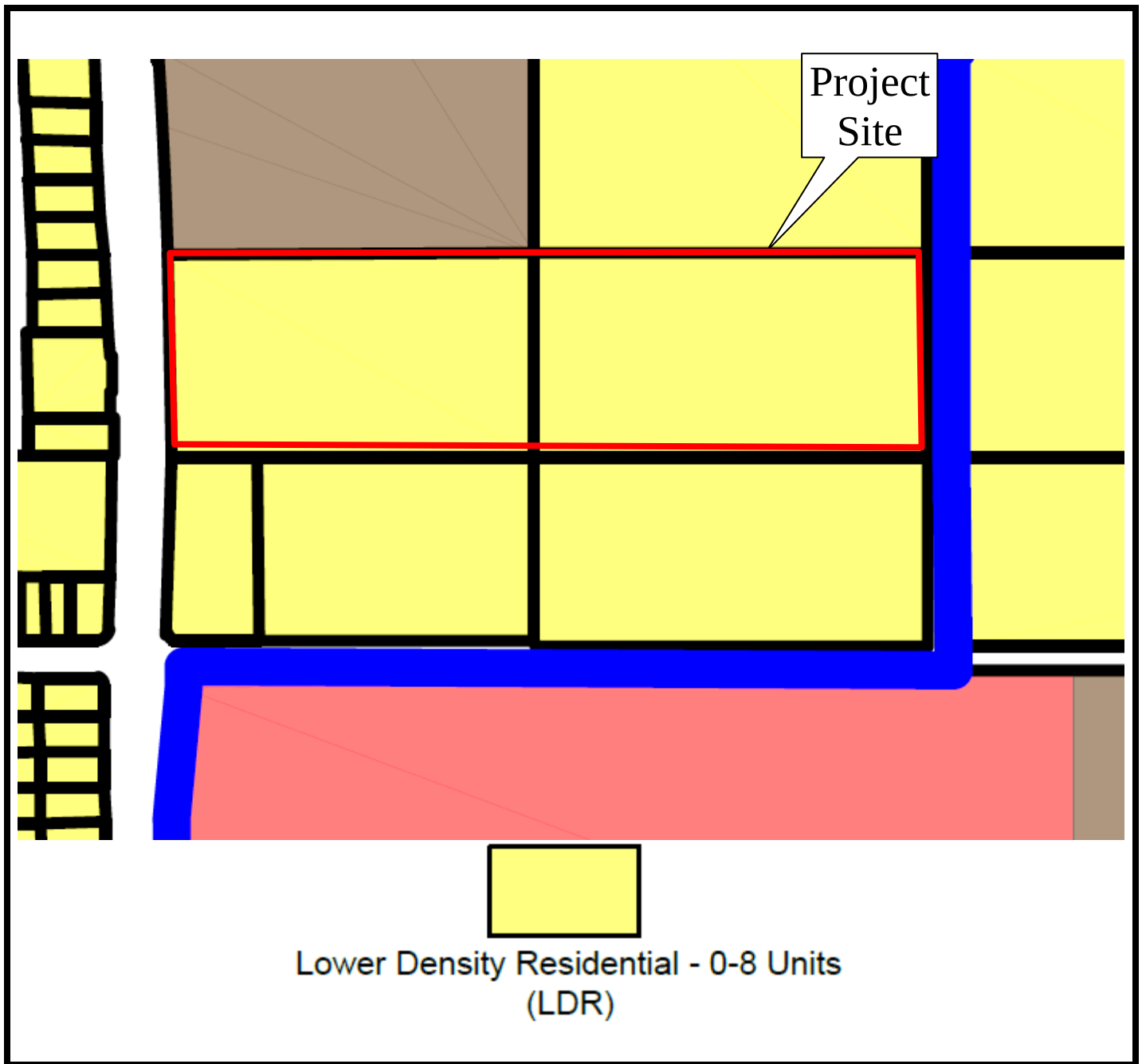
PLANNING DIVISION
Vicinity Map



Development Agreement No. 01-2015
Hayes 4 Phase 1

APN: 062-022-019 and 022



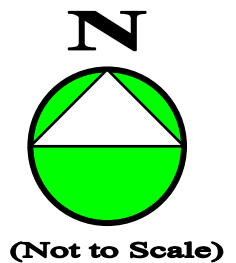


PLANNING DIVISION
General Plan Map



Development Agreement No. 01-2015
Hayes 4 Phase 1

APN: 062-022-019 and 022



CITY OF RIVERBANK

ORDINANCE NO. 2017-006

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING DEVELOPMENT AGREEMENT NO. 01-2015 FOR THE HAYES 4,
PHASE ONE RESIDENTIAL PROJECT**

WHEREAS, Chris Hayes and Geneva Hayes, husband and wife, dba Hayes Development, Carroll S. Hayes and Renetta J. Hayes, husband and wife, and Kim Hayes and Cynthia Hayes, husband and wife (collectively, "Hayes") propose to develop 45 residential lots in the City of Riverbank ("City") and related public improvements in conformance with the provisions of the proposed Development Agreement and related project approvals (the "Project"); and

WHEREAS, On April 25, 2005, the City Council adopted Resolution No. 2005-046, approving tentative subdivision map 07-2004 and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 88 residential lots on 18.74 acres; and

WHEREAS, On August 28, 2006, the City Council adopted Resolution No. 2006-105, approving the Hayes 4 Phase One Vesting Tentative Subdivision Map 07-2004; and

WHEREAS, the City of Riverbank Planning Commission held a duly noticed public hearing on Tuesday, October 18, 2016 to consider the Project, and provided their recommendations to the City Council; and

WHEREAS, in order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the California Legislature adopted Government Code section 65864 *et. seq.* ("Development Agreement Statute"), which authorizes the City and property owner to enter into a development agreement that establishes certain development rights in real property that is the subject of a development project application; and

WHEREAS, consistent with the requirements of the Development Agreement Statute, the City has adopted Resolution No. 99-39 establishing rules, regulations, and limitations for Development Agreements; and

WHEREAS, the City and Hayes Development intend to enter into a Development Agreement concerning the Project pursuant to California Government Code section 65864 and Resolution No. 99-39; and

WHEREAS, the City Council of the City of Riverbank held a duly noticed public hearing on April 11, 2017 to consider the introduction of the Hayes 4 Development Agreement for first reading; and

WHEREAS, the City Council of the City of Riverbank held a duly noticed public hearing on April 11, 2017 to consider the approval of the Project and the Hayes 4 Development Agreement; and

WHEREAS, the City Council for City of Riverbank, based on its independent review and analysis of the EIR, the staff analysis, oral and written testimony, and the record as a whole, finds, after due study, deliberation and public hearing, and based on its independent judgment, that the following circumstances exist:

1. The Project is consistent with the goals, policies, and standards of the City of Riverbank General Plan and all other applicable standards and ordinances of the City of Riverbank; and
2. The City Council finds that the Hayes 4 Development Agreement:
 - a. Is consistent with the objectives, policies, and programs and residential land uses established by the 2005 Riverbank General Plan; and
 - b. Is consistent with the provisions of Government Code Section 65864 through 65869.5; and
 - c. Is in conformity with the public convenience and general welfare and good land use practices because the terms of the agreement establish appropriate and adequate mechanisms to fund and install infrastructure needed to support public services to the Project and General Plan planning area; and
 - d. Will provide funding and infrastructure to support the Project, and will not adversely affect the orderly development of property or the preservation of property values; and
 - e. Will provide funding and infrastructure to ensure that adequate public services are available to serve the Project without being detrimental to the health, safety, and general welfare of the City of Riverbank; and
 - f. Provides sufficient benefit to the City to justify entering into the Hayes 4, Phase One Development Agreement.

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

Section 1: The City Council of the City of Riverbank approves a Development Agreement by and between Hayes 4 Development and the City of Riverbank relating to the development known as “Hayes 4, Phase One Residential Project TM 07-004” located on the following APNs:

062-022-019 and 062-022-022.

Section 2: The City shall review the Development Agreement for compliance with its terms and conditions not less than once every twelve (12) months from the effective date of the Development Agreement.

Section 3: Notice of the public hearing on the proposed Development Agreement Ordinance was published in the Riverbank News, a newspaper of general circulation, on March 29, 2017; and Notices of the public hearing on the proposed Zoning Ordinance Amendment were mailed to all interested parties and property owners within 300 feet of the property, according to the most recent assessor’s roll, on March 29, 2017.

Section 4: The City Council finds that Pursuant to the California Environmental Quality Act (CEQA), the Lead Agency (Riverbank) has prepared an Initial Study/Negative Declaration which concluded that the proposed Development Agreement will have a less than significant impact on the environment.

Section 5: 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 6: 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 Eleventh day of April, 2017; 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
RESOLUTION NO. 2017-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK,
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO
APPROVE A DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF A 9.36
ACRE RESIDENTIAL SUBDIVISION, KNOWN AS HAYES 4, PHASE ONE,
LOCATED ON STANISLAUS COUNTY APNS 062-022-019 AND 062-022-022.**

WHEREAS, Chris Hayes and Geneva Hayes, husband and wife, dba Hayes Development, Carroll S. Hayes and Renetta J. Hayes, husband and wife, and Kim Hayes and Cynthia Hayes, husband and wife (collectively, "Hayes") propose to develop 45 residential lots in the City of Riverbank ("City") and related public improvements in conformance with the provisions of the proposed Development Agreement and related project approvals (the "Project"); and

WHEREAS, the City received an application for the Project that includes a proposal to execute a Development Agreement by and between the City and Hayes ("Development Agreement") clarifying original conditions of map approval specific to the Project, adding map life, and setting forth criteria for the development of a Paseo between Claus Road and Central Ave.; and

WHEREAS, the project site is currently zoned Single Family Residential (R-1) with a General Plan Land Use Designation of Low Density Residential (LDR); and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 18, 2016, to consider Development Agreement and make recommendations to the City Council; and

WHEREAS, upon review the Development Agreement the Planning Commission finds that it complies with Government Code section 65864 *et. seq.*, the City's General Plan, and the Riverbank Municipal Code; and

WHEREAS, upon review the Development Agreement the Planning Commission finds that the public health, safety and general welfare are advanced by City Council's adoption of the Development Agreement; and

WHEREAS, pursuant to Government Code sections 65867 and 65090, notice of the public hearing on the Development Agreement Ordinance was published in the *Riverbank News*, a newspaper of general circulation, on March 8, 2017; and

WHEREAS, pursuant to Government Code sections 65867 and 65091, all property owners within 300 feet of the property, according to the most recent assessor's roll were properly noticed of the public hearing on the Development Agreement Ordinance, on March 9, 2017.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT:

The Planning Commission of the City of Riverbank hereby recommends City Council approval of Ordinance No. 2016-XXX authorizing a Development Agreement for the development of the residential subdivision known as the Hayes 4, Phase One development attached hereto and incorporated herein by reference, based on the following findings:

1. Pursuant to California Government Code Section 65855, the recommendation to the 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 of Low Density Residential (LDR) and the current zoning of single family residential (R-1). This action will authorize a Development Agreement which, amongst other matters, will clarify the original conditions of approval;
 - b. The proposed Development Agreement on these properties will achieve consistency between the General Plan and the Zoning Code, pursuant to Government Code Section 65860;
 - c. The Development Agreement complies with the public convenience, general welfare, and good land use practices. The terms of the agreement establish appropriate and adequate mechanisms to fund and install infrastructure needed to support public services to the Hayes 4, Phase One development and General Plan planning area.
2. CEQA. The City finds that Pursuant to the California Environmental Quality Act (CEQA), the City of Riverbank as Lead Agency has prepared an Initial Study/Negative Declaration, which concludes that the proposed Development Agreement will not have a significant effect on the environment.
3. Severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the Twenty-first day of March, 2017; motioned by Commissioner King, seconded by Commissioner McKinney, and upon roll call was carried by the following vote of 4-1:

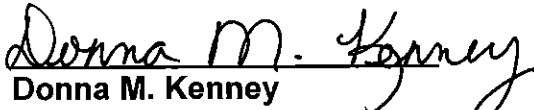
AYES: Commissioners': McKinney, King, Stewart and Villapudua

NAYS: Commissioner: Tabacco

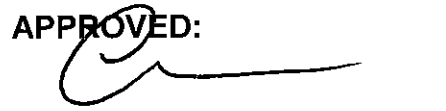
ABSENT: None

ABSTAIN: None

ATTEST:

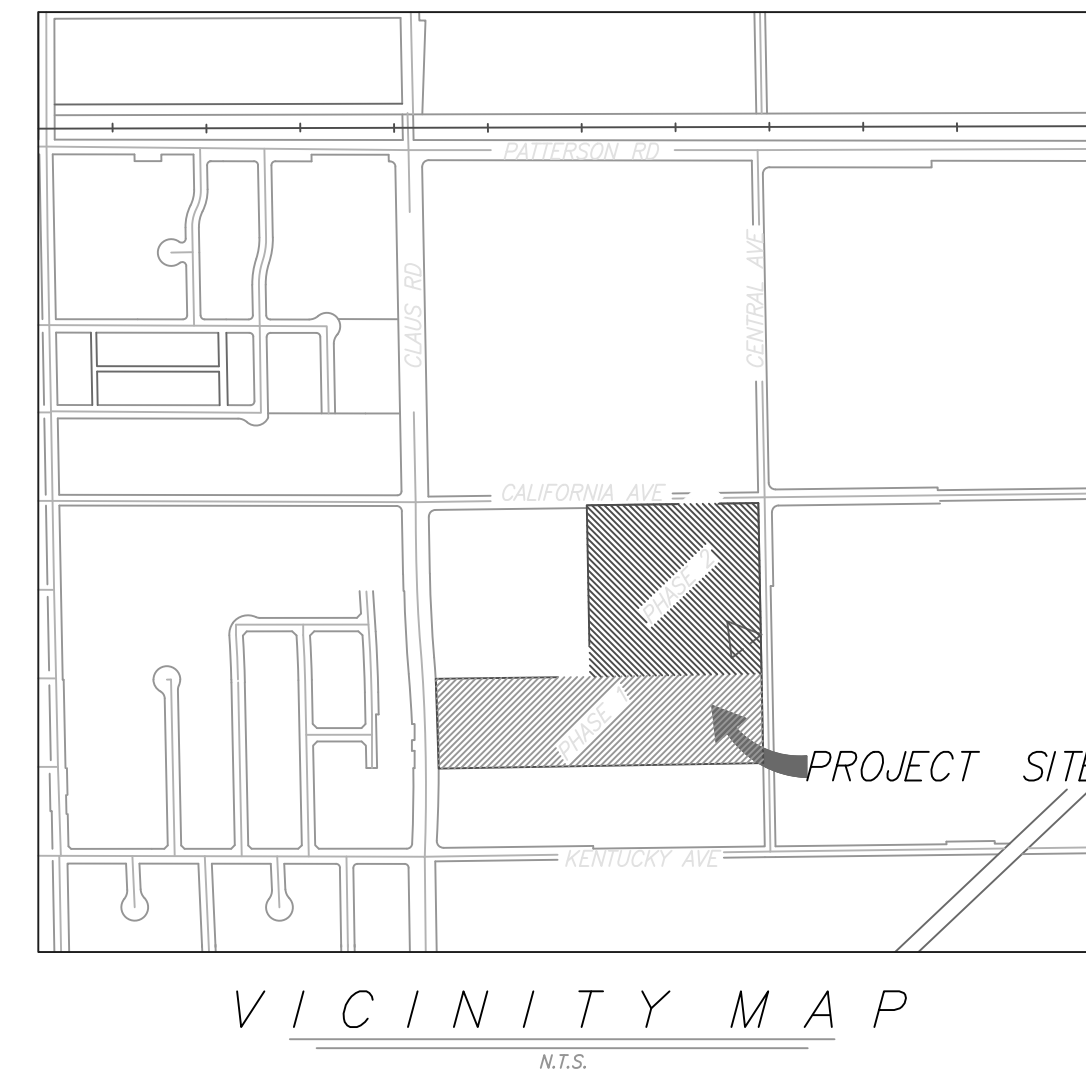
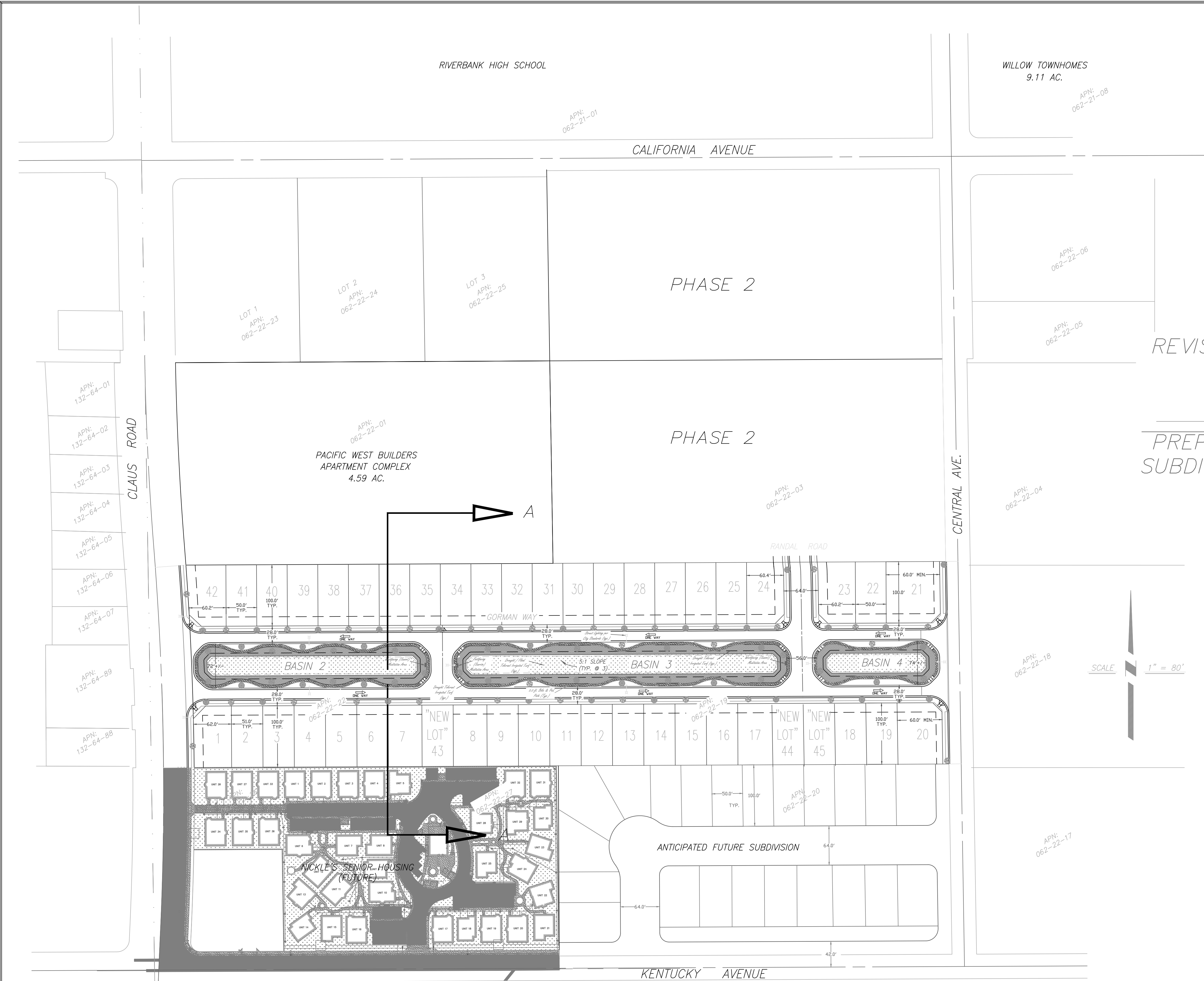

Donna M. Kenney
Planning and Building Manager

APPROVED:


Anthony McKinney
Planning Commission Chair

Attachments:

Exhibit "A" – Draft City Council Ordinance



9/1/16
REVISED TENTATIVE SUBDIVISION MAP
and
LANDSCAPING EXHIBIT

PREPARED FOR HAYES 4 ~ PHASE 1
SUBDIVISION DEVELOPMENT AGREEMENT

RIVERBANK, CALIFORNIA

TOSCHI CIVIL ENGINEERING

2937 PARKVIEW DR. MODESTO, CA 95355

OWNER:

HAYES 4 DEVELOPMENT
10535 OLD DON PEDRO RD.
JAMESTOWN, CA 95327
ATTN: CARROLL HAYES

AS APPROVED:

PHASE 1 = 9.36 AC
45 LOTS, & 3 PARKS
(LOTS 1-45 & BASINS 2,3&4)

SUBDIVIDER:

HAYES 4 DEVELOPMENT
10535 OLD DON PEDRO RD.
JAMESTOWN, CA 95327
(209) 968-7333

STATEMENT OF SUBDIVIDER:

- ASSESSORS PARCEL NO'S: 062-22-03, 062-22-19, 062-22-22
- SIZE: 9.36 ACRES± - 45 LOTS
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- EROSION CONTROL PER CITY OF RIVERBANK ORDINANCES AND STANDARDS.
- SETBACKS AND BUILDING LINES PER R-1 ZONING.
- WATER SUPPLY: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
- SEWAGE DISPOSAL: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
- STORM DRAINAGE: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
- A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
- ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE THE MUNICIPAL CODE, REGULATIONS AND CITY STANDARDS.
- DEPTH TO GROUND WATER PER CALIFORNIA DEPARTMENT OF WATER RESOURCES: 50 TO 80 FT

NOTES:

- STREET IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN PER APPROVED CITY OF RIVERBANK STANDARD SPECIFICATIONS. (SEE DETAILS SHEET 2/2).
- ALL WELLS AND SEPTIC TANKS TO BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
- EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND ARE TO BE VERIFIED IN THE FIELD.
- EXISTING ON SITE IRRIGATION FACILITIES TO BE ABANDONED AND REMOVED, IF NOT REQUIRED, OR RELOCATED IN PIPELINES PER OLD REQUIREMENTS.
- OWNERS RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

LOTS ARE A MIN. OF:
50' X 100' & 5000SF (INTERIOR)
60' X 100' & 6000SF (CORNERS)

PASEO LANDSCAPING LEGEND

- CITY STANDARD ELECTROLIER
- PISTACIA CHINENSIS (50) (CHINESE PISTACHE)
- KOELREUTERIA PANICULATA (40) (GOLDENRAIN)
- CYNODON DACTYLON (HYBRID BERMUDAGRASS)
- BUCHLOE DACTYLOIDES (BUFFALOGRASS)
- PEDESTRIAN / BICYCLE PATH
- MEDITATION AREA (CONCRETE BENCH W/LATTICE OVERHEAD TRELLIS)

PASEO LANDSCAPING NOTES:

- ADDED 3 LOTS & REVISED RANDAL RD., CENTRAL & KENTUCKY AVE. STREET SECTIONS AS ADVISED PER DISCUSSIONS WITH CITY PLANNER.
- LANDSCAPING SHALL PROVIDE A MINIMUM TOTAL OF 2 TREES PER LOT IN CONFORMANCE WITH CONDITION NO. 11C.
- ALL LANDSCAPING SHALL BE DROUGHT TOLERANT / LOW WATER USAGE IN CONFORMANCE WITH STATE APPROVED SPECIES.
- ALL TREES SHALL BE IN CONFORMANCE WITH THE CITY OF RIVERBANK LANDSCAPE STANDARDS.
- ALL STREET LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF RIVERBANK PUBLIC WORKS STANDARDS.
- ALL STREET SECTIONS SHALL BE IN CONFORMANCE WITH THE SECTIONS SHOWN ON SHEET 2 OF THIS REVISED MAP.

PREPARED UNDER THE DIRECTION OF:
ALLEN G. TOSCHI RCE26654 DATE: 9/1/16

NO	DESCRIPTIONS	DATE	APPROVED
1.	ADDED YFSM SUBDIVISION NOTES, LOT DIMENS. & 1WAYS	9/8/16	

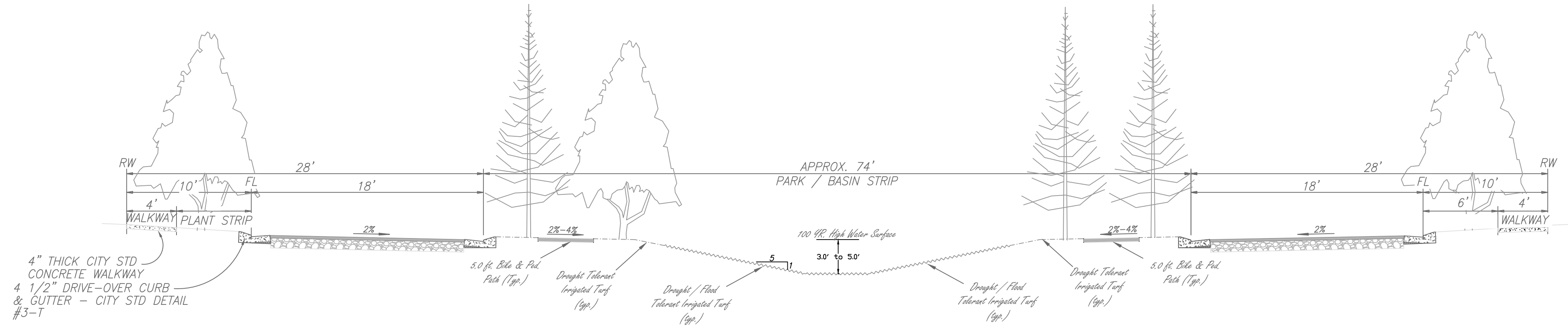
TOSCHI CIVIL ENGINEERING INC.
2937 PARKVIEW DR. MODESTO, CA 95355
209-601-5039

9/1/16
TENTATIVE SUBDIVISION MAP
and LANDSCAPING EXHIBIT

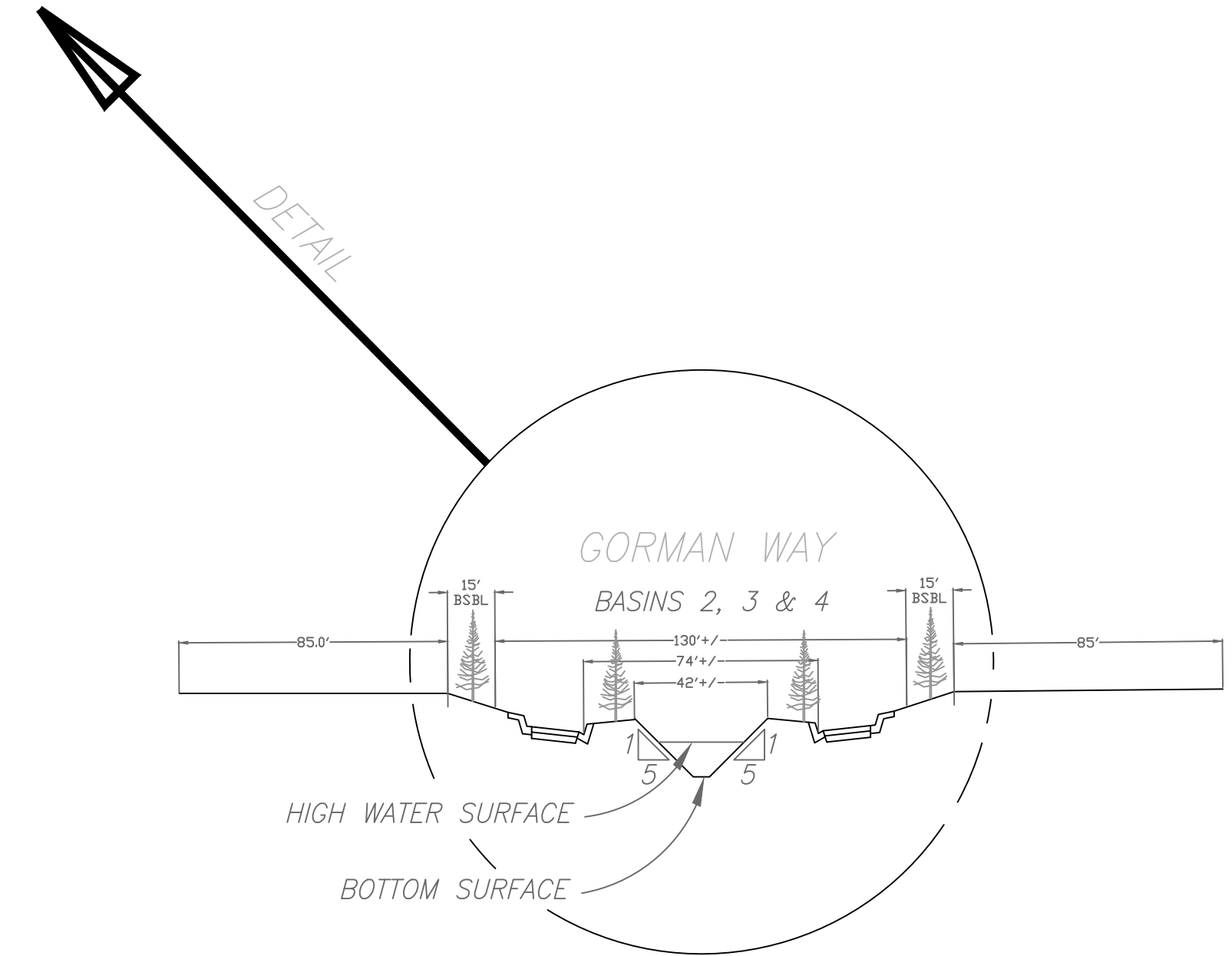
PREPARED FOR:
HAYES 4 ~ PHASE 1 SUBDIVISION
AND DEVELOPMENT AGREEMENT

JOB NO. _____
DATE _____
DR BY _____
CK BY _____
SCALE _____

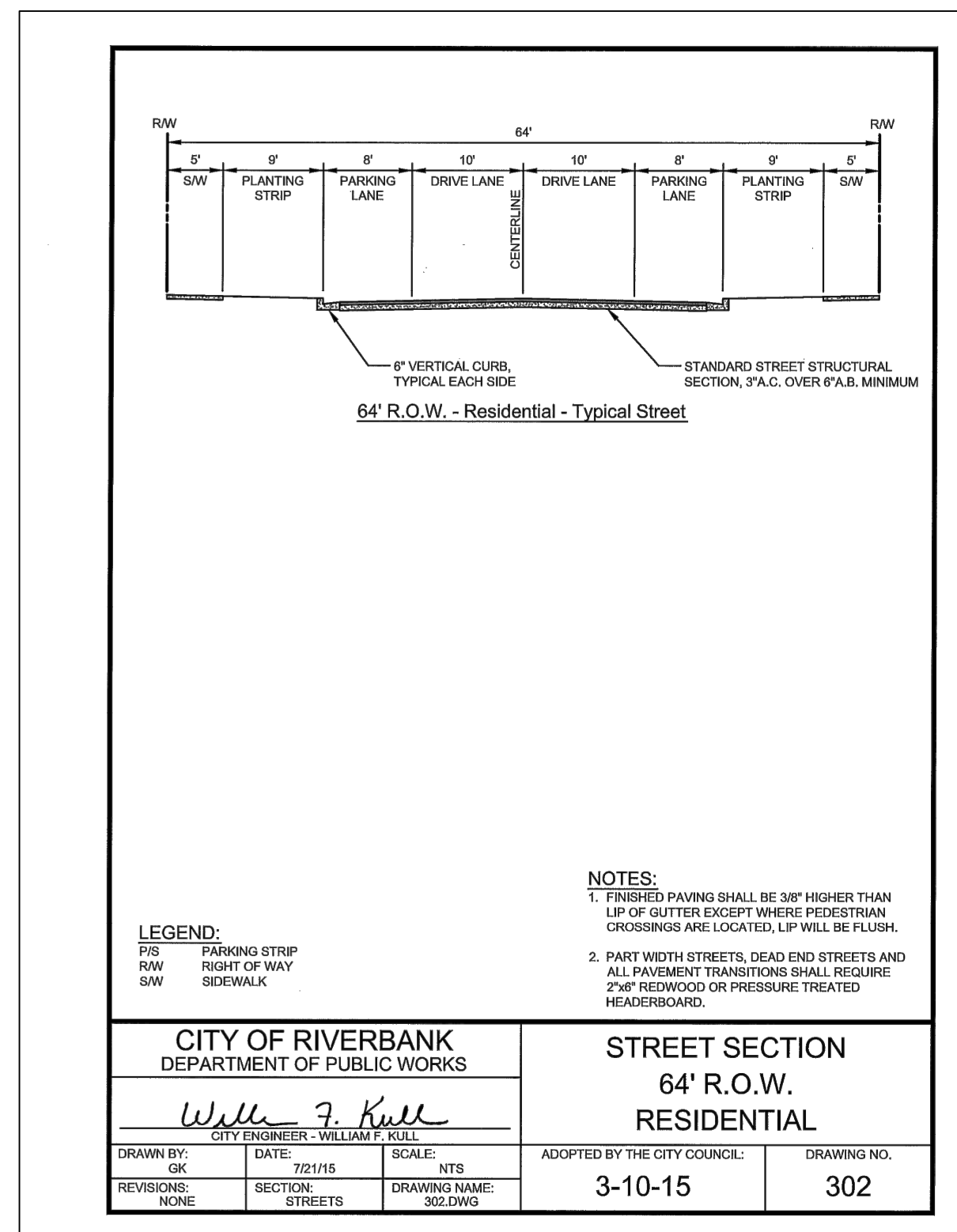
SHEET
NUMBER
1
OF 2 SHEETS



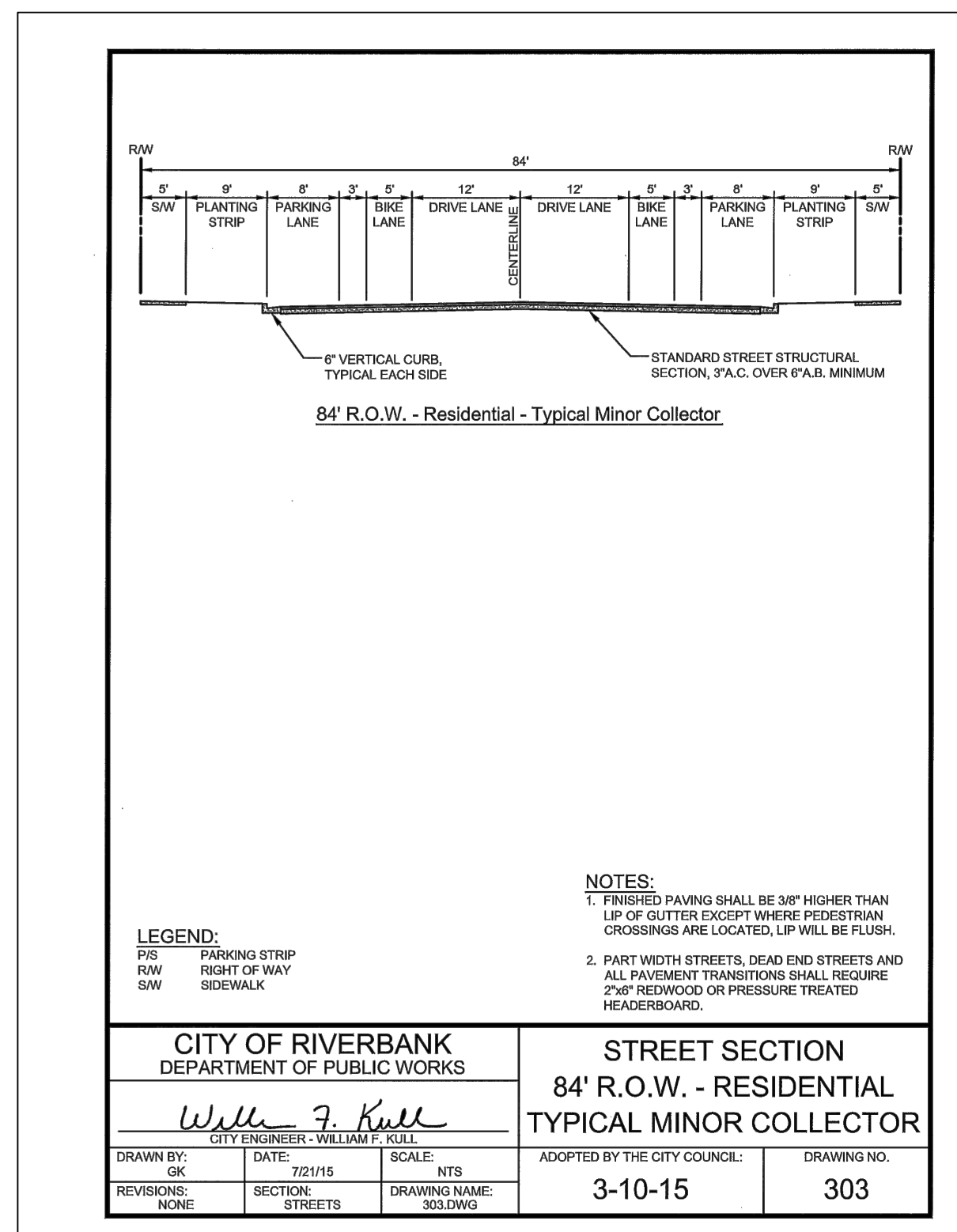
SECT. A-A
WIDENED STREET SECTION W/ PARK / BASIN STRIP
GORMAN WAY



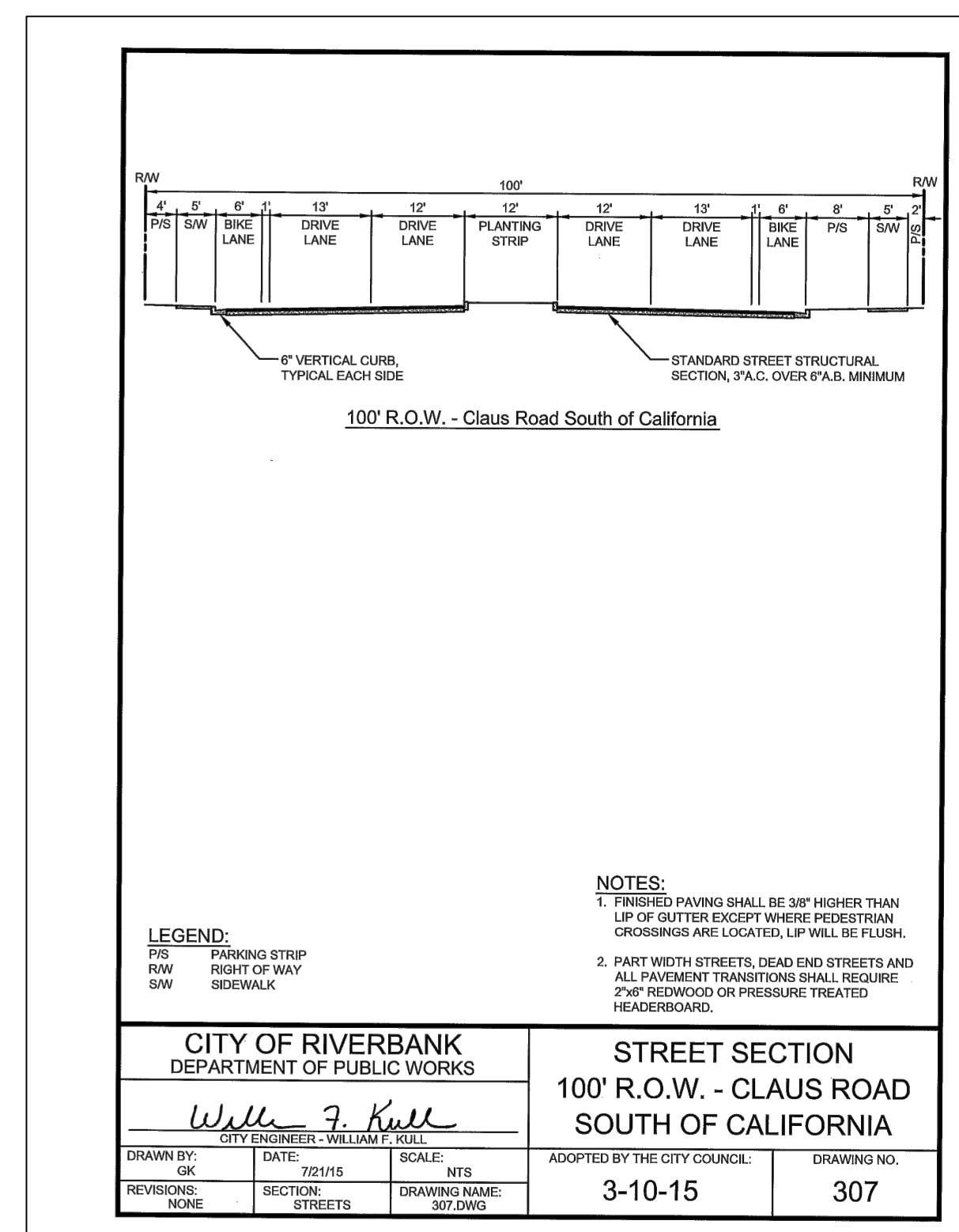
TYPICAL SECTION THROUGH PH 1 SUBDIVISION
SECT. A-A



RANDAL ROAD STREET SECTION



CENTRAL AVE. STREET SECTION



CLAUS ROAD STREET SECTION

PREPARED UNDER THE DIRECTION OF:		9/1/16
ALLEN G. TOSCHI RCE26654		DATE:
REVISED		DATE
NO		DESCRIPTIONS
		APPROVED

TOSCHI CIVIL ENGINEERING INC.
2937 PARKVIEW DR. MODESTO, CA 95355
209-601-5039

9/1/16
TENTATIVE SUBDIVISION MAP
and LANDSCAPING EXHIBIT
PREPARED FOR:
HAYES 4 ~ PHASE 1 SUBDIVISION
AND DEVELOPMENT AGREEMENT

JOB NO.
DATE
DR BY
CK BY
SCALE

SHEET
NUMBER
2
OF 2 SHEETS

**INITIAL STUDY/
NEGATIVE DECLARATION**

for the

CITY OF RIVERBANK

**DEVELOPMENT AGREEMENT
FOR
TENTATIVE MAP NO. 07-2004**

HAYES 4 - PHASE ONE SUBDIVISION

August 2016



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NEGATIVE DECLARATION

Lead Agency:

City of Riverbank

6707 3rd Street

Riverbank, California 95367

PROJECT NAME:

Development Agreement for Tentative Map Application No. 07-2004

PROJECT PROPONENT AND LEAD AGENCY:

Owner: Carroll and Renetta Hayes
10535 Old Don Pedro Road
Jamestown, CA 95327-9136

Lead Agency: City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION:

The proposed project is located within the City of Riverbank, County of Stanislaus. Specifically, the proposed project is bordered by Claus Avenue to the West, Central Avenue to the East. The location is directly North of Kentucky Avenue, and directly South of California Avenue. The project site is further identified as being Assessor Parcel Numbers (APN) 062-022-022 and 062-022-019.

PROJECT DESCRIPTION:

The proposed project consists of the City's approval of a Development Agreement ("DA") between the City and the developers of the Hayes 4, Phase 1 subdivision. The land covered by this DA has been previously approved by the City of Riverbank as Tentative Map No. 07-2004 on August 28, 2006 and modified by City Council Resolution No. 2006-105 (collectively, the "Tentative Map"). The DA will extend the duration of the Tentative Map and is proposed to expire 5 years from the date of approval. In addition to extending the duration of the Tentative Map, the purpose of the DA is to clarify the number of lots, storm drainage concepts, and the conditions of approval for the Tentative Map.

ENVIRONMENTAL DETERMINATION:

The Lead Agency has prepared this Initial Study, which considers the potential environmental effects of the proposed project. The Initial Study shows that there will no significant effects in this case as a result of revisions in the project have been made by or agreed to by the project proponent. A NEGATIVE DECLARATION will be prepared.

MITIGATION MEASURES:

None Required.

Donna M. Kenney
Donna M. Kenney, Planning and Building Manager

8-31-16
Date

SECTION 1.0

INTRODUCTION

PROJECT TITLE

Development Agreement for Tentative Map No. 07-2004
"Hayes 4 Phase One Subdivision"

LEAD AGENCY NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

CONTACT PERSON AND PHONE NUMBER

Donna M. Kenney, Planning and Building Manager
(209) 863-7124
dkenney@riverbank.org

PROJECT SPONSOR'S NAME AND ADDRESS

Chris Hayes, dba Hayes 4 Development
29900 Lone Tree Road
Oakdale, CA 95361

PROJECT LOCATION AND SETTING

The proposed project is located within the City of Riverbank, County of Stanislaus. Specifically, the proposed project is bordered by Claus Avenue to the West, and Central Avenue to the East. The location is directly North of Kentucky Avenue, and directly South of California Avenue. The project site is further identified as being Assessor Parcel Numbers (APN) 062-022-022 and 062-022-019.

GENERAL PLAN AND ZONING DESIGNATIONS

The 9.36 +/- acre project site currently has a General Plan designation of Lower Density Residential (LDR) and is located within the Single Family Residential (R-1) zoning district.

PUBLIC AGENCY APPROVALS REQUIRED (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT)

City of Riverbank - Development Services Department/Public Works

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology and Soils
	Greenhouse Gas Emissions		Hazards and Hazardous Materials		Hydrology and Water Quality
	Land Use and Planning		Mineral Resources		Noise
	Population and Housing		Public Services		Recreation
	Transportation/Traffic		Utilities and Service Systems		Mandatory Findings of Significance

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Donna M. Kenney, Planning and Building Manager

8-31-16
Date

SECTION 2.0 EVALUATION INSTRUCTIONS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

SECTION 3.0

INITIAL STUDY CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

DISCUSSION:

- I-a) The proposed project will have no effect on scenic vistas and therefore will have no environmental impact.
- I-b) The proposed project is located within the City of Riverbank, and is not located on a state designated highway. Based on a review of the California Department of Transportation website (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>), the nearest state scenic highway is Interstate 5, which runs for approximately 28.1 miles (North/South) in Stanislaus County from the Merced County line to the San Joaquin County line. The proposed project is not located on or adjacent to Interstate 5, and therefore will have no impact to a state scenic highway.
- I-c, d) The proposed Development Agreement would not directly create new sources of light or glare that would adversely affect day or night-time views in areas of the City. The subject property was subject to site-specific CEQA analysis previously where the appropriate design review,

City of Riverbank

Development Agreement for Tentative Map No. 07-2004

August 2016

standards, conditions, and mitigation measures (if necessary) were determined at that time. Therefore, the Development Agreement alone would not directly result in physical changes in the City and would not degrade the existing visual character or quality of the City. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

II. AGRICULTURE AND FORESTRY RESOURCES: WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

DISCUSSION:

II-a, b) The project site is not located in an area identified as prime farmland, nor is the site being used or zoned for agriculture use. Furthermore, the site is not currently enrolled into a Williamson Act contract. Review of the Farmland Mapping and Monitoring Program of the California Resources Agency showed that the Project Location or the City of Riverbank is not mapped as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project will not result in a significant impact on the City's or Region's agriculture resources and have no impact.

II-c, d) No forest land zoning exists at the site and there is no timberland zoned for Timberland Production and therefore will not conflict with existing zoning and therefore will have no impact to this resource.

II-e) Please refer to the discussion under items (a) and (c), above.

MITIGATION MEASURES:

Mitigation is not required for this topic.

III. AIR QUALITY -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

BACKGROUND DISCUSSION:

The proposed project is located in east Stanislaus County, which is a portion of the San Joaquin Valley Air Basin (SJVAB). Air quality management under the federal and state Clean Air Acts is the responsibility of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The federal and state governments have adopted ambient air quality standards (AAQS) for the primary air pollutants of concern, known as “criteria” air pollutants. Air quality is managed by the SJVAPCD to attain these standards. Primary standards are established to protect the public health; secondary standards are established to protect the public welfare. The attainment statuses of the SJVAB for Stanislaus County with respect to the applicable AAQS are shown in the following table.

The SJVAB is considered non-attainment for ozone and particulate matter (PM₁₀ and PM_{2.5}), because the AAQS for the pollutants are sometimes exceeded. The SJVAB is Attainment/Unclassified for carbon monoxide, but select areas, not including the City of Riverbank, are required to abide by adopted carbon monoxide maintenance plans.

The California Air Resources Board (CARB) through the Air Toxics Program is responsible for the identification and control of exposure to air toxics, and notification of people that are subject to significant air toxic exposure. A principal air toxic is diesel particulate matter, which is a component of diesel engine exhaust.

The SJVAPCD has adopted regulations establishing control over air pollutant emissions associated with land development and related activities. These regulations include:

Regulation VIII (Fugitive Dust Rules)
 Rule 4101 (Visible Emissions)
 Rule 9510 (Indirect Source Review)

SAN JOAQUIN VALLEY FEDERAL AND STATE AAQS ATTAINMENT STATUS

Pollutant	Designation / Classification Federal Standards^a	State Standards^b
Ozone, 1-hour	No federal standard ^f	Nonattainment / Severe
Ozone, 8-hour	Nonattainment / Extreme ^e	Nonattainment
PM10	Attainment ^c	Nonattainment
PM2.5	Nonattainment ^d	Nonattainment
Carbon Monoxide	Attainment / Unclassified	Attainment / Unclassified
Nitrogen Dioxide	Attainment / Unclassified	Attainment
Sulfur Dioxide	Attainment / Unclassified	Attainment
Lead (particulate)	No designation	Attainment
Hydrogen Sulfide	No federal standard	Unclassified
Sulfates	No federal standard	Attainment
Visibility-Reducing Particles	No federal standard	Unclassified
Vinyl Chloride	No federal standard	Attainment

^aSee 40 CFR Part 81

^bSee CCR Title 17 Sections 60200-60210

^cOn September 25, 2008, EPA redesignated the San Joaquin Valley to Attainment for the PM10 National AAQS and approved the PM10 Maintenance Plan

^dThe SJV is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the SJV as nonattainment for the 2006 PM2.5 on November 13, 2009 (effective December 14, 2009).

^eThough the SJV was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved reclassification of the SJV to extreme nonattainment in the Federal Register on May, 2010 (effective June 4, 2010).

^fEffective June 15, 2005, the EPA revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA has previously classified the SJV as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

The SJVAPCD has adopted a CEQA impact analysis guideline titled *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The GAMAQI is utilized in the following air quality impact analysis where applicable. The GAMAQI establishes impact significance thresholds for the non-attainment pollutant PM10 and precursors to the non-attainment pollutant ozone: reactive organic gases (ROG) and oxides of nitrogen (NOx).

ROG	10 tons/year
NOx	10 tons/year
PM10	15 tons/year

Projects that do not generate emissions in excess of these thresholds are considered to have less than significant air quality impacts. Furthermore, within the GMAQI, the SJVAPCD has established and outlines a three-tiered approach to determining significance related to a project's quantified ozone precursor emissions. Each tier or level requires a different degree of complexity of emissions calculation and modeling to determine air quality significance. The three-tiers established to date (from least significant to most significant) are: *Small Project Analysis Level (SPAL)*, *Cursory Analysis Level (CAL)*, and *Full Analysis Level (FAL)*. In each of the tiers, the SJVAPCD has pre-calculated the emissions on a large number and types of projects to identify the level at which they have no possibility of exceeding the emissions thresholds. In accordance with Table 5-3(a) of GMAQI, the proposed project is considered to be at a Small Project Analysis Level (SPAL), as it will not cross the SJVAPCD adopted threshold of 152 single-family (dwellings) units. Exceeding this limit would push the project into a separate tier as identified in the GMAQI. Because the proposed project qualifies as SPAL, GMAQI notes that it has no possibility of exceeding emission thresholds.

DISCUSSION:

III-a-e) This Development Agreement does not result in any direct physical changes to the environment, including air quality. The subject property was previously subject to its own environmental review where project-specific impacts associated with air quality were analyzed and mitigated/conditioned for. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

DISCUSSION:

IV-a-d) The City's 2005-2025 General Plan indicates that natural habitats consist primarily of isolated wetlands, as well as wetlands and riparian habitat associated with the Stanislaus River corridor along the northernmost part of the City. The Stanislaus River corridor area is the largest and most important area for sensitive habitat and wildlife in the Riverbank planning area.

As previously stated, the Development Agreement does not directly result in any physical changes to the environment, and site-specific CEQA review and analysis was previously prepared to address any potential impacts. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

IV-e) All new residential development projects within the City of Riverbank are required to comply with the policies of the 2005-2025 General Plan, and address biological resources in order to minimize impacts. General Plan Goals CONS-4 and CONS-5 as well as the associated policies established requirements in which Fish and Wildlife Habitat shall be preserved and protected within the Riverbank planning area. The Development Agreement will be done in compliance with the 2005-2025 General Plan, and thus, minimize any potential impacts to local policies related to biological resources. In addition, site-specific CEQA review and analysis was previously prepared to address any potential impacts to these policies. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

IV-f) There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other local, regional, or state Habitat Conservation Plan within the City of Riverbank. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

No mitigation is required for this topic.

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

DISCUSSION:

V-a-d)The Riverbank Branch Library, also referred to as the Riverbank Carnegie Library, located at 3237 Santa Fe Street, is the only structure within the City to be identified on the National Register for Historic Places. According to the California Office of Historic Preservation (www.ohp.parks.ca.gov), there are no other properties or structures identified on either the National Register or State Register of Historic Places.

In addition, as discussed previously, the Development Agreement does not include a specific development project, instead it provides the City and the Hayes 4 Phase One Developer, the framework to record and physically develop the approved subdivision. Therefore, the Development Agreement would not cause a substantial adverse change in the significant of any cultural resources, including archeological, paleontological, and human remains. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

MITIGATION MEASURES:

No mitigation is required for this topic.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

DISCUSSION:

VI-a-d) The Development Agreement will not directly result in physical changes in the City that would expose people or structures to seismic activity or landslides, result in the loss of soil or substantial erosion, or locate structures on unstable or expansive soils. Impacts related to geology and soils can generally be addressed through compliance with applicable State and/or Local policies and regulations including; California Building Code (Title 24), Riverbank Municipal Code, Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code (Seismic Hazards Mapping Act), CEQA, and the National Pollution Discharge Elimination System (NPDES). Therefore, the Development Agreement will have a **Less Than Significant Impact**.

VI-e) In general, all residential development within the City of Riverbank would be required to connect to the City's Wastewater System. Therefore, no new septic tanks or on-site septic systems would be permitted and the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

BACKGROUND DISCUSSION:

Human-generated emissions greenhouse gases (GHGs) are understood to be an important cause of global climate change, which is a subject of increasing scientific, public concern, and government action. Atmospheric concentrations of GHGs that trap heat in the earth's atmosphere and lead to a variety of effects, including increasing temperature, changes in patterns and intensity of weather and various secondary effects resulting from those changes, including potential effects on public health and safety.

California AB 32 identifies global climate change as a "serious threat to the economic well-being, public health, natural resources and the environment of California." As a result, global climate change is an issue that needs to be considered under CEQA.

GHGs include carbon dioxide (CO₂), the most abundant GHG, as well as methane, nitrous oxide and other gases, each of which have GHG potential that is several times that of CO₂. GHG emissions result from combustion of carbon-based fuels; major GHG sources in California include transportation (40.7%), electric power generation (20.5%), industrial (20.5%), agriculture and forestry (8.3%) and others (8.3%).

The State of California is actively engaged in developing and implementing strategies for reducing GHG emissions. State programs for GHG reduction include a regional cap-and-trade program, new industrial and emission control technologies, alternative energy generation technologies, advanced energy conservation in lighting, heating, cooling and ventilation, reduced-carbon fuels, hybrid and electric vehicles, and other methods of improving vehicle mileage reduction programs. Using these and other strategies, the State's Global Climate Change Scoping Plan, adopted in December 2008, proposes to achieve a 29% reduction in projected business-as-usual emission levels for 2020.

The SJVAPCD adopted a Climate Change Action Plan in 2008, and issued guidance for development project compliance with the plan in 2009. The guidance adopted an approach that relies on the use of

Best Performance Standards to reduce GHG emissions. Projects implementing Best Performance Standards would be determined to have a less than cumulatively significant impact. For projects not implementing Best Performance Standards, demonstration of a 29% reduction in GHG emissions from business-as-usual conditions is required to determine that a project would have a less than cumulatively significant impact.

DISCUSSION:

VII-a, b) Although not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current Title 24 standards were adopted in response to the requirements of AB 32. Specifically, new development projects within California after January 1, 2011, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). As such, it is anticipated that the proposed Development Agreement will not generate greenhouses gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
--	--	--	--	---

DISCUSSION:

VIII-a-h) The subject property covered in the Development Agreement is not located near any sites known to contain toxic or radioactive materials. The project site is not situated within an Airport Clear Zone or Accident Potential Zone. The project will not create a risk of explosion, release of hazardous substances or other dangers to public health. The project will not contribute hazardous materials to the vicinity either in its construction or upon its completion. The proposed Development Agreement will not interfere with any emergency response plan or emergency evacuation plan. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion:

IX-a-e) Presently, all residential development within the City of Riverbank is required to comply with the applicable Federal, State, and local policies and regulations related to water quality including; Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) program, and the Riverbank Municipal Code. Potential water quality issues related to the violation of applicable water quality standards or waste discharge requirements would be analyzed upon the submittal of a site-specific development application. The Development Agreement does not include site-specific development projects, rather, it provides a framework in which the subject property's approved Tentative Map will be recorded and how the subdivision will be developed. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

IX-f-h) The 100-year flood event is primarily contained within the Stanislaus River channel, which includes the northern portion of the City of Riverbank. The City's 2005-2025 General Plan incorporated Policies PUBLIC-4.3, SAFE-1.6 through SAFE-1.7 in order to protect new development in this area from flood damage. The Development Agreement does not consist of any site-specific development that was not considered in the related Tentative Map approval. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

IX-i) Existing Federal and State oversight and inspections render the likelihood of dam failure as remote. Therefore, the Development Agreement will have a **Less Than Significant Impact**

IX-j) Inundation by a tsunami is unlikely due to the location of Riverbank and its proximity to the Pacific Ocean. And, although the topography of Riverbank is relatively flat, mudflows along the banks of the Stanislaus River could be possible. However, as noted previously, approval of the Development Agreement would not directly result in any physical changes, not previously analyzed during the Tentative Map approval. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

X. LAND USE AND PLANNING - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION:

- X-a) The Development Agreement for the new residential development would occur on a site that is now basically vacant with no agricultural activity or any use. Thus, an established community would not be divided or affected by the project. The area surrounding the site includes small ranchette parcels, with limited agricultural activity and single-family dwellings. All of these uses would remain with project development. Therefore, the proposed project will have **No Impact**.
- X-b) The Development Agreement for the new residential development does not conflict with any land use plan, policy, or regulation of the City of Riverbank that was adopted for the purpose of mitigating an environmental effect. Therefore, the proposed project will have **No Impact**.
- X-c) No habitat conservation plan or community conservation plan applies to the project site. Thus, the project would have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

XI-a,b) The project site is located outside of any area designed by the California Department of Conservation - State Mining and Geology Board (SMGB) as containing known mineral resources. The proposed project is located within an area defined in the 2005-2025 General Plan as being a future residential area. Specifically, the land use designation of the project site is listed as Residential in the General Plan. As such, the Development Agreement will have **No Impact** to mineral resources of Statewide or local importance.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			x	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

XII-a-f) Construction noise associated with demolition, grading, and excavation activities could result in temporary or short-term noise impacts including ground-borne vibration or an increase in noise levels, while operational noise associated with vehicular traffic, outdoor activities, and stationary mechanical equipment could result in a permanent ambient increase in noise levels. Noise attenuation standards and requirements are regulated by the 2005-2025 General Plan, as well as Chapter 93 of the City's Municipal Code (Noise Ordinance). Any new residential development would be required to comply with the policies and standards contained Health and Safety Element of the 2005-2025 General Plan, Chapter 93 of the Riverbank Municipal Code, and

City of Riverbank

Development Agreement for Tentative Map No. 07-2004

August 2016

are subject to site-specific CEQA analysis as residential development applications are submitted to the City for consideration.

The Development Agreement does not consist of any new site-specific residential development, but rather, provides a policy framework to record and physically develop the approved subdivision. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

XII-e) As noted previously, the Development Agreement does not include specific development projects, and instead, provides a policy framework to record and physically develop the approved subdivision. Potential impacts related to this previously approved development was analyzed in the past. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

XII-f) There are no documented or known private airstrips within the City of Riverbank. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIII. POPULATION AND HOUSING -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

XIII-a) The previously approved Tentative Subdivision Map was found to be consistent with the general plan land use designation and densities and City zoning classification for the site. The proposed Development Agreement would contribute to the subdivision that have already been assessed and mitigated to the extent possible as part of the previous project's CEQA process. As such, the proposed project will serve as an implementation tool for the subject property, which is located in an area designated as future residential growth under the City's General Plan. Therefore, the Development Agreement will have **No Impact**.

XIII-b,c)The proposed project will not require the displacement of existing housing which would necessitate the construction of replacement housing. Currently the project site contains no dwellings or structures and will not displace a substantial number of people. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

DISCUSSION:

XIV-a) The Stanislaus Consolidated Fire Protection District provides fire protection and first response services for emergencies within the City of Riverbank. All law enforcement services in the City are performed under contract by the Stanislaus County Sheriff's Department. The Riverbank Unified School District (RUSD) provides elementary, junior high, and high school level education services to students within its District boundary. The Riverbank Parks and Recreation Department is responsible for administering and operating the sixteen (16) parks located throughout the City.

As previously discussed, the Development Agreement would not directly result in physical changes in the City not previously analyzed during the Tentative Map approval phase. As discussed in the Development Agreement, when new residential development occurs, the City will collect Public Facilities Fees on a per unit basis. These Fees, which include fees for fire protection, police protection, and parks, are intended to mitigate any potential impact created

by new residential development. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION:

XV-a) Payment of fees in lieu of parkland dedication, in accordance with the General Plan, would be required by the City of Riverbank as part of the standard development review and building permit process for the project. Payment of these fees would provide for park improvements elsewhere in Riverbank. For this reason, the project would not be expected to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Development Agreement's impact in relation to this would be **Less than Significant**.

XV-b) As noted under Item (a) above, the recreational needs of project residents are expected to be met by the existing recreational facilities in the area, and the project would not require construction or expansion of other recreational facilities. The project's impact would therefore be considered **Less than Significant**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards establishes by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities:				X

DISCUSSION:

- XVI-a) The Development covered in the Development Plan does not conflict with the City's 2005-2025 General Plans Circulation Element or Municipal Code. As such, the Development Agreement will have a **Less Than Significant Impact**.
- XVI-b) The Development Agreement will not directly result in an increase or conflict to the level of service standards and travel demand for the City of Riverbank. The project will be required to and does conform to, the circulation standards and policies set forth by the City's 2005-2025 General Plan. Therefore, the Development Agreement will have **No Impact**.
- XVI-c) The Development Agreement will not result in the change of air patterns. Therefore, the Development Agreement will have **No Impact** in this area.
- XVI-d) Street improvements discussed within the Development Agreement will not result in immediate construction or design hazards. As such, hazards due to a design feature are not anticipated to occur. Therefore, the Development Agreement will have **No Impact**.
- XVI-e) The Development Agreement, in itself, will not result in inadequate emergency access. Therefore, the Development Agreement will have **No Impact**.
- XVI-f) The proposed project will not conflict with any adopted policies, plans or programs regarding public transit, or bicycle facilities. Therefore, the Development Agreement will have **No Impact**.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION:

XVII-a,b,e) New residential growth and development discussed within the Development Agreement would result in population growth assumed under and consistent with the City's 2005-2025 General Plan. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

XVI-c) Adoption of the Development Agreement does not require, or result in, the construction of new storm water facilities. Rather, the Development Agreement provides the framework necessary for the City and the project's Developer to implement the construction of the approved Tentative Subdivision Map as it was approved. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

XVI-d) Potable water services within the City are provided by the City of Riverbank. It was determined, during the Tentative Map approval phase, that the City has sufficient groundwater supply to provide potable water services to the new residential units contemplated as part of the subdivision. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

XVI-f,g) Solid waste disposal in the City of Riverbank is provided via a franchise agreement with Gilton Solid Waste. Solid waste generated within the City is collected and then delivered to the Fink Road Landfill located in Crows Landing (Stanislaus County). As previously determined, during the Tentative Map approval phase, the Fink Road Landfill has the capacity to provide solid waste services to the subdivision discussed in the Development Agreement. Therefore, the 2014-2023 Housing Element will have a **Less Than Significant Impact**.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

DISCUSSION:

XVIII-a) The Development Agreement, in itself, does not regulate or provide entitlements for new development, and would not directly result in any physical changes to the environment. As a result, no new environmental effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory are anticipated. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

- XVIII-b) Under the Development Agreement, no specific development would occur. Rather, the Development Agreement would facilitate the development of the previously approved Tentative Map. Therefore, these less than significant impacts would not combine with impacts from other projects to cause a cumulative impact. In addition, the Development Agreement is not considered to be growth inducing or a document that provides entitlements. Therefore, the Development Agreement will have a **Less Than Significant Impact**.
- XVIII-c) As noted previously throughout this Initial Study, the Development Agreement would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. Therefore, the Development Agreement will have a **Less Than Significant Impact**.

SECTION 4.0

REFERENCES

In accordance with Section 15063(a)(3) of the CEQA Guidelines, the following expert opinion, technical studies, and substantial evidence has been referenced and/or cited in the discussion included in Section 3.0, Initial Study Checklist:

1. City of Riverbank 2005 – 2025 General Plan, dated April 2009.
2. City of Riverbank 2005 - 2025 General Plan Environmental Impact Report (EIR), dated April 2009.
3. City of Riverbank Zoning Ordinance.
4. City of Riverbank Noise Control Ordinance, Article IX, Chapter 93.
5. California Department of Transportation Online Database of State Scenic Highways (www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm).
6. California Department of Conservation Farmland Mapping and Monitoring Program, published October 2007.
7. Guide for Assessing and Mitigating Air Quality Impacts, adopted August 20, 1998, and as revised January 10, 2002, prepared by the San Joaquin Valley Air Pollution Control District.
8. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA, dated December 17, 2009, prepared by the San Joaquin Valley Air Pollution Control District.
9. Flood Insurance Rate Map (FIRM) No. 06099C0335E, dated September 26, 2008, and No. 06099C0330E, dated September 26, 2008 prepared by the Federal Emergency Management Association (FEMA).
10. California Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List), evaluation completed in August 2016.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

October 3, 2016

Donna M. Kenney
City of Riverbank
6707 Third Street
Riverbank, CA 95367

RECEIVED
OCT 05 2016

Subject: Hayes 4 - Phase One Subdivision Development Agreement
SCH#: 2016092001

BY:

Dear Donna M. Kenney:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on September 30, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures

cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016092001
Project Title Hayes 4 - Phase One Subdivision Development Agreement
Lead Agency Riverbank, City of

Type Neg Negative Declaration

Description The proposed project consists of the City's approval of a development agreement between the City and the developers of the Hayes 4, Phase 1 subdivision. The land covered by this DA has been previously approved by the City of Riverbank as Tentative Map No. 07-2004 on August 28, 2006 and modified by City Council Resolution No. 2006-105). The DA will extend the duration of the Tentative Map and is proposed to expire 5 years from the date of approval. In addition to extending the duration of the Tentative Map, the purpose of the DA is clarify the number of lots, storm drainage concepts, and the conditions of approval for the tentative map.

Lead Agency Contact

Name Donna M. Kenney
Agency City of Riverbank
Phone 209/863-7124 **Fax**
email
Address 6707 Third Street
City Riverbank **State** CA **Zip** 95367

Project Location

County Stanislaus
City Modesto
Region
Lat / Long 37° 43' 36" N / 120° 55' 15" W
Cross Streets Clause Rd and Central Ave
Parcel No. 062-022-022, 019
Township 2S **Range** 10E **Section** 30 **Base** MDBM

Proximity to:

Highways SR 108
Airports
Railways BNSF
Waterways Stanislaus River
Schools Riverbank HS
Land Use Ranch Homes, Ag/Single family res/Lower density res

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Noise; Minerals; Population/Housing Balance; Public Services; Recreation/Parks; Toxic/Hazardous; Traffic/Circulation; Landuse

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; Public Utilities Commission

Date Received 09/01/2016 **Start of Review** 09/01/2016 **End of Review** 09/30/2016

Central Valley Regional Water Quality Control Board

23 September 2016

Governor's Office of Planning & Research

Donna Kenney
City of Riverbank
6707 3rd Street
Riverbank, CA 95367

SEP 27 2016

STATE CLEARINGHOUSE

CERTIFIED MAIL

91 7199 9991 7035 8362 8721

COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION, HAYES 4 – PHASE ONE SUBDIVISION DEVELOPMENT AGREEMENT PROJECT, SCH# 2016092001, STANISLAUS COUNTY

Pursuant to the State Clearinghouse's 1 September 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the Hayes 4 – Phase One Subdivision Development Agreement Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

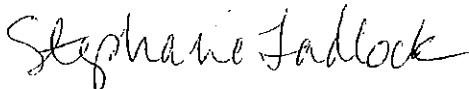
NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: City Clerk

Recording fees exempt (Gov. Code §§ 6103, 27383)

(Space above line for recorder's use only)

**APN: 062-022-019
062-022-022**

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE
CITY OF RIVERBANK**

AND

**CHRIS HAYES AND GENEVA HAYES, HUSBAND AND WIFE (DBA HAYES
DEVELOPMENT), CARROLL S. HAYES AND RENETTA J. HAYES, HUSBAND AND
WIFE, AND KIM HAYES AND CYNTHIA HAYES, HUSBAND AND WIFE**

**RELATING TO THE DEVELOPMENT KNOWN AS THE
"HAYES NO. 4 SUBDIVISION, PHASE 1"**

Adopted by City Council Ordinance No. _____
on _____

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the CITY OF RIVERBANK, a California municipal corporation ("City") and Chris Hayes and Geneva Hayes, husband and wife, dba Hayes Development, Carroll S. Hayes and Renetta J. Hayes, husband and wife, and Kim Hayes and Cynthia Hayes, husband and wife (collectively, "Developer"). Developer and City may hereinafter be referred to individually as a "Party" and collectively as the "Parties". There are no other parties to this Agreement.

This Agreement is made with reference to the following facts:

RECITALS

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development, the Legislature of the State of California adopted Government Code section 65864 *et seq.* (the "Development Agreement Statute"), which authorizes the City to enter into a development agreement with any persons and entities having a legal or equitable interest in real property, to provide for the development of such property and establish certain development rights therein.

B. Pursuant to the Development Agreement Statute, the City Council has adopted rules and regulations for considering and processing development agreements. This Agreement has been processed, considered, and executed in accordance with those City rules and regulations.

C. Developer represents that, as of the recordation of this Agreement, it will have a legal or equitable interest in land consisting of approximately 9.36 gross acres, as shown on the map attached hereto as **Exhibit A**, and legally described in **Exhibit B** (the "Property").

D. In addition to this Agreement, and the consolidated conditions of approval attached and incorporated hereto as **Exhibit C** ("Conditions of Approval") the Property is subject to the following land use plans and entitlements ("Project Approvals"):

(i) On April 25, 2005, the City Council adopted Resolution No. 2005-046, approving tentative subdivision map 07-2004 and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 88 residential lots on 18.74 acres

(ii) On August 28, 2006, the City Council adopted Resolution No. 2006-105, approving the Phase 1 Vesting Tentative Subdivision Map for Tentative Map 07-2004 (the "Tentative Map").

E. On _____, 20__, the City Council approved an Initial Study/Negative Declaration in connection with its adoption of Ordinance No. _____ approving this Agreement.

F. Developer has proposed to develop the Property into 45 residential lots and related public improvements in conformance with the provisions of this Agreement and the Project Approvals (the "Project").

G. Subsequent to the approval of this Agreement, City and Developer understand that additional land use approvals, entitlements and permits may be necessary to implement the Project ("Subsequent Approvals"). The Subsequent Approvals will include, but may not be limited to, a System Development Fee Reimbursement Agreement, a draft copy of which is attached hereto for reference as **Exhibit D**, and a Subdivision Improvement Agreement, a draft copy of which is attached hereto for reference as **Exhibit E**.

H. The City finds that development of the Project in accordance with this Agreement, the Project Approvals and Subsequent Approvals will provide for orderly growth within the City consistent with the goals, policies, and provisions of the General Plan.

I. In exchange for these benefits to the City, together with the public benefits that will result from the development of the Project pursuant to the Project Approvals, Developer seeks assurance that it may proceed with development of the Project in accordance with the terms and conditions of this Agreement.

J. The City shall maintain all documents mentioned in this Agreement and place them in a three ring binder, to be maintained at all times by the Development Services Department.

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the Parties agree as follows:

ARTICLE 1 DEFINITIONS

The following defined terms in this Agreement shall have the meanings set forth below:

1.01. "Agreement" means this Development Agreement entered into by and between the City and Developer relating to the development known as "Hayes No. 4 Subdivision, Phase 1".

1.02. "City" shall mean the City of Riverbank, a California municipal corporation.

1.03. "City Council" shall mean the City Council of the City of Riverbank.

1.04. "City Code" shall mean the Riverbank Municipal Code.

1.05. "Conditions of Approval" shall mean the consolidated conditions of approval for the Project, attached and incorporated hereto as Exhibit C. The Conditions of Approval supersede previous conditions adopted in connection with City Resolution Nos. 2005-046 and 2006-105.

1.06. “Developer” shall mean, collectively, Chris Hayes and Geneva Hayes, husband and wife (dba Hayes Development), Carroll S. Hayes and Renetta J. Hayes, husband and wife, and Kim Hayes and Cynthia Hayes, husband and wife, and may include Developer’s assignees where such assignment is validly made pursuant to this Agreement.

1.07. “Effective Date” shall mean the earliest date on which the following have both occurred: (a) the thirtieth (30th) day following the adoption by the City Council of the ordinance approving this Agreement, and (b) execution of this Agreement by both Parties.

1.08. “Facilities Districts” or “CFDs” shall mean a Mello-Roos Community Facilities District that City and Developer may form or annex into for the purpose of facilitating the long-term maintenance of public improvements serving the Property.

1.09. “General Plan” shall mean the 2005-2025 Riverbank General Plan, as amended.

1.10. “Growth Control Measure” shall mean any ordinance, resolution, minute order, policy, moratorium, rule, regulation, decision, standard or any other action taken by the City other than pursuant to voter initiative or referendum, which would otherwise be applicable to the Project, and which would (a) limit or restrict the number of building permits issued by the City for the Project; (b) limit or restrict the Project’s ability to connect to the City’s sewer system, water system, storm drainage system or any other City service; (c) alter the Project Approvals without consent of Developer, (d) limit the number of final occupancies issued by the City; or (e) any combination of the foregoing.

1.11. “Improvements” shall mean those water, sewer, storm drainage and traffic improvements identified in the Tentative Map and this Agreement.

1.12. “Landowner” shall mean the record owner of any legal parcel of the Property, whether one or more persons or entities, of fee simple title to any Unit including contract sellers, but excluding those having such interest merely as security for the performance of an obligation; provided, however, that Landowner shall mean and include any person or entity which is a security holder in actual possession of a Unit.

1.13. “Planning Commission” shall mean the Planning Commission of the City of Riverbank.

1.14. “Project” shall mean the land uses, densities and improvements to the Property as depicted in the Project Approvals.

1.15. “Property” shall mean 9.36 acres of real property located north of Kentucky Avenue, east of Claus Road, west of Central Avenue and south of California Avenue, in the City of Riverbank and the County of Stanislaus, State of California, as shown on the map attached as Exhibit A.

1.16. “Subsequent Approvals” shall mean those approvals necessary to implement the Project Approvals that have not been conferred as of the Effective Date of this Agreement.

1.17. "System Development Fees" or "SDF" shall mean the City's capital facility programs and impact fee schedule adopted pursuant to Government Code section 66000 *et seq.*

1.18. "Tentative Map" shall refer to the Phase 1 Vesting Tentative Subdivision Map for the Project, as approved by the City Council on August 28, 2006 by Resolution No. 2006-105, attached and incorporated hereto as Exhibit A, which may be amended from time to time in compliance with this Agreement.

1.19. "Unit" shall mean a single family residential detached dwelling to be constructed on the land pursuant to the Project Approvals.

ARTICLE 2 GENERAL PROVISIONS

2.01. **Findings.** The City hereby finds and determines that entering into this Agreement will further the public health, safety and general welfare of the City and that the provisions of this Agreement are consistent with the City's General Plan.

2.02. **Recitals.** The Recitals above are true and correct and are hereby incorporated into and made a part of this Agreement. In the event of any inconsistency, however, between the Recitals and Articles 1 through 10 of this Agreement, Articles 1 through 10 shall prevail.

2.03. **Exhibits.** The following exhibits, as they may be amended from time to time, are attached hereto and incorporated as part of this Agreement (the "Exhibits"):

- Exhibit A: Project Tentative Map
- Exhibit B: Legal Description of the Property
- Exhibit C: Consolidated Conditions of Approval
- Exhibit D: Draft System Development Fee Reimbursement Agreement
- Exhibit E: Draft Subdivision Improvement Agreement

2.04. **Property Description and Binding Covenants.** Developer represents that they have a legal or equitable interest in the Project and that all other persons holding legal or equitable interests in the Project (excepting owners or claimants in easements) agree to be bound by this Agreement. The Parties intend and determine that the provisions of this Agreement shall constitute covenants which shall run with said Project, and the burdens and benefits hereof shall bind and inure to all successors in interest to the Parties hereto.

2.05. **Term.**

(a) Term. This Agreement shall only become effective upon commencement of the Effective Date and shall extend for period of five (5) years thereafter, unless said Term is terminated, modified or extended pursuant to this Agreement. Following the expiration of said Term, this Agreement shall be deemed terminated and of no further force and effect.

(b) Extension. Developer may request to extend the term of the Agreement one time for the length of five (5) years. The City Council may approve a one-time extension. If

approved, the extension shall be recorded on the Property in the official records of Stanislaus County.

(c) Termination. This Agreement shall automatically terminate with respect to any residentially zoned parcel of the Property that receives a final inspection in connection with the construction of a residential unit, provided that all improvements required to serve the parcel, as determined by City, have been accepted by City. Although such termination will be automatic, Developer or a then-existing Landowner may request that the City record a written notice of termination with the County Recorder for the applicable parcel. Termination of this Agreement for any such residential parcel shall in no way be construed to terminate or modify any assessment district, CFD, or lien previously recorded against such parcel at the time of termination.

(d) Tolling During Legal Challenge. In the event that this Agreement, or any of the Project Approvals are subjected to legal challenge by a third party, and Developer is unable to or elects not to proceed with the Project due to such litigation, the City may, in its sole discretion, toll the term of and timing for obligations imposed pursuant to this Agreement, provided that Developer must request, and if agreeable the City must provide, in writing, the terms of such tolling and any other timing considerations necessary to facilitate the tolling of this Agreement.

2.06. Amendment. This Agreement may be amended by mutual written consent of the Parties, in accordance with the provisions of Government Code sections 65867 and 65868 and this Agreement.

(a) Major Amendment. Any amendment to this Development Agreement which affects or relates to permitted uses of the Project, the density or intensity of land uses on the Property or neighboring properties or land uses, or any other material change, shall be deemed a "Major Amendment" and shall require noticed public hearings before both the Planning Commission and City Council. The City, in its sole discretion, shall determine whether a proposed amendment constitutes a material change necessitating a Major Amendment.

(b) Minor Amendment. The Parties acknowledge that refinement and further implementation of the Project may demonstrate that minor changes to this Agreement may be appropriate with respect to the details and performance of the Parties. The Parties desire to retain flexibility with respect to the details of the Project and with respect to items covered by the general terms of this Agreement. If the City finds that clarifications, minor changes or minor adjustments are necessary or appropriate and do not constitute a Major Amendment, the Parties may effectuate such clarifications, minor changes and adjustments in a "Minor Amendment" approved in writing by Developer and the City Manager. Unless otherwise required by law, a Minor Amendment shall not require noticed public hearings.

2.07. Recordation. Once fully executed, this Agreement and any subsequent amendment or termination shall be recorded in the official records of Stanislaus County within ten (10) days after City executes such agreement, amendment or termination. Any amendment or termination of the Agreement that affects less than all of the Property shall clearly describe the portion thereof that is the subject of such amendment or termination.

ARTICLE 3 DEVELOPMENT OF THE PROPERTY

3.01. Vested Rights of Developer. By developing the Property consistent with the Project and during the Term of this Agreement, Developer is assured, and City agrees, that the development rights, obligations, terms and conditions specified in this Agreement, including without limitation, the terms and conditions in the attached Exhibits and the Project Approvals are fully vested in Developer.

3.02. Permitted Uses. The Project's permitted uses, density and intensity of use, maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location of public improvements and utilities, payment of fees, and other terms and conditions of development applicable to the Project shall be those set forth in this Agreement and the Project Approvals. Project Approvals shall not be changed without the approval of the City and Developer, except as provided herein.

3.03. Priority of Enactment. The Parties intend that this Agreement, together with the Project Approvals, shall serve as the definitive and controlling documents for all subsequent actions, discretionary or ministerial, relating to the development of the Project. In the event of conflict between various documents referenced in this Agreement, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (1) the Development Agreement; (2) the Project Approvals; (3) the General Plan; and (4) the ordinances, resolutions, policies and regulations adopted by the City in effect on the Effective Date including the ordinances governing the permitted uses of land, the density and intensity of uses, the timing of development, and the design, improvement, construction standards, policies and specifications applicable to the development of the Property, including, but not limited to, the General Plan, the zoning ordinance and all other ordinances, codes, rules, policies and regulations of the City.

3.04. Character Design. Each home built as part of the Project shall conform to the Community and Character Design elements of the General Plan, specifically the policies of Goal Design-3, 4, and 5. The design of each home shall be subject to site plan review which may include review of the proposed architecture in front of the planning commission.

3.05. Improvement Standards. The Project shall comply with all improvement standards and specifications of the City, including street cross-sections, storm drainage, water, sewer, and drought tolerant landscape standards, which exist at the time that a site plan application is submitted to the City.

3.06. Storm Water Impact Standards. The Project shall adhere to the Low Impact Development Model Standards and Specifications as adopted by the City in January 2013. The project shall comply with the most current MS4 program elements imposed by the State of California, and City Ordinance.

3.07. Subdivision Maps.

(a) Time Period for Tentative Map. As provided in Government Code section 66452.6, the term of the Tentative Map is hereby extended so that it will remain valid through the Term of this Agreement. The Project Approvals shall also remain valid through the Term of this Agreement, notwithstanding any condition of approval or any other provision of the Project Approvals to the contrary.

(b) Dedication of Public Lands. This Agreement shall have no effect on dedication requirements and procedures under the Subdivision Map Act (Gov. Code § 66410 *et seq.*)

3.08. Changes to Existing Land Use Regulations. The Parties acknowledge that the following changes to existing laws, ordinances and regulations shall apply to the development standards of the Project:

(a) No Growth Control Measure. Except as expressly provided in this Section or other provisions of this Agreement, no Growth Control Measure shall be applicable to the Project, any portion or phase of the Project, or this Agreement.

(b) Changes Mandated by Federal or State Law. As provided in section 65869.5 of the Development Agreement Statute, this Agreement shall be modified or suspended as necessary to comply with state or federal laws or regulations enacted after the Effective Date, which prevent or preclude compliance with one or more provisions of this Agreement. Upon discovery of a subsequently enacted and conflicting state or federal law, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised with the provisions of City Law or this Agreement. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law. In such discussions, City agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Project that are necessary to comply with such state or federal law and that such proposed changes shall be deemed to be consistent with this Agreement without further need for any amendment to this Agreement or the Project Approvals.

(c) Construction and Technical Design Standards. Development of the Project shall be subject to changes occurring from time to time to the California Building Code, California Fire Code and subsequent citywide changes to construction or technical design standards or specifications for public improvements which are reasonably and directly related to durability or longevity of the public improvements.

(d) Other Public Agencies. The Parties acknowledge that other public agencies outside of the control and authority of the City may regulate aspects of the development of the Project. This Agreement does not limit the authority of any such public agency. To the extent Developer requires permits or approvals from other public agencies, however, City agrees to cooperate with Developer to obtain such permits and approvals for the Project.

(e) Health and Safety Emergencies. In the event that any future public health and safety emergencies arise with respect to the development contemplated by this Agreement, City agrees that it shall attempt, if reasonably possible, to address such emergency in a way that does not have a material adverse impact on the Project in accordance with the Project Approvals and any Subsequent Approvals. If City determines that it is not reasonably possible to address the health and safety emergency in a way that avoids any material adverse impact on the Project, City, after consultation with Developer, shall select an option for addressing the situation that minimizes, so far as reasonably possible, the impact on development of the Project.

(f) Initiatives and Moratoria. Notwithstanding any other provision of this Agreement, the Project shall be subject to any initiative or referendum that specifically overturns City's approval of the Project Approvals, and any growth limitation ordinance, resolution, rule, regulation, policy or moratorium that is adopted and applied on a uniform, city-wide basis and directly concerns an imminent public health or safety issue. In such case, City shall apply such ordinance, resolution, rule, regulation or policy uniformly, equitably and proportionately to Developer and the Property and to all other public or private owners and properties directly affected thereby. By way of example only, an ordinance which would preclude the issuance of a building permit due to a city-wide lack of adequate sewage treatment capacity to meet additional demand would directly concern an imminent public health issue under the terms of this paragraph and would support a denial of a building permit within the Project or anywhere else in the City if approval would require additional sewage treatment capacity. In all other cases,

(g) City Ordinances of General Applicability. The City may apply to the Project any subsequently enacted ordinances, only if all of the following conditions apply: (i) such subsequently enacted ordinances or guidelines have general applicability to all other relevant parcels within the City; (ii) such ordinances are not in direct conflict with the adopted ordinances or guidelines that were in effect on the Effective Date, and (iii) the application of such ordinances or guidelines would not prevent development, or significantly increase the cost of development, of the Project.

3.09. Development Timing. Developer shall be obligated to comply with the terms and conditions at those times specified in either the Project Approvals or this Agreement. The Parties acknowledge that Developer cannot predict with certainty when or the rate at which phases of the Property would be developed. Such decisions depend upon numerous factors which are not all within the control of Developer, such as market orientation and demand, interest rates, competition and other factors. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal.3d 465 (1984), that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development controlling the parties' agreement, it is the intent of the City and Developer to hereby acknowledge and provide for the right of Developer to develop the Project in such order and at such rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment, subject to the terms, requirements and conditions of the Project Approvals and this Agreement. The City acknowledges that such a right is consistent with the intent, purpose and understanding of the parties to this Development Agreement, and that without such a right, Developer's development of the Project would be subject to the uncertainties sought to be avoided by the Development Agreement Statute, City

Council Ordinance No. _____ and this Agreement. Developer shall use their best efforts, in accordance with their business judgment and taking into consideration market conditions and other economic factors influencing Developer's business decision, to commence or to continue development, and to develop the Project in a regular, progressive and timely manner in accordance with the provisions and conditions of this Agreement and with the Project Approvals.

3.10. Conflict Resolution. If Developer believes the City has acted in conflict with the Project Approvals, Developer shall provide to the City Manager written notice describing the legal and factual basis for Developer's position. The City Manager will then respond to the allegations within thirty (30) days. If Developer is unhappy with the City Manager's response, such response may be appealed to the City Council.

ARTICLE 4 FEES, COSTS AND REIMBURSEMENTS

4.01. Processing and Inspection Costs. Developer shall pay those processing, inspection and plan checking fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Developer hereunder.

4.02. City Impact Fees. Except as provided in this Agreement, Developer shall pay all fees subject to the Mitigation Fee Act, Government Code section 66000 *et seq.*, including System Development Fees, impact fees, connection fees, public facilities fees or similar fees adopted by the City, and all other fees imposed as conditions of approval of the Property ("Fees"), as of the Effective Date of this Agreement. New Fees enacted after the Effective Date of this Agreement shall not be imposed upon the Project. Notwithstanding the above, Fees adopted prior to the Effective Date of this Agreement applicable to the Project may be increased or reduced, provided that such revised fees (a) must be reasonable, (b) have a direct nexus to development of the Property and Project, (c) apply generally to similar private projects or works within the City, and (d) the application of any such fee to the Property shall not require an amendment to this Agreement or any Project Approvals.

4.03. System Development Fee Credits. City and Developer have agreed in concept to System Development Fee credits attributable to Developer, as provided in the agreement attached as **Exhibit C** (the "Reimbursement Agreement").

4.04. County Fees. Development of the Property is subject to County Development Fees. Developer must provide proof of payment of County Development Fees prior to the issuance of any building permits by City.

4.05. School District Fees. Developer agrees to pay all impact fees established pursuant to Education Code section 17620 and Government Code section 65996 to the Riverbank Unified School District, Modesto City School District and/or the Sylvan Unified School District (whichever District applies) prior to the issuance of any building permit.

ARTICLE 5 IMPROVEMENTS, SERVICES AND UTILITIES

5.01. Fire Protection. Developer acknowledges that, as of the Effective Date of this Agreement, fire protection for the Property is provided by Stanislaus County Consolidated Fire Protection District. This Agreement does not address special assessments or other fees that may or may not apply to the Property in connection with services provided by Stanislaus Consolidated Fire Protection District.

5.02. Police Services. Developer acknowledges that law enforcement services for the City are performed under contract with the Stanislaus County Sheriff's Department.

5.03. Subdivision Improvement Agreement. Developer is obligated to construct the improvements identified in the Tentative Map. Developer acknowledges that, in order for the City to process any final map in connection with the Property, Developer shall be required to enter into a Subdivision Improvement Agreement as one of the Subsequent Approvals related to the Project.

5.04. Storm Drainage Improvements. Developer agrees to construct a linear storm water retention facility to be known as a Paseo between Claus and Central Ave. The preliminary concept drawings for the Paseo are shown on sheet 2 of the modified Tentative Map illustrated on Exhibit A to this agreement. The storm drain aspects of the Paseo improvements shall be improved to a maximum depth of 4.5 feet and shall be improved as a condition to recording the final map, or in connection with the City's approval of a subdivision improvement agreement.

5.05. Parkland Dedication and Improvement. Developer may offer to dedicate parkland within the storm drainage area, in order to satisfy parkland dedication requirements in accordance with the Quimby Act (Gov. Code § 66477), currently 5 acres of parkland per 1,000 persons (1 acre of park per 58 new dwelling units) and provisions of City Code related to park improvement.

(a) Dedication. To receive reimbursement for dedication of parkland within the storm drainage area, Developer must submit concept landscape drawings to the satisfaction of the Community Development Director and the Parks and Recreation Director in connection with approval of the final subdivision map for the Property. Developer will be under obligation to install or bond for the landscaping improvements, which shall be in compliance with City Drought Tolerant Landscape Standards. As the Property is currently subject to a CFD to finance ongoing maintenance of public improvements, no additional financial mechanism shall be required for park maintenance, provided that the Property remains in the CFD.

(b) Parkland Credit. The dedicated parkland will create an Open Space "Paseo Park", which serves to solve the Project's storm water obligation. As a dual-use basin, the City shall only allow 50% credit, per net acre, in satisfaction of the parkland dedication requirements for the Property. The same 50% fee credit ratio will apply to the parkland fee category of the System Development Fees for the improved Paseo Park. City shall review the Paseo Park plans

and, if approved, City shall require full installation of all agreed park improvements, including irrigation.

(c) Oversizing. City and Developer may agree to the dedication of more parkland than legally required for the Project (factoring in the 50% credit as set forth above). In such case, the value of the neighborhood park improvements to be installed by the developer may be credited through the City's SDF program, up to the amount defined in the neighborhood park improvement budget in the adopted SDF program. The terms for dedicating such excess parkland shall be defined in a reimbursement agreement, in similar form as the sample provided in Exhibit C, provided that Developer will not be entitled to any fee credit or reimbursement for construction costs that exceed the defined neighborhood park improvement budget.

ARTICLE 6 CITY OBLIGATIONS

6.01. City Cooperation. City agrees to cooperate with Developer in securing all permits that may be required by City and, to the extent applicable, state and federal agencies. In the event state or federal laws or regulations enacted after this Agreement have been executed, or action of any governmental jurisdiction, prevent, delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended or suspended as may be necessary to comply with such state and federal laws or regulations or the regulations of other governmental jurisdictions. Each Party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

6.02. Applications for Permits and Subsequent Approvals. City agrees that it will accept, in good faith, for processing review and action, all applications for development permits or other entitlements for use of the Property in accordance with the Project Approvals and this Agreement, and shall exercise its best efforts to act upon such applications in an expeditious manner.

ARTICLE 7 DEFAULT, REMEDIES, TERMINATION

7.01. General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either Party to perform any term or provision of this Agreement shall constitute a default. Any Party alleging such default or breach shall give the other Party not less than thirty (30) days' notice in writing specifying the nature of the alleged default and the manner in which the default may be cured. During any such thirty (30) day period, the Party charged shall not be considered in default for purposes of termination or institution of legal proceedings. After notice and expiration of the thirty (30) day period, if such default has not been cured or is not being diligently cured in the manner set forth in the notice, the other Party to this Agreement may terminate this Agreement and institute legal or equitable action to cure, correct or remedy any default, including but not limited to an action for specific performance of

the terms of this Agreement. In no event shall either Party be liable to the other for consequential damages for any default or breach of this Agreement.

7.02 Developers' Default; Enforcement. No building permit shall be issued or building permit application accepted for the building shell of any structure on the Property if the permit applicant owns or controls any property subject to this Agreement and if such applicant or any entity or person controlling such applicant is in default under the terms and conditions of this Agreement, unless such default is cured or this Agreement is terminated. Developer shall cause to be placed in any covenants, conditions and restrictions applicable to the Property, or in any ground lease or conveyance thereof, express provision for an owner of the Property, lessee or City acting separately or jointly to enforce the provisions of this Agreement and to recover attorneys' fees and costs for such enforcement.

7.03. Default by City. In the event City does not accept, review, approve or issue development permits, entitlements, or other land use or building approvals for use in a timely fashion as provided in this Agreement or as otherwise agreed to by the parties, or the City otherwise defaults under the terms of this Agreement, Developer shall have all rights and remedies provided herein or under applicable law or equity (except as limited herein). Developer shall provide City with written notice of the default and the City shall have thirty (30) days to notify Developer of City's initial action to cure the default and ninety (90) days from receipt of Developer's notice to cure the default.

7.04. Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Provided, however, that Developer, its successors and assigns hereby waive any and all claims for monetary damages against City arising out of this Agreement at any time. All legal actions shall be initiated in the Superior Court of the County of Stanislaus, State of California.

7.05. Effect of Termination. Termination of this Agreement shall not affect Developer's obligations to comply with the General Plan and the terms and conditions of any and all remaining Project Approvals, nor shall it affect any other covenants of Developer which expressly continue after the termination of this Agreement.

7.06. Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Developer acknowledges and agrees that the City has approved and entered into this Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity or meaning of this Agreement shall be that accorded to legislative acts of the City. Should any legal action be brought by a Party for breach of this Agreement or to enforce any provision herein, the prevailing Party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court.

ARTICLE 8 INDEMNIFICATION

8.01. Indemnification. Developer hereby agrees to indemnify the City, its elective and appointive boards, commissions, officers, agents and employees harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage, which may arise from Developer or Developer's contractors, subcontractors, agents or employees operations under this Agreement, whether such operations be by Developer, or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by or acting as agent for Developer or any of Developer's contractors or subcontractors. In the event of any legal action instituted by a third party or any governmental entity or official arising out of the approval, execution or implementation of this Agreement (exclusive of any such actions brought by Developer), Developer agrees to and shall cooperate fully and join in the defense by the City of such action.

8.02. Third Party Legal Challenge. In the event of any legal or equitable act, action, or other proceeding instituted by a third party, other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending said action or proceeding. If Developer elects to file a validation action in order to confirm validity of this Agreement, City agrees to cooperate with Developer in this litigation and further agrees to refrain from raising any arguments that challenge the validity of this Agreement.

ARTICLE 9 ASSIGNMENT; MORTGAGEE PROTECTION

9.01. Mortgagee Protection. This Agreement, once executed, shall be superior and senior to any lien placed upon the Property or any portion thereof, including the lien of any deed of trust or mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against and shall run to the benefit of any person or entity, including any deed of trust beneficiary or mortgagee who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. Any such mortgagee or beneficiary shall be entitled to receive any notice of default under this Agreement provided that such mortgagee or beneficiary has submitted a written request to City to give such notice, setting forth the names and addresses of the persons to receive notices on behalf of such mortgagee or beneficiary and the kinds of notices to be sent to such persons. All provisions of this Agreement allowing Developer to cure any and all defaults shall also be available to any mortgagee or beneficiary entitled to notice above, should that mortgagee or beneficiary desire to cure said defaults.

9.02. Mortgagee Not Obligated. Notwithstanding the provisions of Section 9.01 above, no mortgagee shall have any affirmative obligation or duty under this Agreement to construct or complete improvements, or to guarantee such construction or completion. A mortgagee who takes lawful possession of the Property shall, however, assume any or all development rights consistent with any vested rights and this Agreement. Foreclosure under a mortgage, deed of trust, deed in lieu of foreclosure or sale following foreclosure or deed in lieu of foreclosure is permitted without the consent of the City. Following its acquisition of all or a

portion of the Project, such holder of any mortgage or deed of trust, or any successor in interest thereto, shall be entitled to the benefits of this Agreement, shall be bound by its terms and obligations, and shall have standing to enforce the provisions of this Agreement, including the terms and conditions of Project Approvals which pertain to the Project or such portion thereof in which it holds an interest. Any such holder or successor who comes into possession of the Project, or any portion thereof, shall take the Project, or such portion thereof, subject to any claims for payments or charges against the Project or such portion thereof, which accrue under this Agreement or Project Approvals prior to the time such holder or successor comes into possession of the Project or such portion thereof. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder or successor to devote the Project, or any portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by Project Approvals and this Agreement, subject to all of the terms and conditions of this Agreement.

9.03. Assignment of Rights. Subject to compliance with Section 9.04 below, Developer may sell, assign or transfer the Project in whole or in part to any person or entity at any time during the Term of this Agreement. Developer shall seek City's prior written consent to any sale, assignment or transfer, which consent shall not be unreasonably withheld or delayed. Failure by City to respond within forty-five (45) days to any request made by Developer for such consent shall be deemed to be City's approval of the sale, assignment or transfer in question. City may refuse to give its consent only if, in light of the proposed assignee's reputation and financial resources, such assignee would not in City's reasonable opinion be able to perform the obligations proposed to be assumed by such assignee. Such determination shall be made by the City Manager, and may be appealable by Developer to the City Council. To the extent reimbursements or fee credits from City are required pursuant to this Agreement or the Project Approvals, any and all such reimbursements and credits shall be distributed to Developer unless Developer and the subsequent Landowner specifically direct City in writing to distribute such reimbursements, or apply such credits, otherwise.

9.04. Assumption of Rights. Express written assumption of this Agreement by a subsequent Landowner of the obligations and other terms and conditions of this Agreement shall relieve Developer of such obligations so expressly assumed. Any such assumption agreement shall be in recordable form and shall be approved as to form by the City Attorney, and shall provide for a subsequent Landowner to contractually assume all of the rights of Developer as a Party to this Agreement with respect to the Project site, or portions thereof, which is sold, assigned or transferred by Developer to the subsequent Landowner. The City Clerk shall cause any such assumption agreement received by him or her to be duly recorded in the official records of Stanislaus County within ten (10) days of receipt. Subject to City's approval of such transfer pursuant to Section 9.3 above, upon recordation of said assumption agreement, Developer shall automatically be released from those obligations assumed by the assignee.

ARTICLE 10 GENERAL

10.01. No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of Developer and City and their successors and assigns, no other person shall have any right of action based upon any provision in this Agreement.

10.02. Project is a Private Undertaking. Both Parties acknowledge that the Project is a private development. No partnership, joint venture or other association of any kind between Developer and the City is formed by this Agreement. The only relationship between the City and Developer is that of a governmental entity regulating the development of private property and the owner of such private property.

10.03. Covenants Running with the Land. All of the terms and conditions contained in this Agreement are binding upon and benefit the parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or any portion of the Property, whether by operation of law or in any manner whatsoever, during their ownership of the Property, or any portion thereof. All of the terms and conditions of this Agreement constitute covenants running with land pursuant to California law, including, without limitation, Civil Code section 1468.

10.04. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

10.05. Annual Review. The City shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by Developer with the terms and conditions of this Agreement, pursuant to Government Code section 65865.1. If, following such review, the City Manager is not satisfied that Developer has demonstrated good faith compliance with all the terms and conditions of this Agreement, or for any other reason, the City Manager may refer the matter along with his or her recommendations to the City Council. Failure of the City to conduct an annual review shall not constitute a waiver by the City of its rights to otherwise enforce the provisions of this Agreement nor shall Developer have or assert any defense to such enforcement by reason of any such failure to conduct an annual review.

10.06. Estoppel Certificate. City shall, within at least twenty (20) days prior written notice, execute, acknowledge and deliver to Developer, Developer's lender, potential investors and assignees, an Estoppel Certificate in writing which certifies that this Agreement is in full force and effect, that there are no breaches or defaults under the Agreement and that the

Agreement has not been terminated and is enforceable in accordance with its terms and conditions.

10.07. Construction. This Agreement shall be subject to and construed in accordance and harmony with the Riverbank Municipal Code, as it may be amended provided that such amendments do not impair the rights granted to the Parties by this Agreement.

10.08. Other Necessary Acts. Each Party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

10.09. Notices. Any notice or communication required hereunder between City or Developer must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice or communication shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City: City of Riverbank
6707 3rd Street
Riverbank, CA 95367
Attn: City Manager

With a copy to: Churchwell White LLP
1414 K Street, 3rd Floor
Sacramento, CA 95814
Attn: Douglas L. White, Esq.

If to Developer: Chris Hayes
946 N. Ripon Rd.
Ripon, CA. 95366
Attn: Chris

10.10. Prevailing Wage. Developer shall be solely responsible for determining whether construction of any or all of the improvements required in connection with the Project trigger the obligation to pay prevailing wages under California or federal law. In the event and to the extent that the payment of prevailing wages is required, Developer shall use diligent good faith efforts

to ensure full compliance with those requirements. Developer shall defend, indemnify and hold harmless City, its agents, employees, officers and officials from any liability, loss, debts, costs or damages sought by a third party for a failure to pay prevailing wages in connection with the Project. The indemnification obligation set forth in this Section shall survive the termination of this Agreement.

10.11. Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue shall be in the Superior Court of Stanislaus County.

10.12. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements whether oral or written. Any oral representations or modifications concerning this instrument shall be of no force or effect unless contained in a subsequent written modification signed by both Parties.

10.13. Counterparts. This Agreement and any and all amendments and supplements to it may be executed in notarized counterparts, and all counterparts together shall be construed as one document.

10.14. Waiver. No waiver by a Party of any provision of this Agreement shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision, including the time for performance of any such provision. The exercise by a Party of any right or remedy provided in this Agreement or provided by law shall not prevent the exercise by that Party of any other remedy provided in this Agreement or under the law.

[Signatures on following page]

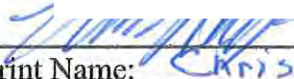
IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the Effective Date, as defined in Section 1.07 above.

CITY

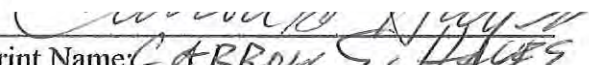
DEVELOPER

The City of Riverbank, a California municipal corporation

By: _____
Richard O'Brien, Mayor


Print Name: Chris Hayes
On behalf of Chris Hayes and Geneva Hayes,
husband and wife, ~~dba Hayes Development,~~

Date: 1-14-17


Print Name: CARROLL S. HAYES
On behalf of on behalf of Carroll S. Hayes and
Renetta J. Hayes, husband and wife,

APPROVED AS TO FORM:

By: _____
Tom Hallinan, City Attorney


Print Name: Kim Hayes
On behalf of on behalf of Kim Hayes and
Cynthia Hayes, husband and wife

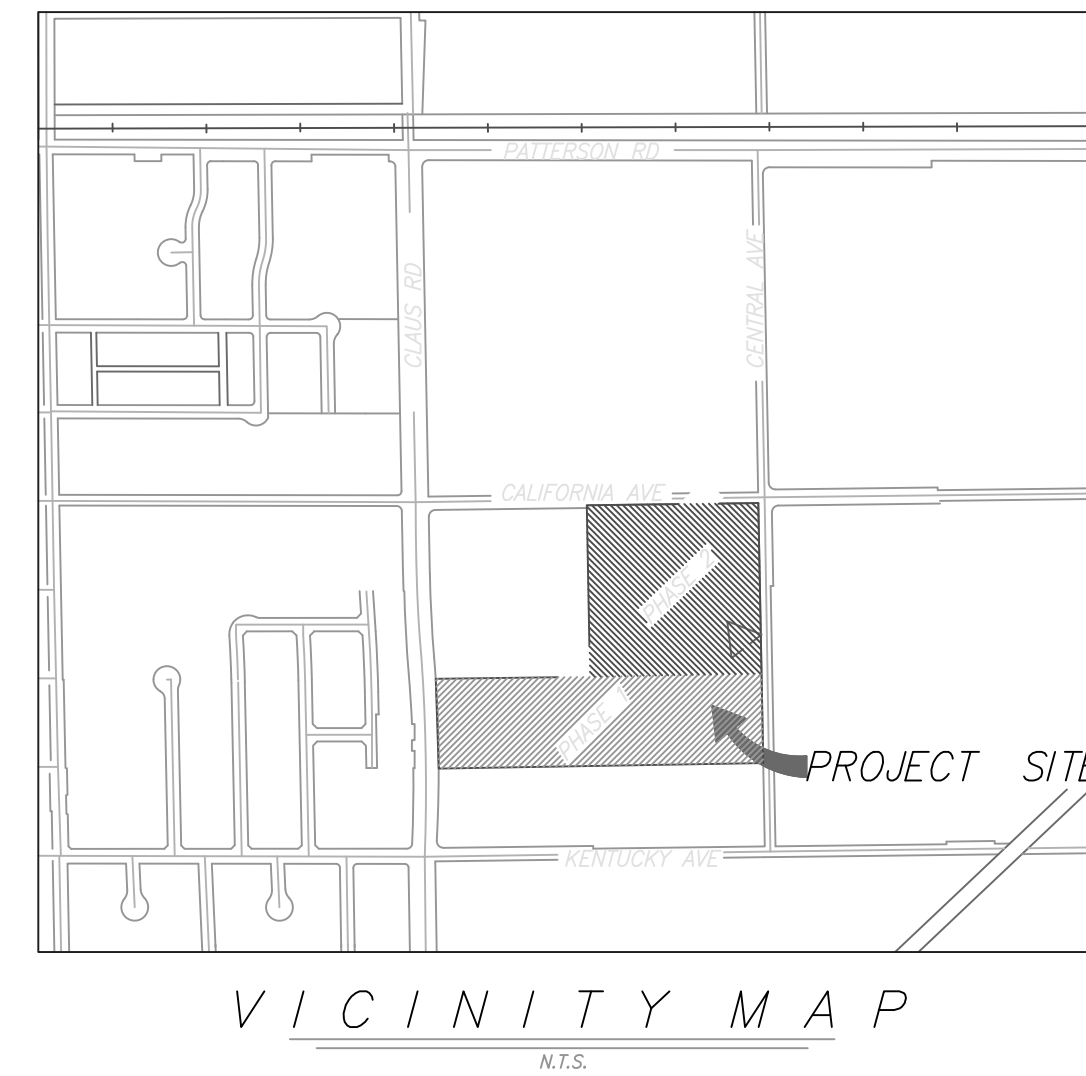
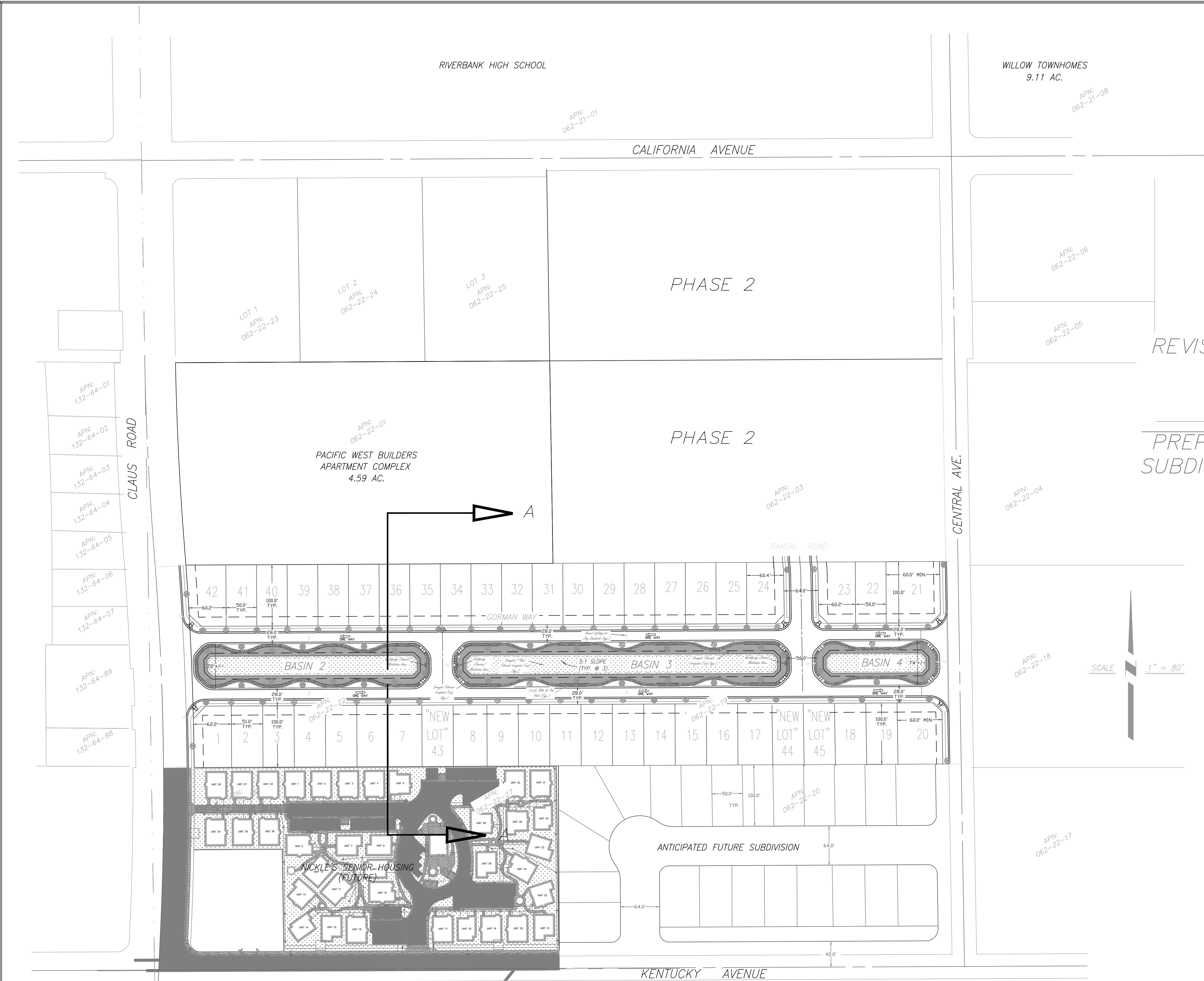
ATTEST:

By: _____
City Clerk

EXHIBIT A

Project Tentative Map

DRAFT



9/1/16
REVISED TENTATIVE SUBDIVISION MAP
and
LANDSCAPING EXHIBIT
PREPARED FOR HAYES 4 ~ PHASE 1
SUBDIVISION DEVELOPMENT AGREEMENT
RIVERBANK, CALIFORNIA

TOSCHI CIVIL ENGINEERING
2937 PARKVIEW DR. MODESTO, CA 95355

OWNER:
HAYES 4 DEVELOPMENT
10535 OLD DON PEDRO RD.
JAMESTOWN, CA 95327
ATTN: CARROLL HAYES

AS APPROVED:
PHASE 1 = 9.36 AC
45 LOTS, & 3 PARKS
(LOTS 1-45 & BASINS 2,3&4)

SUBDIVIDER:
HAYES 4 DEVELOPMENT
10535 OLD DON PEDRO RD.
JAMESTOWN, CA 95327
(209) 968-7333

- STATEMENT OF SUBDIVIDER:**
- ASSESSORS PARCEL NO'S: 062-22-03, 062-22-19, 062-22-22
 - SIZE: 9.36 ACRES ± - 42 LOTS (45 LOTS)
 - EXISTING ZONING: R-1
 - PROPOSED ZONING: R-1
 - EROSION CONTROL PER CITY OF RIVERBANK ORDINANCES AND STANDARDS.
 - SETBACKS AND BUILDING LINES PER R-1 ZONING.
 - WATER SUPPLY: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
 - SEWAGE DISPOSAL: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
 - STORM DRAINAGE: BY CITY OF RIVERBANK AS SHOWN ON THIS MAP. PER THE BRUINVILLE (SOUTH) INFRASTRUCTURE REPORT (APPENDIX 'B')
 - A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
 - TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
 - ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE THE MUNICIPAL CODE, REGULATIONS AND CITY STANDARDS.
 - DEPTH TO GROUND WATER PER CALIFORNIA DEPARTMENT OF WATER RESOURCES: 50 TO 80 FT

- NOTES:**
- STREET IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN PER APPROVED CITY OF RIVERBANK STANDARD SPECIFICATIONS. (SEE DETAILS SHEET 2/2).
 - ALL WELLS AND SEPTIC TANKS TO BE ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
 - EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND ARE TO BE VERIFIED IN THE FIELD.
 - EXISTING ON SITE IRRIGATION FACILITIES TO BE ABANDONED AND REMOVED, IF NOT REQUIRED, OR RELOCATED IN PIPELINES PER OLD REQUIREMENTS.
 - OWNERS RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

LOTS ARE A MIN. OF:
50' X 100' & 5000SF (INTERIOR)
60' X 100' & 6000SF (CORNERS)

PASEO LANDSCAPING LEGEND

- | | |
|--|---|
| CITY STANDARD ELECTROLIER | BUCHLOE DACTYLOIDES (BUFFALOGRASS) |
| PISTACIA CHINENSIS (50) (CHINESE PISTACHE) | PEDESTRIAN / BICYCLE PATH |
| KOELREUTERIA PANICULATA (40) (GOLDENRAIN) | MEDITATION AREA (CONCRETE BENCH W/LATTICE OVERHEAD TRELLIS) |
| CYNODON DACTYLON (HYBRID BERMUDAGRASS) | |

PASEO LANDSCAPING NOTES:

- ADDED 3 LOTS & REVISED RANDAL RD., CENTRAL & KENTUCKY AVE. STREET SECTIONS AS ADVISED PER DISCUSSIONS WITH CITY PLANNER.
- LANDSCAPING SHALL PROVIDE A MINIMUM TOTAL OF 2 TREES PER LOT IN CONFORMANCE WITH CONDITION NO. 11C.
- ALL LANDSCAPING SHALL BE DROUGHT TOLERANT / LOW WATER USAGE IN CONFORMANCE WITH STATE APPROVED SPECIES.
- ALL TREES SHALL BE IN CONFORMANCE WITH THE CITY OF RIVERBANK LANDSCAPE STANDARDS.
- ALL STREET LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF RIVERBANK PUBLIC WORKS STANDARDS.
- ALL STREET SECTIONS SHALL BE IN CONFORMANCE WITH THE SECTIONS SHOWN ON SHEET 2 OF THIS REVISED MAP.

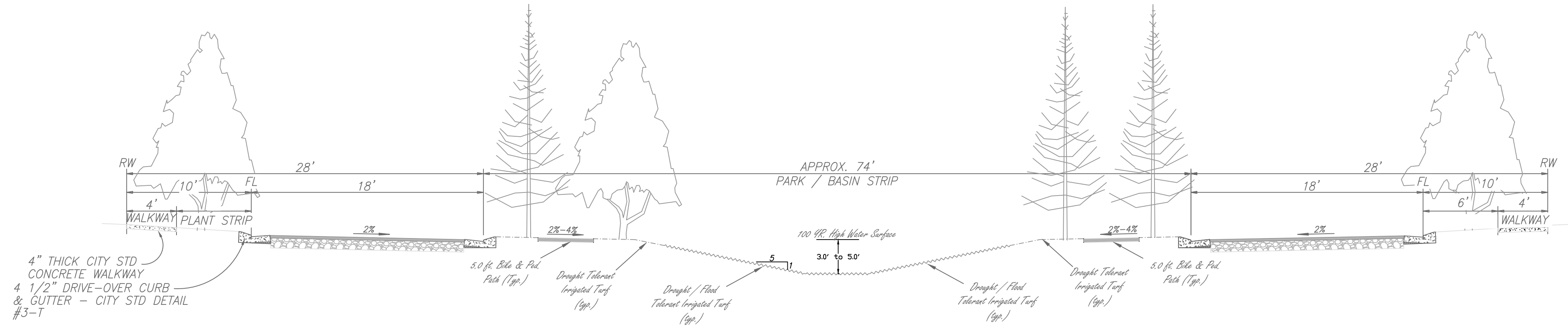
PREPARED UNDER THE DIRECTION OF:			
ALLEN G. TOSCHI RCE26654		DATE:	9/1/16
REVISIONS			
NO	DESCRIPTIONS	DATE	APPROVED
1.	ADDED VISM SUBDIVISION NOTES, LOT DIMENS. & 1WAYS	9/8/16	

TOSCHI CIVIL ENGINEERING INC.
2937 PARKVIEW DR. MODESTO, CA 95355
209-601-5039

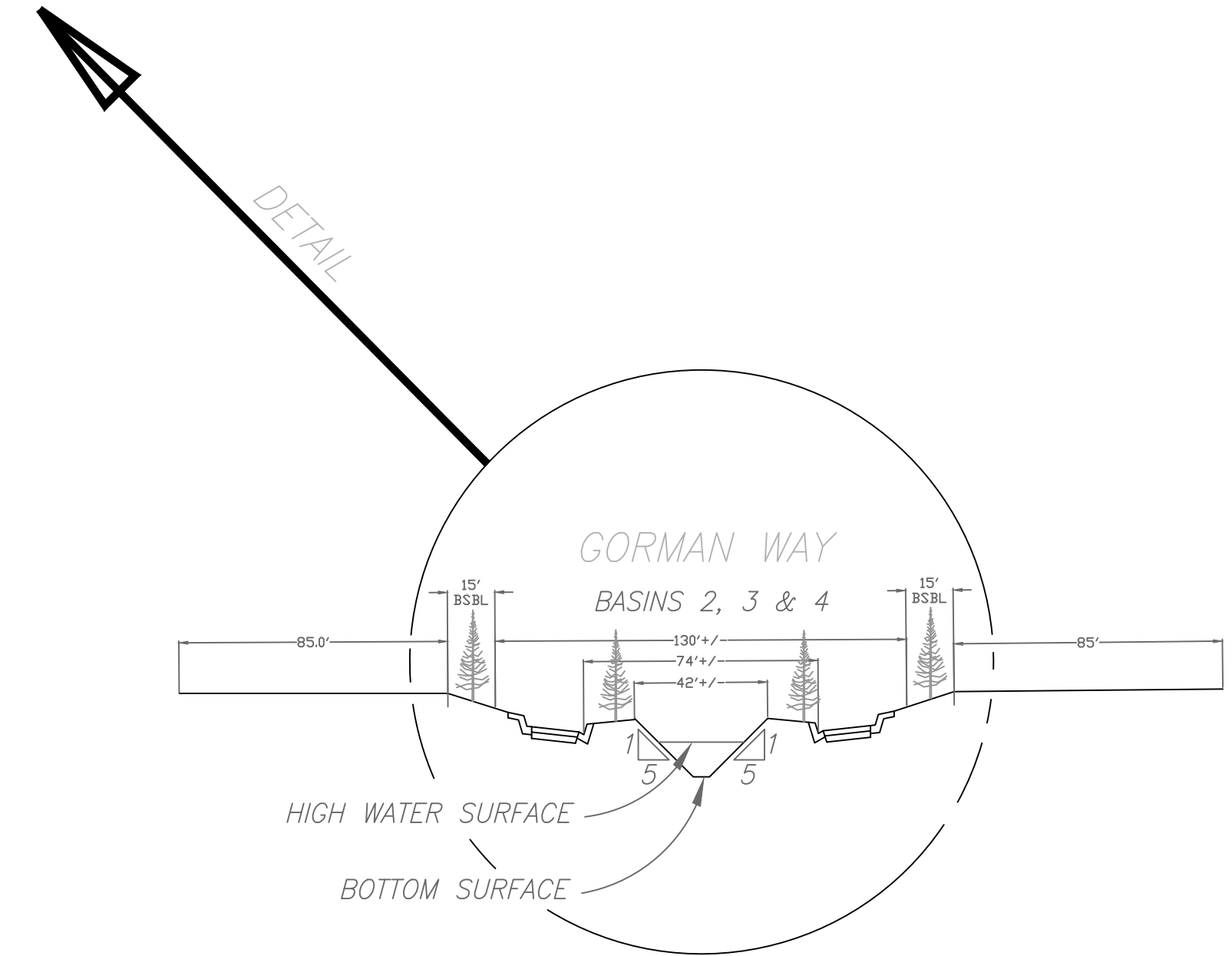
9/1/16
TENTATIVE SUBDIVISION MAP
and LANDSCAPING EXHIBIT
PREPARED FOR:
HAYES 4 ~ PHASE 1 SUBDIVISION
AND DEVELOPMENT AGREEMENT

JOB NO. _____
DATE _____
DR BY _____
CK BY _____
SCALE _____

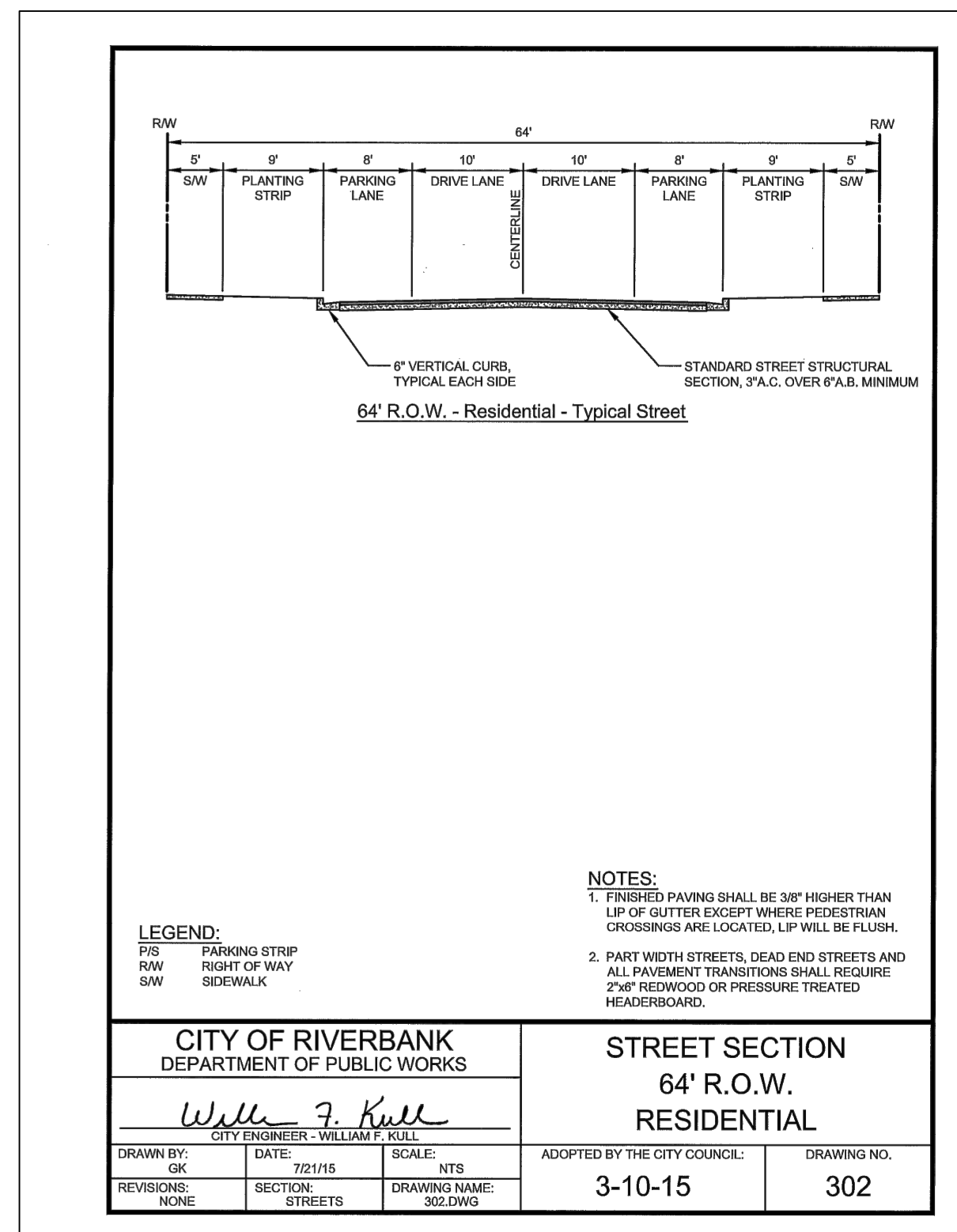
SHEET NUMBER
1
OF 2 SHEETS



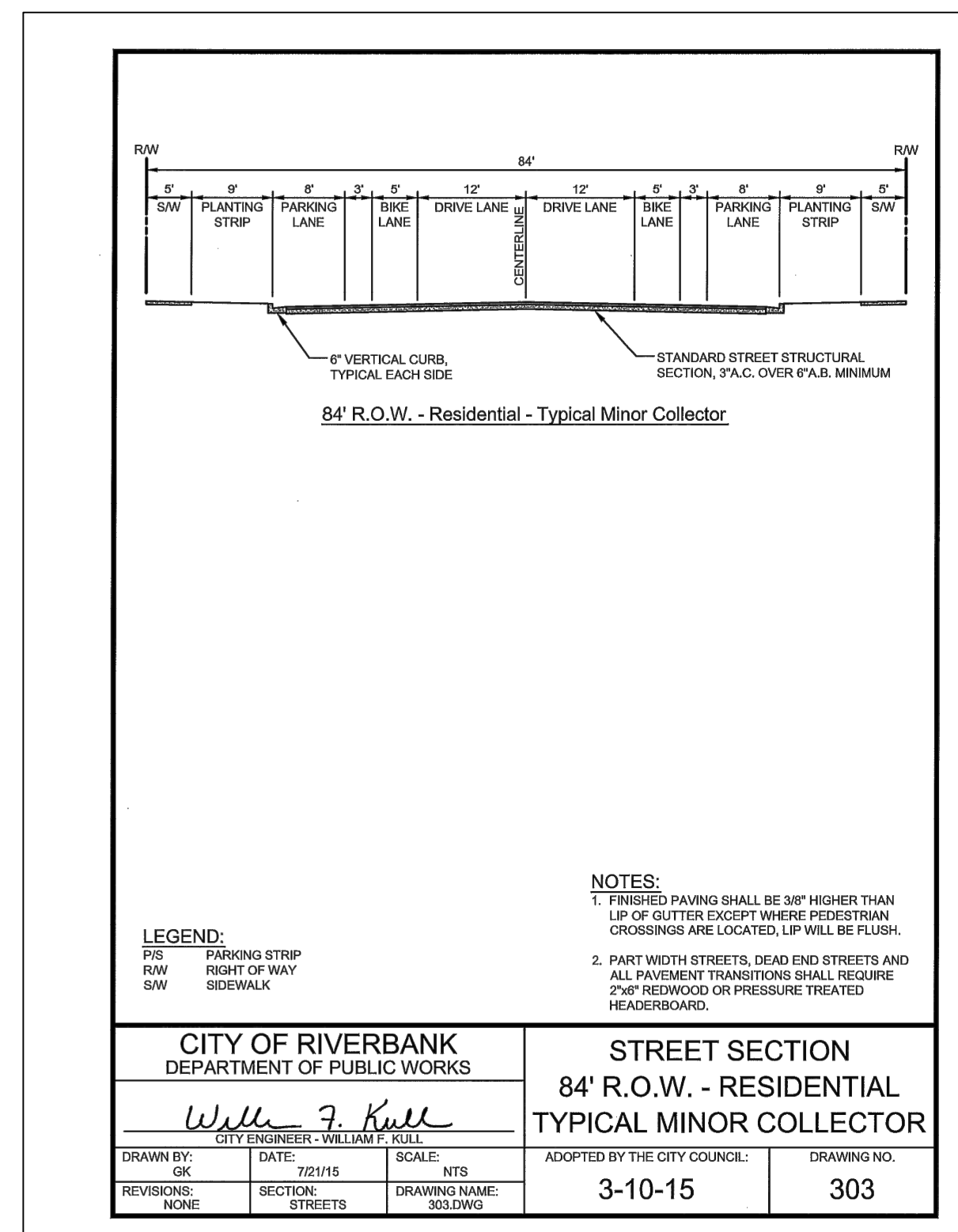
SECT. A-A
WIDENED STREET SECTION W/ PARK / BASIN STRIP
GORMAN WAY



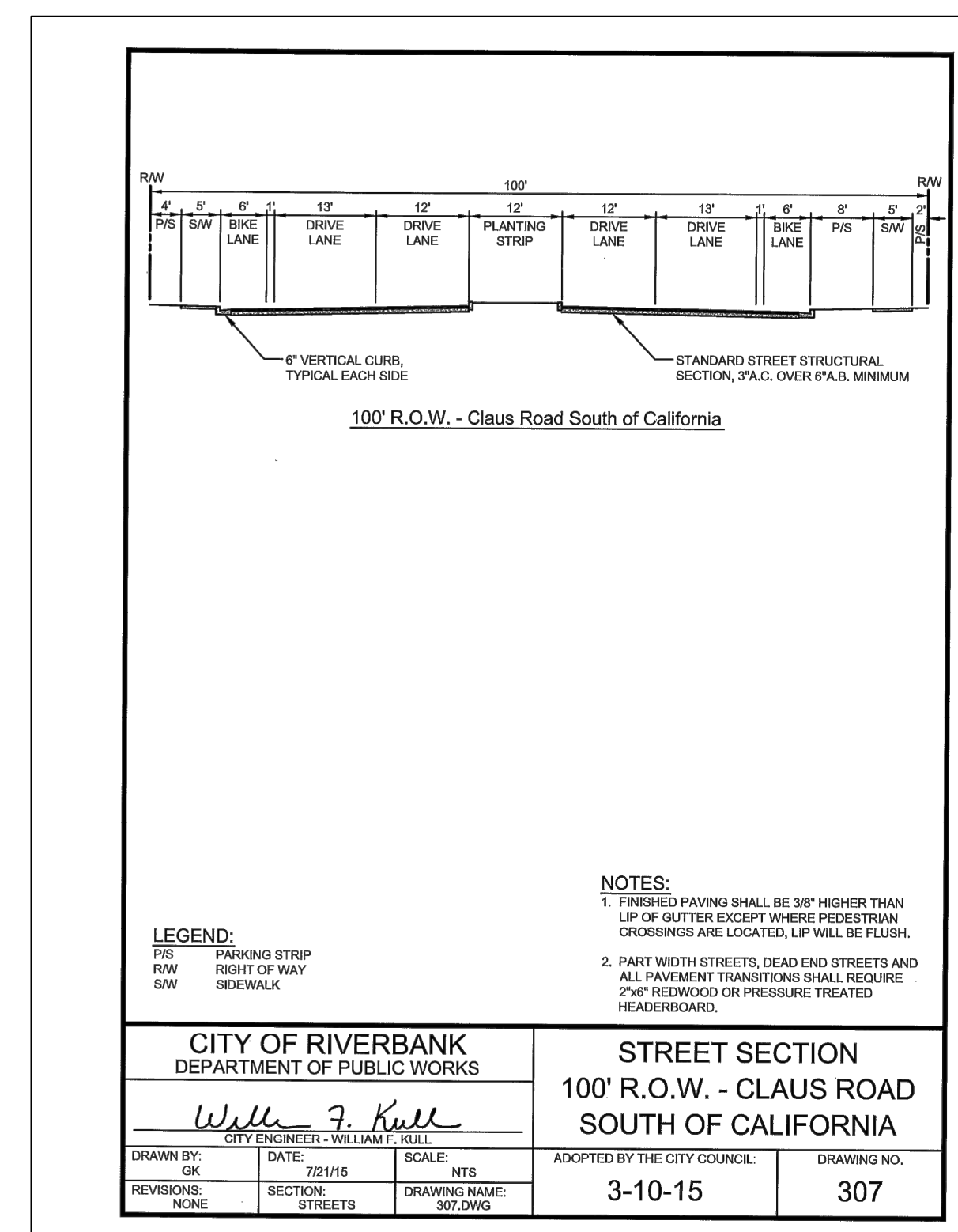
TYPICAL SECTION THROUGH PH 1 SUBDIVISION
SECT. A-A



RANDAL ROAD STREET SECTION



CENTRAL AVE. STREET SECTION



CLAUD ROAD STREET SECTION

PREPARED UNDER THE DIRECTION OF:		9/1/16
ALLEN G. TOSCHI RCE26654		DATE:
REVISED		DATE
NO		DESCRIPTIONS
		APPROVED

TOSCHI CIVIL ENGINEERING INC.
2937 PARKVIEW DR. MODESTO, CA 95355
209-601-5039

9/1/16
TENTATIVE SUBDIVISION MAP
and LANDSCAPING EXHIBIT
PREPARED FOR:
HAYES 4 ~ PHASE 1 SUBDIVISION
AND DEVELOPMENT AGREEMENT

JOB NO. _____
DATE _____
DR BY _____
CK BY _____
SCALE _____

SHEET
NUMBER
2
OF 2 SHEETS

EXHIBIT B

Legal Description of the Project

APN: 062-022-019

LOT 336 OF THE RIVERBANK IRRIGATED FARMS, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 15, 1913, IN VOLUME 7 OF MAPS, AT PAGE 23.

APN: 062-022-022:

LOT 335 OF RIVERBANK IRRIGATED FARMS, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 15, 1913 IN VOLUME 7 OF MAPS, AT PAGE 23.

EXCEPTING THEREFROM A PORTION OF LOT 335 OF RIVERBANK IRRIGATED FARMS AS SHOWN ON THE MAP FILED IN VOL. 7 OF MAPS, PAGE 23, STANISLAUS COUNTY RECORDS, LYING IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, BEING THE INTERSECTION OF THE CENTERLINE OF KENTUCKY AVENUE WITH THE CENTERLINE OF CLAUS ROAD; THENCE NORTH 0° 39' 36" WEST ON SAID CENTERLINE OF CLAUS ROAD; THENCE NORTH 0° 39' 39" WEST ON SAID CENTERLINE OF CLAUS ROAD, 330.78 FEET; THENCE NORTH 89° 58' 07" EAST, 20.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 335, BEING THE EAST LINE OF CLAUS ROAD THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 58' 07" EAST, ON THE SOUTH LINE OF SAID LOT 335 A DISTANCE OF 49.85 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 5050.00 FEET, A CENTRAL ANGLE OF 3° 44' 44", AND FROM WHICH POINT THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89° 47' 32" WEST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, 330.13 FEET TO THE NORTH LINE OF SAID LOT 335; THENCE SOUTH 89° 58' 07" WEST ON SAID NORTH LINE, 41.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 335, BEING THE EAST LINE OF CLAUS ROAD; THENCE SOUTH 0° 39' 36" EAST ON SAID EAST LINE, 329.89 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

Consolidated Conditions of Approval

DRAFT

Exhibit _____

Consolidated Conditions of approval for Hayes 4, Phase One, Tentative Map as approved by City Council Resolution No. 2005-046 August 28, 2006 and Modified by City Council Resolution No. 2006-105. The City Council did approve a design exception as it related to storm water design specifications. This action is reflected in minute action of the Council on September 24, 2007.

1. This approval is dependent upon and limited to the proposals and plans contained and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Attached as Exhibit A to these Consolidated Conditions.
2. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
3. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind, water or transport, during the construction and operation of the project covered by this approval.
4. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
5. If a final map reflecting these conditions of approval is not approved by the City Council within the time frame as stipulated in the Hayes 4, Phase I Development Agreement, this Tentative Map shall lapse and the city applicant shall reapply to the City of Riverbank for a new Map. Applicant may not rely on this approval to begin construction of structures on parcels illustrated on the submitted map until a final map is recorded. Notwithstanding, the Applicant may commence all on and off site work upon issuance of a grading and construction permit. Reapplications for a tentative map shall state the reasons why the applicant was unable to gain approval of a final map and why within two years from the approval of a new tentative map the project is expected to be able to file a final map, if so granted. Reapplications for tentative maps may include information submitted in the initial application by reference. The zoning will not expire, nor will any associated applications (except tentative maps and vacation and abandonment applications), unless otherwise stated in the conditions of approval.
6. A copy of these consolidated conditions must be included in or attached to all contract bid specifications for the approved tentative map.
7. Development of the property must conform to the plans as approved by the Riverbank City Council and on file in the Development Services Department.

8. Although a courtesy reminder is typically mailed to the correspondent (on file) 30 days prior to an applicant's expiration, the applicant is fully responsible for maintaining the correct expiration date of any application.
9. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license or approval.
10. All conditions imposed on this map must be satisfied.
11. The following shall be noted on the submitted Tentative Subdivision Map:
 - A. All street cross-sections proposed by the map for Central Avenue shall include the construction of a half street plus a twelve foot travel lane constructed in accordance with City of Riverbank Standards and Specification. Central Ave is planned as a Minor Collector at 84' of total ROW per the adopted Riverbank Street Standards.
 - B. The Standard park land dedication and improvement obligation for single family developments is 5 acres of park for every 1,000 persons. The park ratio adopted by the City Council in RMC Section 152.037 (D) requires 1 acre of park per 58 dwelling units. Meaning that the proposed 45 residential units in this project has a Park requirement of 0.78 acres. Prior commitments by the City Council on this project have resulted in the granting of a 50% land dedication credit for the park/storm drainage system proposed. Based on preliminary designs it appears that the proposed park/storm drainage basin (Paseo) will be about 1.82 net acres (net of ROW) in size. The improvement and dedication of the paseo will result in an over-sizing of the projects park land dedication and improvement obligation of about 0.12 acres. In this case, it would be expected that the developer would be eligible for a reimbursement of over-sizing based on the procedures defined in the RMC Section 150.30. The actual size of the park/storm land dedication will be determined using the final calculations presented with the Final Map.
 - C. All streets shall be planned and constructed with a separated sidewalk with 2 street trees planted for each dwelling unit. The Street trees proposed shall be approved by the City before they are installed. The proposal is for a 28' wide one-way street around a central Paseo. The original TM approved by the CC suggested a 10' travel lane, 8' parking lane adjacent to the homes, 6' parkway strip and 4' sidewalk. The interior street design is acceptable because of previous commitments.
 - D. Note that where finished grades of adjacent lots differ more than two feet, a retaining wall shall be constructed.
 - E. Note the City's adopted policy that where there are differing grades, wall and fence height shall be taken from the higher grade.

- F. A centralized mail collection system, which includes a concrete foundation and supporting hardware, shall be installed to the satisfaction of the Riverbank Postmaster.
 - G. Note that the map and improvements will be subject to provisions of the Bruinville Master Plan and the 2007 Nolte Master Plans prepared for the area.
 - H. Submit elevations for review and approval by the Community Development Director that show the utilization of enhanced roofing material and wainscoting materials for each dwelling unit. Wainscoting shall extend alongside elevations for a minimum of five feet to the sideyard fence.
 - I. Each lot shall be provided with a drainage system that captures run-off from all impervious surfaces and directs the storm water into lateral leach lines on that property. The lateral leach lines shall be located such that excessive flows will be surfaced and flowed across natural turf located in the front yard prior to entering the commonly maintained drainage system.
 - J. The drainage system inlets shall provide for passive filtration of storm water.
 - K. All drainage facilities shall be offered for irrevocable dedication to the City on the map. The City Engineer is directed to refuse all said facilities until such time that the City, at its sole discretion, determines to accept said facilities.
 - L. To qualify for a fifty percent credit of open space, the developer shall be under obligation to prepare landscape and irrigation plans which comply with Riverbank's drought tolerant landscape standards and install the open space to the satisfaction of the Community Development Director and the Recreation Director. The Developer shall also establish a funding mechanism for long term maintenance of the area to the satisfaction of the City Engineer.
 - M. The applicant shall comply with the criteria stipulated in the executed reimbursement agreement between the City of Riverbank and the Bruinville Development Group as it relates only to the testing and acquisition of Well Site #11. The testing has been performed and the City has entered into an agreement with a subsequent developer to fund the purchase of the subject well site. This condition only applies if the subsequent developer fails to satisfy all obligations associated with the transfer of Title of Well Site #11 to the City of Riverbank.
12. Prior to recordation of a Final Subdivision Map, the applicant shall comply with the following conditions:
- A. Pursuant to Section 66473.1 of the State Subdivision Map Act, the Final Map shall show that all lots within the subdivision have a minimum of 100 square feet of solar access for each future building unit allowed by this subdivision.

- B. The Final Map shall show the dedication of all onsite drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of the Department of Public Works, or verify that no easements are required.
 - C. Pursuant to Section 66456.1(b) of the State Subdivision Map Act, the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units, unless the City and Applicant concur on a phasing plan for all improvements shown on the tentative map.
 - D. Provide the City Department of Public Works with standard forms approved by the Director of the Community Development Department stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision.
 - E. Include on the Final Map an “Easement Holder’s Certificate” whereby all easement holders having record title interest within the confines of the Final Map consent to the filing of the Final Map. If required, pursuant to Section 66436(3) of the Subdivision Map Act include an “Easement Holder’s Statement” on the Final Map indicating those signatures omitted from the map since their interest cannot ripen into a fee. Prepare a “subordination certificate” whereby those easement holders having interest within any future public dedications will subordinate their interest to the public. Each “subordination certificate” to be recorded concurrently with the Final Map and referenced on the Final Map.
 - F. Agree to comply with the final adopted provisions of the Public Facilities Master Plan for financing, timing, and thresholds for improvements in the area.
 - G. Participate in the Formation and Annexation of the project to a Maintenance CFD for the purpose of providing long-term funding for the maintenance of public items including but not limited to: Lighting and Landscaping, Storm Water, Streets and Police Protection.
13. Prior to the issuance of a building permit, the applicant shall comply with the following conditions:
- A. Submit architectural elevations that show garage openings recessed from the front door elevation by a minimum of two feet.
 - B. Submit elevations that show the utilization of tile roofing material and wainscoting materials for each dwelling unit. Wainscoting shall extend alongside elevations for a minimum of five feet.
 - C. Submit construction plans that show the use of sunscreens and/or tinting on all southern and western exposed windows.

- D. Pay fire service impact fees to the Stanislaus Consolidate Fire District and bring receipt of said payment to the Community Development Department.
- E. Enter into a benefit assessment agreement or annex the properties into the Crossroads Community benefit assessment district with the Stanislaus Consolidated Fire District to the satisfaction of the Fire Marshall.
- F. Protect existing underground electrical facilities adjacent to the proposed development as required by the Pacific Gas and Electric Electrical Engineering Department. Appropriate easements for electric facilities shall be granted as required.
- G. Grant a 10' Public Utility Easement along all existing and proposed street frontages and any other necessary easements to either the Oakdale Irrigation District or other utilities as possible.
- H. Insure that electric service to the proposed project is available to the site. The applicant shall contact the appropriate electrical provider's Engineer Department to arrange for electrical service to the project.
- I. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Public Works and Community Development Department.
- J. Drainage studies must be submitted and approved and all improvements must comply with the approved studies. Further, storm water management dedication and/or improvements may be required. Note that drainage shall not be allowed to cross sidewalk areas.
- K. Fire hydrants must be provided in compliance with Fire Department specifications, and a three foot fire hydrant easement is required behind all street frontage lot lines.
- L. All necessary utility easements shall be retained or reserved.
- M. All subsequent plans shall plot dedication and/or the relinquishment of all effected utility easements.
- N. Submit plans and specifications for improvements of all public and private street rights-of-way, water service utilities, wastewater collection, drainage easements, culverts, drainage structures and drainage channels, to the Department of Public Works for approval by the City Engineer.

- O. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of the Department of Public Works.
- P. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works and approved by the City Engineer.
- Q. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit or security bond with the City of Riverbank to ensure that any damage to the existing roadway is repaired in a timely manner.
- R. Construct, or agree to construct the public improvements and private improvements shown on both the improvement plans for the project and the Public Facilities Master Plan for the area as approved by the City.
- S. All new and existing utility distribution facilities, including cable television lines, within the project boundaries shall be placed underground. The developer is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installment of such utilities.
- T. With respect to any claim, action of proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. Developer agrees to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by Developer's activities in connection with the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.
- U. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the

commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.

- V. Deposit with the Department of Public Works sufficient funds to cover the cost of all plan check and inspection services associated with the improvements.
 - W. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the Director of the Department of Public Works, or verification shall be provided that such calculations are not needed.
 - X. The applicant shall deposit \$500 construction landscape plan review and permit.
 - Y. Make payment or other arrangements to the satisfaction of the Riverbank Unified School District.
 - AA. Make payment or other arrangements for all City of Riverbank System Development Fees including regional storm drainage fees required by the Public Facilities Master Plan.
 - BB. The Public Facilities Master Plan for the area east of Claus Road has been completed to the satisfaction of the City Engineer and adopted by the City Council. The applicant shall implement all provisions of the plan on a fair share basis as determined by the City Engineer.
14. During construction of the project the applicant shall comply with the following conditions:
- A. The project complies with all applicable provisions of the San Joaquin Valley Air Pollution Control District Fugitive Dust rules.
 - B. Erosion control devices are installed and maintained to the satisfaction of the Community Development Director and Department of Public Works.
 - C. Neighboring streets directly adjacent to the site are kept clean of dust, litter and debris.
 - D. Construction traffic shall be limited to access to the site from Claus Road and a temporary driveway shall be constructed. Immediately after entering the site, ³/₄

inch rock shall be provided on the driveway surface twenty feet wide for a distance not less than thirty feet.

- E. The installation (if required) of all gas, electric, sewer and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutter, sidewalks, and the surfacing of the streets.
 - F. The hours of construction, including equipment warm-up, shall be limited to 6:00 a.m. and 6:30 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends and legal holidays.
 - G. Construction of improvements shall be concurrent with the construction of necessary public facilities identified within the Public Facilities Master Plan for the area.
15. Prior to the issuance of a Certificate of Occupancy for the project, the applicant shall comply with the following conditions:
- A. Submit a letter from the Stanislaus Consolidated Fire District stating its satisfaction with the type and location of fire protection improvements and the minimum required water flow in gallons per minute.
 - B. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable building and fire code requirements for hazardous materials.
 - C. Provide the City Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated and free of hazardous and/or toxic materials.
 - D. All building and improvements shown on plans shall be constructed and installed in substantial compliance with the submitted plans as well as in compliance with all applicable City of Riverbank standards and specifications.
 - E. All improvements and the timing thereof specified by the adopted Public Facilities Master Plan shall be paid, financed or constructed to the satisfaction of the City Engineer.

EXHIBIT D

System Development Fee Reimbursement Agreement

DRAFT

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT (the “Agreement”) is made this ____ day of _____ 2016 (the “Effective Date”), by and between the City of Riverbank, a municipal corporation (“City”), and _____ (“Developer”). City and Developer may each be referred to individually as a “Party” or collectively as the “Parties”. There are no other parties to this Agreement.

RECITALS

A. On April 25, 2005, the City Council adopted Resolution No. 2005-046, approving Tentative Map 07-2004 and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 88 residential lots on 18.74 acres.

B. On August 28, 2006, the City Council adopted Resolution No. 2006-105, approving the Phase 1 Vesting Tentative Subdivision Map for Tentative Map 07-2004 (the “Tentative Map” and “Project Area”). The Tentative Map is attached hereto for reference, as **Exhibit A**.

C. On _____, 20__, City adopted Ordinance No ____-____, approving a development agreement between City and Developer (the “Development Agreement”), to extend the life of the Tentative Map, clarify the conditions of approval applicable to the Project Area, establish vested entitlements to construct 45 residential lots in the Project Area, and overall, to promote the logical and orderly development of the Project Area.

D. Developer is obligated to construct and install public improvements in the Project Area (the “Improvements”).

E. City proposes to provide Developer credits for the installation of the Improvements that the City has identified in its System Development Fee (“SDF”) program. The total reimbursement for each category of Improvements is provided in **Exhibit B** attached hereto (the “SDF Fee Reimbursements”).

F. The revised SDF fees for each unit in the Project Area, as revised in accordance with this Agreement, is provided in **Exhibit C** attached hereto.

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Developer hereby agree as follows:

AGREEMENT

Section 1. Project Scope. Developer shall be responsible for the design, construction, installation and bonding of the Improvements. City shall approve all plans and specifications for the construction, and City shall inspect and accept the Improvements in accordance with

Riverbank Municipal Code (“City Code”). The design and installation of the Improvements shall be to the satisfaction of City in its sole discretion, in accordance with City Code.

Section 2. Reimbursement. As provided below, City shall reimburse Developer for the completion and acceptance by City of the Improvements listed in Exhibit B.

2.1. *Amount of Reimbursement.* City shall reimburse Developer an amount up to the total reimbursement, for each SDF category shown in Exhibit B provided that the Improvements are accepted by City.

2.2. *Source of Reimbursement.* Reimbursements to Developer shall come from the following:

(a) SDF Fee Credit. Upon issuance of each of the 45 building permits in the Project Area, City shall reduce the SDF fees collected from Developer for each category of SDF fees related to the Improvement to be constructed (the “SDF Fee Credit”), in an amount up to the total SDF reimbursement shown on Exhibit B.

(b) SDF Fee Reimbursement. In some cases, such as the total SDF reimbursement exceeds the SDF Fee Credits available for the Project Area. In such case, after issuance of the 45th building permit in the Project Area, City shall pay the difference between the total SDF reimbursement and the SDF Fee Credits from the appropriate development impact fee fund, if funds are available, after the Improvements have been accepted by City as complete. City shall track and make payments to Developer based on the timing and priority of the request compared to other developers, using the date the City Council issues the 45th building permit as the priority date for reimbursement from City’s SDF.

2.3. *Limited Obligation.* City shall only be required to provide SDF Fee Credits to Developer for Improvements listed in Exhibit B. City makes no warranty, express or implied, that SDF Fee Credits will be available to fully compensate Developer for the cost of installing the Improvements. In no event shall City be required to reimburse Developer directly from City’s general fund. Developer further acknowledges that any deficiency in reimbursement for the cost of the Improvements shall in no way diminish Developer’s obligations with respect to any provision in the Tentative Map or Development Agreement.

2.4. *Conditions for Payment.* City shall provide SDF Fee Credits to Developer only after all of the following conditions have been met to City’s satisfaction:

(a) Developer has designed and constructed the Improvements in accordance with the City’s public improvement design standards;

(b) City has formally accepted the dedication of Improvements for which the SDF Fee Credit reimbursement is sought by Developer;

(c) Developer is not in default of any obligation under this Agreement, the Development Agreement or any other agreement related to the Project Area, such as a subdivision improvement agreement; and

(d) Developer is not in default of any monetary obligation to the City, including without limitation plan check and inspection fees, loan repayments due to the City, ad valorem property taxes, special assessments or special taxes.

Section 3. Compliance with Laws. Developer shall insure that all work performed on the Improvements is performed in a manner that complies with all applicable federal, state, county and local government laws, regulations and rules, including all rules and regulations of City, as these rules and regulations may be modified or changed from time to time.

Section 4. City Inspection of Improvements. Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Improvements and areas where construction of the Improvements is occurring or will occur.

Section 5. Quality of Work; Compliance with Laws and Codes. The construction plans and specifications for the Improvements shall be prepared in accordance with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements. The Improvements shall be completed in accordance with all approved maps, plans, specifications, standard drawings, and amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is commenced.

Section 6. Standard of Performance. Developer and its contractors, if any, shall perform all work required, constructing the Improvements in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications and approvals shall be maintained throughout the term of this Agreement.

Section 7. Limited City Obligation. The obligations arising from this Agreement are neither a debt of City nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon any of its income, receipts, or revenues, except for the issuance of SDF Fee Credits, as provided herein. Neither the City's general fund nor any special fund of City, except for the applicable account associated with each SDF category, shall be liable for the payment of any obligations arising from this Agreement. The credit or taxing power of City is not pledged for the payment of any obligation arising from this Agreement. Developer shall not compel the forfeiture of any of City's property to satisfy any obligations arising from this Agreement.

Section 8. Liens, Claims, and Encumbrances. Upon request by City, Developer shall provide a written guarantee and assurance to City that there are no liens, claims, or monetary encumbrances on the Improvements, together with unconditional final releases from all contractors and material suppliers, and with copies of invoices and corresponding checks issued by the Developer for all items for which reimbursement is requested under this Agreement for the Improvements. Notwithstanding any other provision or term of this Agreement, City shall have no obligation to make any reimbursement payments until Developer has cleared any and all liens, claims and monetary encumbrances from the Improvements and provided the required documentation, guarantee and assurance in writing, to the satisfaction of the City.

Section 9. Acceptance. The City Engineer shall accept the Improvements in his or her sole discretion, pursuant to City Code, all applicable federal and state rules and regulations, and a subdivision improvement agreement between the Parties.

Section 10. Indemnity. [omitted – see subdivision improvement agreement].

Section 11. Assignment of Fee Credits. Fee Credits to be issued by City are personal to Developer and shall not automatically run with the land or the subsequent purchasers of Developer's property. Developer may transfer or assign any or all Fee Credits associated with this Agreement by providing notice to the City through a written statement in a form acceptable to the City Attorney. City may accept the assignment of Fee Credits for the same SDF categories to future developments on a dollar-for-dollar basis. The written statement shall notify the City of the credit amount that Developer intends to transfer or assign to specified properties or developments. After receipt of such written request from Developer and prior to issuance of building permits, City shall confirm in writing the amount of related SDF fees that City will collect from the assignee. In the absence of such written statement by City, no assignee may claim SDF Fee Credits attributable to this Agreement.

Section 12. Notice. Any notice, payment, or instrument required or permitted by this Agreement to either party shall be deemed to have been received when personally delivered to that party or seventy-two (72) hours following deposit of the same in any United States Post Office, first class, postage prepaid, addressed as follows:

City: City of Riverbank
6707 Third Street
Riverbank, California 95367
Attention: City Clerk

With a courtesy copy to: City of Riverbank
6707 Third Street
Riverbank, California 95367
Attention: City Manager

And to: Churchwell White LLP
1414 K Street, 3rd Floor

Sacramento, California 95814
Attention: Douglas L. White, Esq.

Developer:

With a copy to:

Either Party may give notice hereunder to designate a different address to which subsequent notices, payments or instruments shall be delivered.

Section 13. General Provisions.

13.1. *Term.* The term of this Agreement shall start as of the Effective Date written above and shall remain in effect until all Improvements have been accepted by City and City has awarded all SDF Fee Credits to Developer.

13.2. *Termination.* In the event Developer defaults in the performance of any of its obligations under this Agreement or materially breaches any of the provisions of this Agreement, and such default or breach is not cured by Developer within 10 business days (or such longer period as may be necessary) of written notice from City specifying such default, City shall have the option to terminate this Agreement upon written notice to Developer, or seek any available remedies at law.

13.3. *Captions.* Captions to each Section of this Agreement are for convenience purposes only, and are not part of this Agreement.

13.4. *Severability.* If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such portion shall be deemed severed from this Agreement and the remaining parts shall remain in full effect as though such invalid or unenforceable provision had not been a part of this Agreement.

13.5. *Governing Law; Venue.* This Agreement is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Agreement, the venue for any legal action shall be with the appropriate court in the County of Stanislaus, State of California.

13.6. *Assignment.* This Agreement shall not be assigned without the written consent of the Parties, which consent shall not be unreasonably withheld or delayed, and any assignment without such written consent shall be void and ineffective.

13.7. *Entire Agreement.* This Agreement contains the entire agreement between the parties with respect to the reimbursement of SDF Fee Credits. The Parties acknowledge that a subdivision improvement agreement will address improvement standards, bonding requirements and other provision related to the construction of the Improvements and their dedication to City.

13.8. *Modification.* This Agreement may be amended only by a written instrument signed by the Parties.

13.9. *Counterparts.* This Agreement may be executed in counterpart s, each of which shall be deemed an original, but both of which together shall constitute one instrument.

13.10. *Exhibits.* All exhibits attached hereto are incorporated as part of this Agreement.

13.11. *Interpretation.* Each Party acknowledges it has reviewed this Agreement with its own legal counsel and based upon the advice of that counsel, freely entered into this Agreement.

13.12. *Mandatory and Permissive.* “Shall” and “will” and “agrees” are mandatory. “May” or “can” are permissive.

13.13. *Waiver.* The waiver by either Party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Agreement. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

13.14. *Other Documents.* The Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and to that end, agree to execute and deliver such other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

13.15. *Attorneys’ Fees.* In the event any party to this Agreement commences litigation for specific performance or damages for the breach of this Agreement, the prevailing party shall be entitled to a judgment against the other for an amount equal to reasonable attorneys' fees and court costs incurred.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above-referenced Effective Date.

CITY:

City of Riverbank, a California municipal corporation

By: _____
Jill Anderson, City Manager

DEVELOPER:

a [California limited liability company/corporation]

By: _____

Date Signed: _____

Name: _____

Title: _____

Date Signed: _____

APPROVED AS TO FORM:

By: _____
Tom Hallinan, City Attorney

DRAFT

EXHIBIT A

Tentative Map

DRAFT

EXHIBIT B

SDF Fee Reimbursements

The following improvements shall be eligible for reimbursement through the City's SDF Fee program:

Category	Fee Credit (per SFR Unit)	Total Reimbursement
PARKLAND* Dedication of a 1.8 acre linear neighborhood park as a secondary purpose to the abovementioned storm water retention improvements.	Dedication Credit: \$ _____	Maximum Dedication Credit: \$ _____
	Park Improvement Credit: \$ _____	Maximum Improvement Credit: \$ _____

*To receive a 50% parkland reimbursement, Developer must comply with provisions in the recorded development agreement for the Property; e.g., prepare landscape and irrigation plan in compliance with City Drought Tolerant Landscape Standards and install open space to the satisfaction of the Community Development Director and the Recreation Director. Potential 50% credit shall be subject to City approval of the Paseo Park plans.

EXHIBIT C

Adjusted SDF Fee Schedule

The following is the adjusted SDF Fee schedule applicable to the Project Area:

Facility Type	Single Family Residential (SFR) per unit
Streets	\$ _____
Streets – Signals & Bridges	\$ _____
Sewer Collection	\$ _____
Sewer Treatment	\$ _____
Water Distribution	\$ _____
Water Wells & Storage	\$ _____
Storm Drainage	\$ _____
Storm Drainage (Other)	\$ _____
Police	\$ _____
Fire	\$ _____
Parks & Recreation	\$ _____
General Government	\$ _____
Administration (2%)	\$ _____

EXHIBIT E

Subdivision Improvement Agreement

DRAFT

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: City Clerk

Exempt from recording fees
(Gov. Code §§ 6103 and 27383)

(Space above this line for Recorder's use)

APN: - - -

SUBDIVISION IMPROVEMENT AGREEMENT FOR THE HAYES 4 PHASE 1 SUBDIVISION

This **SUBDIVISION IMPROVEMENT AGREEMENT** ("Agreement") is made and entered into this ____ day of _____, 2016, by and between the City of Riverbank, a California municipal corporation ("City") and _____, a California _____ ("Subdivider"). City and Subdivider may herein be referred to individually as a "Party" and collectively as the "Parties". There are no other parties to this Agreement. This Agreement is made with reference to the following:

RECITALS

A. Subdivider is possessed of a tract of land consisting of approximately _____ acres, lying in the City of Riverbank, County of Stanislaus, California, known as "_____" (the "Subdivision").

B. On _____, 20____, the City Council approved Tentative Subdivision Map No. _____ for the Subdivision with conditions of approval (the "Tentative Map"), along with [Design Guidelines for the Subdivision, a General Plan Amendment and Zoning Ordinance Amendment]. Resolution No. _____ approving the Tentative Map is attached hereto as **Exhibit A** and incorporated herein by this reference (the "Resolution of Approval").

C. The Tentative Map is subject to the Subdivision Map Act (Gov. Code § 66410 *et seq.*) and the City's ordinances and regulations related to the filing, approval, and recordation of subdivision maps (together, the "Subdivision Laws") and the requirements and conditions contained in the Resolution of Approval.

D. Complete improvement plans for the construction, installation, and completion of the improvements ("Improvement Plans") have been prepared by Subdivider and approved by the City of Riverbank Planning and Building Manager or her designee, including but not limited to the City Engineer ("Manager").

E. Subdivider has presented to the City a proposed final map ("Final Map") for the Subdivision, pursuant to the provisions of the Subdivision Laws for approval and recordation.

F. In order for the City to approve and record a Final Map for the Subdivision, the Subdivider must either complete all of the improvements required by the Subdivision Laws, Resolution of Approval, Improvement Plans and Tentative Map ("Improvements"), or execute an agreement with the City to complete the Improvements within a specified period of time.

G. In order for the City to approve and record a Final Map for the Subdivision, Subdivider desires to enter into this Agreement, whereby Subdivider promises to install and complete, at Subdivider's sole cost, expense and risk, all of the Improvements required in connection with the Subdivision, including but not limited to grading work, constructing and installing the Improvements, and all labor that is required to complete these tasks to the satisfaction of the City ("Improvement Work").

H. Subdivider has secured this Agreement by depositing security with the City consisting of a cash deposit, bond, or letter of credit in form acceptable to the City to secure a one-year warranty of workmanship in accordance with the terms provided herein (the "Securities").

I. On _____, 2016, the City Council adopted Resolution _____, authorizing the City Manager to enter into this Agreement.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Parties agree as follows:

AGREEMENT

1. Recitals. The recitals above ("Recitals") are true and correct and are hereby incorporated into and made part of this Agreement. In the event of any inconsistency between the Recitals and Sections 1 through 23 of this Agreement, Sections 1 through 23 shall prevail.

2. Effective Date and Term. This Agreement shall only become effective on the date that both Subdivider and the City have executed this Agreement (the "Effective Date"), and shall terminate only after the release of all Securities, unless this Agreement is terminated in writing signed by both Parties.

3. Dedication. Except as otherwise provided in this Agreement or in the action of the City Council approving the Final Map, the City hereby rejects all lands, rights-of-way and easements offered for dedication on the Subdivision Map or by separate instrument. Such offers, however, shall remain open and constitute irrevocable offers of dedication in accordance with Government Code section 66477.2. All such offers of dedication may be accepted by the City in its sole discretion at any later date without any further notice to the Subdivider.

4. Installation of Required Improvements. Subdivider agrees to furnish, construct and install at Subdivider's own expense the Improvements, as shown on the Improvement Plans, will be on file in the Development Services Department, and which are to be installed to the sole

satisfaction of the City Engineer. The Improvement Plans may only be modified by the Subdivider subject to prior written approval by the City Engineer.

5. Subdivider's Obligations. Subdivider shall perform each of the following, at all times, throughout the term of this Agreement:

A. Complete, at Subdivider's sole cost and expense in a good and workmanlike manner, all of the Improvements in conformance with the Resolution of Approval (and any amendments thereto), the Subdivision Laws, and all applicable standards under City codes and ordinances and the City's general plan related to the Improvements (collectively, the "Improvement Standards").

B. Commence construction of the Improvements within three (3) months from the Effective Date of this Agreement. Subdivider shall notify the City Engineer in writing three days before the commencement of construction of the Improvements.

C. Complete all Improvements within twelve (12) months from the Effective Date of this Agreement, unless otherwise approved or extended in writing by the City Manager for good cause, after written application by Subdivider. Such application shall state fully the grounds and facts showing good cause for such extension to be granted. In granting any extension of time, the City may require a new or amended subdivision improvement agreement to reflect increases in the costs of constructing the Improvements or other conditions related to the extension of time.

D. Furnish and pay for all necessary equipment, labor and materials to complete the Improvements in conformity with the Improvement Standards.

E. Replace or repair all public improvements, private property, public utility facilities, and surveying or subdivision monuments that are destroyed or damaged in the performance of any work related to this Agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or private property damaged or destroyed in the performance of any work related to this Agreement. Any repair or replacement work shall be to the satisfaction, and subject to the approval, of the City Engineer.

F. Provide safe access for inspection by the City to the Improvements.

G. Give good and adequate warning to the public of each and every dangerous condition existing on or near the Improvements, and take reasonable action to protect the public from any such dangerous condition.

H. Perform all construction work related to installing the Improvements between 6:00 a.m. and 6:30 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on weekends and legal holidays, unless otherwise approved in writing by the City Engineer.

I. Require each contractor and subcontractor to have a competent foreman on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing any work related to the Improvements. Subdivider shall maintain an office with a

telephone and Subdivider or a person authorized to make decisions and act for Subdivider in Subdivider's absence shall be available at the site of any Improvements within three (3) hours of being called at such office by the City at any time when construction work is being performed on the Improvements.

J. Assume all costs for utility and cable television undergrounding or relocation which is not the responsibility of the cable television, gas, electric, telephone or other utility company under the terms of any franchises with the City or otherwise imposed upon the utility companies by law.

K. Obtain and comply with all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices, and pay all fees and taxes required by law.

6. Estimated Cost of Improvements. The total estimated cost of the Improvements, as provided by Subdivider and reviewed and confirmed by the City Engineer, is [REDACTED] dollars (\$ [REDACTED]).

7. Title to Improvements. The City shall not accept any property to be dedicated or the Improvements unless they are constructed in conformity with the Improvement Plans and Improvement Standards, to the satisfaction of the City Engineer. Subdivider shall retain title to, shall be responsible for, and shall bear the risk of loss to, any of the Improvements constructed or installed, until such time as the Improvements are accepted by the City. Title to and ownership of the Improvements and any real property to be dedicated shall vest absolutely in the City upon completion and acceptance of such Improvements by the City Council. The City shall not accept the Improvements unless title to the Improvements is entirely free from all liens. Prior to acceptance, at City's request, Subdivider shall supply the City with appropriate lien releases, at no cost to and in a form acceptable to the City.

8. Acquisition and Dedication of Easements or Rights-of-Way. If any of the Improvements are to be constructed or installed on land not within the Subdivision or an already existing public right-of-way, no construction or installation shall commence before:

A. The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements or other interests in real property, and appropriate authorization from the property owner to allow construction or installation of the Improvements; or

B. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law (Cal. Code Civ. Proc. § 1230.010 *et seq.*). Subdivider shall comply in all respects with any such order of possession.

9. Final Acceptance of Work. Acceptance of the Improvement Work on behalf of the City shall be made by the City Council upon recommendation of the City Engineer, after satisfactory completion and inspection of all Improvements. Such acceptance shall not constitute a waiver by the City of any defects or deficiencies in the Improvements.

10. Repair of Defective Work. If, however, within a period of one (1) year after final acceptance by the City Council of the Improvements, any portion of the Improvements or any work done under this Agreement fails to fulfill any of the requirements of this Agreement, the Improvement Plans or the Improvement Standards, Subdivider shall without delay and without any cost to City, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements or work. If the Subdivider fails to act promptly in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before Subdivider can be notified or correct the situation, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City.

11. Securities.

A. *Securities.* Concurrently with or before the Effective Date of this Agreement, Subdivider shall furnish to the City:

i. *Faithful Performance Security.* Securities to guarantee the faithful performance of this Agreement, in the amount of one hundred percent (100%) of the total estimated cost of the Improvements.

ii. *Payment Security.* Securities to secure the obligations set forth under California Civil Code section 3082, as amended, in the amount of one hundred percent (100%) of the total estimated cost of the Improvements, for payment to the contractor, subcontractor, and to persons renting equipment or furnishing labor or materials to them for the work.

iii. *Guarantee and Warranty Security.* Securities to guarantee workmanship shall be in the amount of ten percent (10%) of the estimated cost of the Improvements, as stated in section 6 above, to guarantee and warrant the Improvements for a period of one (1) year following their completion and acceptance against any defective work or labor done, or defective materials.

12. Bonds. Any bonds submitted as Securities shall be executed by a surety company authorized to conduct a surety business in California and shall be in a form as specified by the Subdivision Laws and approved by the City. All Securities deposited as bonds under this Agreement shall be irrevocable, shall not be limited as to time (except as to the guarantee and warranty period), and shall provide that they may be released, in whole or part, only upon the written approval of the Director, as provided under the Subdivision Laws and in Section 14 below. All Securities shall expressly obligate the surety for any extension of time authorized by the City for Subdivider's completion of the Improvements, whether or not the surety is given notice of such an extension by the City. No change, alteration or addition to the terms of this Agreement or the plans and specifications incorporated herein shall in any manner affect the obligation of the sureties, except as required by the Subdivision Laws.

13. Records. Evidence of the Securities required by this Agreement shall be kept on file with the City Clerk. If the City Council gives specific, written approval to replace the

Securities by another approved security, such replacement Securities shall be filed with the City Clerk and, upon filing, shall be deemed to be incorporated into this Agreement. Upon filing of replacement Securities with the City Clerk, the replaced Securities may be released.

14. Release of Securities. The Securities required by this Agreement shall be released in accordance with the Subdivision Laws and the following provisions:

A. *Faithful Performance Securities.* The faithful performance security will be released upon acceptance of the Improvements by the City Council.

B. *Payment Security.* The payment security will be released thirty-five (35) days after acceptance of the Improvements by the City Council and recordation of a notice of completion by the City. The amount to be released shall be reduced by the total of all claims on which an action has been filed by any related materialmen, and notice thereof given in writing to the City. The City expressly may require the surety not to release the amount of security deemed necessary by the City to assure payment of reasonable expenses and fees, including reasonable attorney's fees.

C. *Guarantee and Warranty Securities.* The Securities provided for guarantee and warranty of workmanship shall be released after one (1) year following the completion and acceptance of the Improvements, and inspection thereof by the City's Construction Inspector, and approved by the City Engineer. If, however, the City Engineer determines there are defects in the Improvements that require correction pursuant to section 10 above, the City Engineer shall utilize the Securities to make all necessary corrections, including payment of reasonable expenses and fees and attorney's fees.

15. Inspections.

A. The City reserves the right to inspect all Improvements at any time. Subdivider shall at all times maintain safe access for inspection of the Improvements.

B. Upon completion of the Improvements the Subdivider may request a final inspection by the City's Construction Inspector. If the Construction Inspector determines that the Improvements have been completed in accordance with all Improvement Standards and Subdivision Laws, then the City Engineer shall certify the completion of the Improvements to the City Council, to accept or reject in their sole discretion. The City bears no liability for any costs or expenses resulting from delays in inspections.

C. Concurrently with or before the Effective Date of this Agreement, Subdivider shall pay inspection fees to the City in the amount of 3% of the estimated cost of the Improvements, in this case the amount of [REDACTED] dollars \$[REDACTED], in accordance with Riverbank Municipal Code section 152.075.

16. Default of Subdivider.

A. *Default of Subdivider.* Events of default by ("Default") by Subdivider may include, but shall not be limited to, any of the following:

i. Subdivider's failure to timely complete construction of the Improvements;

ii. Subdivider's failure to timely cure any defect in the Improvements to the satisfaction of the City Engineer;

iii. Subdivider's failure to timely deposit additional Securities as may be required by this Agreement;

iv. Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days;

v. the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in-lieu or in avoidance of foreclosure; or

vi. Subdivider's failure to perform any material obligation under this Agreement.

B. *Notice of Default.* In the event of Subdivider's default, Subdivider shall be deemed to be in breach of this Agreement and the City may serve written notice upon Subdivider and Subdivider's surety, if any, of the breach of this Agreement. Subdivider shall have fifteen (15) days from receipt of written notice by City to cure any default.

C. *Remedies; Performance by City.*

i. In the event of Subdivider's default under this Agreement, and the applicable cure period set forth in this Paragraph has expired without such default having been cured, the City may thereafter deliver a notice of breach to Subdivider and Subdivider's surety, if any. If the default remains uncured within fifteen (15) days from receipt of the written notice of breach, Subdivider authorizes the City to complete all work on the Improvements at the sole expense of Subdivider, and Subdivider authorizes to utilize the Securities to complete all work on the Improvements and to pay all labor costs of contractors, subcontractors and workers related to the Improvements. The City may take over the Improvements and prosecute the same to completion, by contract or by any other method the City may deem advisable, for the account and at the expense of Subdivider, and Subdivider shall be liable to City for any excess cost or damages incurred by the City thereby. In the event the City takes over the Improvements or prosecutes the same to completion, the City, without liability for so doing, may take possession of, and utilize such materials, appliances, equipment, plant and other property belonging to Subdivider as may be necessary for completion of the Improvements.

ii. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this Agreement. The right of the City to draw upon or utilize the Securities is additional to and not in lieu of any other remedy available to the City.

iii. Failure of Subdivider to comply with the terms of this Agreement shall constitute consent to the filing by the City of a notice of violation against all the lots in the Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage. The remedy provided by this subsection is in addition to and not in lieu of other remedies available to the City, and is not required to implement other available remedies. Subdivider agrees that the choice of remedy or remedies for Subdivider's default shall be at the discretion of the City.

iv. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by the City in securing performance of such obligations, including but not limited to costs of suit and attorney's fees, costs of Improvements in the event of failure of performance, and all administrative costs. Such costs and fees shall be a proper charge against the Securities of Subdivider.

v. The failure of the City to take an enforcement action with respect to a default or breach, or to declare a default or breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of Subdivider.

D. *Lien.* In accordance with the Subdivision Laws (Gov. Code § 66499), the recordation of this Agreement creates a lien attached to the property underlying the Subdivision and has the priority of a judgment lien in the amount necessary to complete the Improvements.

17. Environmental Warranty.

A. For purposes of this Agreement, the terms below have the following meanings:

i. "Environmental Laws" shall mean any federal, state, or local law, rule, regulation administrative or court order, ordinance, regulatory guidance document, standard, or requirements of any government authority regulating, relating to, or imposing liability standards of conduct concerning Hazardous Substances, or that pertains to the protection of human health or the environment, including, but not limited to, the Comprehensive Environmental Response, Conservation and Liability Act of 1980 (42 U.S.C. §§ 9601 *et seq.*); the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §§6901 *et seq.*); the Clean Water Act (33 U.S.C. §§1251 *et seq.*); the Toxic Substances Control Act (15 U.S.C. §§ 2601 *et seq.*); the Hazardous Materials Transportation Act (29049 U.S.C. §§ 1801 *et seq.*); the Insecticide, Fungicide and Rodenticide Act (7 U.S.C. §§ 136 *et seq.*); the Superfund Amendments and Reauthorization Act (42 U.S.C. §§ 6901 *et seq.*); the Clean Air Act (42 U.S.C. §§ 7401 *et seq.*); the Safe Drinking Water Act (42 U.S.C. §§ 300f *et seq.*); the Solid Waste Disposal Act (42 U.S.C. §§ 6901 *et seq.*); the Surface Mining Control and Reclamation Act (30 U.S.C. §§ 1201 *et seq.*); the Occupational Safety and Health Act (29 U.S.C. §§ 655, 657); the California Underground Storage of Hazardous Substances Act (Health and Safety Code §§ 25280 *et seq.*); the California Hazardous Waste Control Act (Health and Safety Code §§ 25100 *et seq.*); the California Safe Drinking Water and Toxic Enforcement Act (Health and Safety Code §§ 24249.5 *et seq.*); and the Porter-Cologne Water Quality Control Act (Water Code §§ 13000 *et seq.*); together with any amendments of or regulations promulgated under the statutes cited above.

ii. “Hazardous Substances” or “Hazardous Substance” shall include any hazardous, toxic or dangerous waste, substance or material, pollutant or contaminant, as so defined under any Environmental Laws or any substance which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous, or any substance which contains gasoline, diesel fuel or other petroleum hydrocarbons, polychlorinated biphenyls (PCBs), radon gas, urea formaldehyde, asbestos, lead, or electromagnetic waves. Hazardous Substances include any hazardous or toxic substance, material or waste which is regulated by the State of California, the United States government, or any other governmental authority with jurisdiction over the Property. Hazardous Materials include asbestos and any other hazardous waste or substance which has, as of the date hereof, been determined to be hazardous or a pollutant by the U.S. Environmental Protection Agency, the U.S. Department of Transportation, or any instrumentality authorized to regulate substances in the environment which has jurisdiction over the Property which substance causes the Property (or any part thereof) to be in material violation of Environmental Laws.

B. Prior to acceptance of any Improvements by the City, Subdivider shall provide the City with a written warranty that:

i. Subdivider and the property being dedicated are in compliance with all Environmental Laws and are not subject to any existing, pending or threatened investigation by a federal, state, or local governmental authority regarding violations of Environmental Laws.

ii. Subdivider and its third party agents, contractors and subcontractors have not used, generated, manufactured, produced, discharged, or released on, under, or about the property to be dedicated, any Hazardous Substance except in accordance with all applicable Environmental Laws.

iii. Subdivider has not caused or permitted the release or discharge of, and has no knowledge of the release, discharge, or presence of Hazardous Substances on the property to be dedicated or the migration of any Hazardous Substances from or to any other property adjacent to, or in the vicinity of, the property to be dedicated.

C. Throughout the term of this Agreement, Subdivider shall give written notice within fifteen (15) days to the City of:

i. Any proceeding or investigation by any federal, California, or local governmental authority regarding the presence of Hazardous Substances on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated;

ii. Any claims made or threatened by any third party against the City or property to be dedicated regarding any loss or injury resulting from any Hazardous Substances; and

iii. Subdivider's discovery of any occurrence or condition on any property to be dedicated or any property adjacent to, or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability, or suit under any Environmental Law.

18. Design or Construction Defect.

A. After acceptance of the Improvements, the Subdivider shall remain obligated to eliminate any defect in design or dangerous condition caused by a latent design or construction defect.

B. Provisions of this section shall remain in full force and effect for ten (10) years following the acceptance of the Improvements by the City.

C. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the Improvements and that the City shall not be liable for any negligence, nonfeasance, misfeasance, or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any Improvement Work. The Securities shall not be required to cover the provisions of this paragraph.

19. No Agency Relationship. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of the City in connection with the performance of Subdivider's obligations under this Agreement. City elected and appointed councils, commissions, officers, agents, employees and representatives ("City Agents") shall not, be liable or responsible for any accident, loss or damage, regardless of the cause, happening or occurring to the Improvement Work or Improvements specified in this Agreement prior to the completion and acceptance of the Improvement Work or Improvements. All such risks shall be the responsibility of and are hereby expressly assumed by Subdivider.

20. Other Agreements. Nothing contained in this Agreement shall preclude the City from expending monies pursuant to agreements concurrently or previously executed between the Parties, or from entering into agreements with other subdividers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of the City ordinances providing therefore, nor shall anything in this Agreement commit the City to any such apportionment.

21. Indemnity/Hold Harmless.

A. The City and City Agents shall not be liable and Subdivider agrees to indemnify, hold harmless and defend the City and City Agents from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Subdivider or Subdivider's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Improvements, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the Improvements. This indemnification and agreement to hold harmless shall

extend to injuries to persons and damages or taking of property resulting from the design or construction of the Subdivision and the Improvements as provided herein, and in addition, to injuries to adjacent property owners as a consequence of the diversion of waters from the design or construction of public drainage systems, streets and other Improvements.

B. Acceptance by the City of the Improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this Section.

C. Provisions of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by the City of the Improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the Improvements installed or Improvement Work done pursuant to this Agreement and that City shall not be liable for any negligence, nonfeasance, misfeasance, or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any Improvement Work. The Security shall not be required to cover the provisions of this section.

D. City shall not be liable for approving, reviewing, checking, or correcting any plans or specifications or for approving, reviewing or inspecting any Improvement Work. Nothing contained in this section is intended to, or shall be deemed to, limit or waive any protections or immunities afforded by law to the City or City Agents for the approval of the plan or design of the Improvements, including but not limited to the protections and immunities afforded by Government Code section 830.6. Subdivider shall defend, indemnify, and hold harmless the City and City's Agents from any claim, action, or proceeding against City or City Agents to attack, set aside, void, or annul an approval of the City or City Agents concerning the Subdivision.

22. Insurance. Without limiting Subdivider's duty to indemnify the City, Subdivider shall maintain in effect throughout this Agreement a policy or policies of insurance with the specifications and limits of liability specified herein.

A. *Proof of Insurance.*

i. Subdivider shall provide to the City a properly executed certificate of insurance, in a form satisfactory to the City Attorney for commercial general liability coverage; automobile liability, worker's compensation insurance, professional liability insurance, and course of construction coverage from an insurance provider approved by the City and licensed by the California Department of Insurance ("Certificates").

ii. Each Certificate shall provide that such insurance will not be cancelled, reduced in coverage, or allowed to expire without thirty (30) days' prior written notice to the City.

B. *Minimum insurance limits.* Contractor shall maintain limits no less than:

i. General Liability. Subdivider shall maintain such commercial general liability insurance with an insurance company admitted in California with an AM Best

Rating of not less than A+, as shall protect the City, the City's Agents, Subdivider, contractors, and subcontractors from claims for damages for personal injury, including death, as well as from claims of property damage which may arise from acts or omissions from Subdivider, contractors, or subcontractors for in relation to this Agreement. The amount of such insurance shall not be less than two million dollars (\$2,000,000.00) per occurrence with umbrella liability coverage of not less than two million dollars (\$2,000,000.00). Such insurance shall also:

1. Name the City and the City Agents as insured by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitation on the scope of its protection afforded to the above-listed additional insured; and

2. Be primary with respect to any insurance or self-insurance programs covering the City and City Agents.

- ii. Automotive Liability Insurance. Subdivider shall maintain automotive liability insurance covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services or performing work under this Agreement for bodily injury and property damage with a limit of not less than one million dollars (\$1,000,000.00) for each occurrence. Such insurance shall also:

1. Name City and City Agents as insured by endorsement with respect to performance of this Agreement. The coverage shall contain no special limitation on the scope of its protection afforded to the above-listed additional insured; and

2. Be primary with respect to any insurance or self-insurance programs covering the City and City Agents.

- iii. Worker's Compensation Insurance.

1. Subdivider shall maintain worker's compensation insurance in accordance with California Labor Code section 3700, and with a limit of not less than one million dollars (\$1,000,000.00) per occurrence for employer's liability.

2. In the event any work is sublet, Subdivider shall require any contractor or subcontractor to provide worker's compensation insurance for all contractor's employees or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider.

23. No Vesting of Rights. Performance of this Agreement shall not be construed to vest Subdivider's rights with respect to any change in any zoning or building law or ordinance.

24. Notices. Any notice or communication required hereunder between City and Subdivider must be in writing, and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by registered or certified mail, such

notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City: City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: Donna M. Kenney, Planning and Building Manager

With copies to: City of Riverbank
6707 Third Street
Riverbank, CA 95367
Attn: Jill Anderson, City Manager

and Churchwell White, LLP
1414 K Street, 3rd Floor
Sacramento, California 95814
Attn: Douglas L. White, Esq.

If to Subdivider: _____

and _____

25. General Provisions:

A. *Governing Law.* The validity, interpretation and performance of this Agreement shall be controlled by and construed pursuant to the laws of the State of California.

B. *Compliance with Laws.* Subdivider, its agents, employees, contractors, and subcontractors shall comply with all federal, state and local laws in the performance of the work required by this Agreement, including but not limited to all Improvement Standards or any other applicable land use approvals. Subdivider shall be responsible for obtaining all applicable licenses and permits.

C. *Venue.* Venue for any legal proceedings initiated in connection with this Agreement shall be in the Superior Court for the County of Stanislaus.

D. *Severability.* The provisions of this Agreement are severable. If any provision of this Agreement is held invalid by a court of competent jurisdiction, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any federal or state statute, which becomes effective after the Effective Date of this Agreement, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.

E. *Waiver.* The waiver by either Party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Agreement. No Party shall be deemed to have made any such waiver unless it is in writing and signed by the Party so waiving.

F. *Approvals by the City.* Any approval or consent that is to be given by the City under this Agreement shall be in writing, and any approval or consent that is not in writing shall not be binding on the City.

G. *Integration.* This Agreement, together with its specific references, attachments and Exhibits, constitute all of the agreements, understandings, representations, conditions, warranties and covenants made by and between the Parties with respect to the subject matter of this Agreement. Neither Party shall be liable for any representations made, express or implied, not specifically set forth herein. It is the intention of the Parties that this Agreement shall supersede any prior agreements, discussions, commitments, representations or agreements, written, electronic or oral, between the Parties with respect to the subject matter of this Agreement.

H. *Captions.* The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

I. *Mandatory and Permissive.* “Shall” and “will” and “agrees” are mandatory. “May” or “can” are permissive.

J. *Successors and Assigns – Covenant Running With the Land.* Subdivider shall not assign any of its obligations under this Agreement without the prior written consent of the City. Notwithstanding the above, all representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of or for the benefit of any or all of the Parties, shall be binding upon and inure to the benefit of such Party, its successors and assigns. This Agreement, however, shall not be binding on any lot that has been conveyed to an individual homebuyer and for which a Certificate of Occupancy has been issued by the City.

K. *Counterparts.* This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

L. *Other Documents.* Parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and to that end, agree to execute and deliver such

other instruments or documents as may be necessary and convenient to fulfill the purposes and intentions of this Agreement.

M. *Time is of the Essence.* Time is of the essence in this Agreement in each covenant and term and condition herein.

N. *Authority.* The Parties warrant and represent that they have the power and authority to enter into this Agreement and the names, titles and capacities herein stated on behalf of any entities, persons, states or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by the state or federal law in order to enter into this Agreement have been fully complied with.

O. *Construction and Interpretation.* It is agreed and acknowledged by Subdivider that the provisions of this Agreement have been arrived at through negotiation, and that Subdivider has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting Party shall not apply in construing or interpreting this Agreement.

P. *Advice of Legal Counsel.* Each Party acknowledges that it has reviewed this Agreement with its own legal counsel, and based upon the advice of that counsel, freely entered into this Agreement.

Q. *Attorney Fees and Costs.* If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret any provision of this Agreement, the prevailing Party shall be entitled to an award of reasonable attorney fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

R. *No Monetary Damages Against the City.* In the event of the City's default under this Agreement, Subdivider agrees that Subdivider may not seek, and shall forever waive any right to, monetary damages against the City.

S. *Modification.* This Agreement may be amended only by a written instrument signed by the Parties. Subdivider shall bear all costs of amendments to this Agreement that are requested by Subdivider.

T. *Exhibits.* All exhibits attached hereto are incorporated into this Agreement:

[Signatures on following page]

IN WITNESS WHEREOF, this Agreement has been entered into by and between Subdivider and City as of the day and year first above written.

SUBDIVIDER:

_____, a California _____

By: _____

Name: _____

Title: _____

Date: _____

CITY:

CITY OF RIVERBANK, a California
municipal corporation:

By: _____

_____, City Manager

Date: _____

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM:

By: _____

Tom Hallinan, City Attorney

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____, before me _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Signature)

(Seal)

EXHIBIT A

Tentative Map Resolution of Approval

California All-Purpose Acknowledgment

Pursuant to SB 1050 (Chapter 197, Statutes of 2014), Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the State of California shall be in the following form:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____, before me _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Signature)

(Seal)

Exhibit _____

Consolidated Conditions of approval for Hayes 4, Phase One, Tentative Map as approved by City Council Resolution No. 2005-046 August 28, 2006 and Modified by City Council Resolution No. 2006-105. The City Council did approve a design exception as it related to storm water design specifications. This action is reflected in minute action of the Council on September 24, 2007.

1. This approval is dependent upon and limited to the proposals and plans contained and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Attached as Exhibit A to these Consolidated Conditions.
2. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
3. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind, water or transport, during the construction and operation of the project covered by this approval.
4. Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
5. If a final map reflecting these conditions of approval is not approved by the City Council within the time frame as stipulated in the Hayes 4, Phase I Development Agreement, this Tentative Map shall lapse and the city applicant shall reapply to the City of Riverbank for a new Map. Applicant may not rely on this approval to begin construction of structures on parcels illustrated on the submitted map until a final map is recorded. Notwithstanding, the Applicant may commence all on and off site work upon issuance of a grading and construction permit. Reapplications for a tentative map shall state the reasons why the applicant was unable to gain approval of a final map and why within two years from the approval of a new tentative map the project is expected to be able to file a final map, if so granted. Reapplications for tentative maps may include information submitted in the initial application by reference. The zoning will not expire, nor will any associated applications (except tentative maps and vacation and abandonment applications), unless otherwise stated in the conditions of approval.
6. A copy of these consolidated conditions must be included in or attached to all contract bid specifications for the approved tentative map.
7. Development of the property must conform to the plans as approved by the Riverbank City Council and on file in the Development Services Department.

8. Although a courtesy reminder is typically mailed to the correspondent (on file) 30 days prior to an applicant's expiration, the applicant is fully responsible for maintaining the correct expiration date of any application.
9. Approval of this application does not constitute approval of any other entitlement or any other necessary permit, license or approval.
10. All conditions imposed on this map must be satisfied.
11. The following shall be noted on the submitted Tentative Subdivision Map:
 - A. All street cross-sections proposed by the map for Central Avenue shall include the construction of a half street plus a twelve foot travel lane constructed in accordance with City of Riverbank Standards and Specification. Central Ave is planned as a Minor Collector at 84' of total ROW per the adopted Riverbank Street Standards.
 - B. The Standard park land dedication and improvement obligation for single family developments is 5 acres of park for every 1,000 persons. The park ratio adopted by the City Council in RMC Section 152.037 (D) requires 1 acre of park per 58 dwelling units. Meaning that the proposed 45 residential units in this project has a Park requirement of 0.78 acres. Prior commitments by the City Council on this project have resulted in the granting of a 50% land dedication credit for the park/storm drainage system proposed. Based on preliminary designs it appears that the proposed park/storm drainage basin (Paseo) will be about 1.82 net acres (net of ROW) in size. The improvement and dedication of the paseo will result in an over-sizing of the projects park land dedication and improvement obligation of about 0.12 acres. In this case, it would be expected that the developer would be eligible for a reimbursement of over-sizing based on the procedures defined in the RMC Section 150.30. The actual size of the park/storm land dedication will be determined using the final calculations presented with the Final Map.
 - C. All streets shall be planned and constructed with a separated sidewalk with 2 street trees planted for each dwelling unit. The Street trees proposed shall be approved by the City before they are installed. The proposal is for a 28' wide one-way street around a central Paseo. The original TM approved by the CC suggested a 10' travel lane, 8' parking lane adjacent to the homes, 6' parkway strip and 4' sidewalk. The interior street design is acceptable because of previous commitments.
 - D. Note that where finished grades of adjacent lots differ more than two feet, a retaining wall shall be constructed.
 - E. Note the City's adopted policy that where there are differing grades, wall and fence height shall be taken from the higher grade.

- F. A centralized mail collection system, which includes a concrete foundation and supporting hardware, shall be installed to the satisfaction of the Riverbank Postmaster.
 - G. Note that the map and improvements will be subject to provisions of the Bruinville Master Plan and the 2007 Nolte Master Plans prepared for the area.
 - H. Submit elevations for review and approval by the Community Development Director that show the utilization of enhanced roofing material and wainscoting materials for each dwelling unit. Wainscoting shall extend alongside elevations for a minimum of five feet to the sideyard fence.
 - I. Each lot shall be provided with a drainage system that captures run-off from all impervious surfaces and directs the storm water into lateral leach lines on that property. The lateral leach lines shall be located such that excessive flows will be surfaced and flowed across natural turf located in the front yard prior to entering the commonly maintained drainage system.
 - J. The drainage system inlets shall provide for passive filtration of storm water.
 - K. All drainage facilities shall be offered for irrevocable dedication to the City on the map. The City Engineer is directed to refuse all said facilities until such time that the City, at its sole discretion, determines to accept said facilities.
 - L. To qualify for a fifty percent credit of open space, the developer shall be under obligation to prepare landscape and irrigation plans which comply with Riverbank's drought tolerant landscape standards and install the open space to the satisfaction of the Community Development Director and the Recreation Director. The Developer shall also establish a funding mechanism for long term maintenance of the area to the satisfaction of the City Engineer.
 - M. The applicant shall comply with all criteria stipulated in the executed reimbursement agreement between the City of Riverbank and the Bruinville Development Group for the construction of public potable water well to the satisfaction of the Community Development Director. This includes the obligation to fund the acquisition of the land associated with Well Site No. 11 located off of Sante Fe Avenue, easterly of Central.
12. Prior to recordation of a Final Subdivision Map, the applicant shall comply with the following conditions:
- A. Pursuant to Section 66473.1 of the State Subdivision Map Act, the Final Map shall show that all lots within the subdivision have a minimum of 100 square feet of solar access for each future building unit allowed by this subdivision.

- B. The Final Map shall show the dedication of all onsite drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of the Department of Public Works, or verify that no easements are required.
 - C. Pursuant to Section 66456.1(b) of the State Subdivision Map Act, the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units, unless the City and Applicant concur on a phasing plan for all improvements shown on the tentative map.
 - D. Provide the City Department of Public Works with standard forms approved by the Director of the Community Development Department stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision.
 - E. Include on the Final Map an “Easement Holder’s Certificate” whereby all easement holders having record title interest within the confines of the Final Map consent to the filing of the Final Map. If required, pursuant to Section 66436(3) of the Subdivision Map Act include an “Easement Holder’s Statement” on the Final Map indicating those signatures omitted from the map since their interest cannot ripen into a fee. Prepare a “subordination certificate” whereby those easement holders having interest within any future public dedications will subordinate their interest to the public. Each “subordination certificate” to be recorded concurrently with the Final Map and referenced on the Final Map.
 - F. Agree to comply with the final adopted provisions of the Public Facilities Master Plan for financing, timing, and thresholds for improvements in the area.
 - G. Participate in the Formation and Annexation of the project to a Maintenance CFD for the purpose of providing long-term funding for the maintenance of public items including but not limited to: Lighting and Landscaping, Storm Water, Streets and Police Protection.
13. Prior to the issuance of a building permit, the applicant shall comply with the following conditions:
- A. Submit architectural elevations that show garage openings recessed from the front door elevation by a minimum of two feet.
 - B. Submit elevations that show the utilization of tile roofing material and wainscoting materials for each dwelling unit. Wainscoting shall extend alongside elevations for a minimum of five feet.
 - C. Submit construction plans that show the use of sunscreens and/or tinting on all southern and western exposed windows.

- D. Pay fire service impact fees to the Stanislaus Consolidate Fire District and bring receipt of said payment to the Community Development Department.
- E. Enter into a benefit assessment agreement or annex the properties into the Crossroads Community benefit assessment district with the Stanislaus Consolidated Fire District to the satisfaction of the Fire Marshall.
- F. Protect existing underground electrical facilities adjacent to the proposed development as required by the Pacific Gas and Electric Electrical Engineering Department. Appropriate easements for electric facilities shall be granted as required.
- G. Grant a 10' Public Utility Easement along all existing and proposed street frontages and any other necessary easements to either the Oakdale Irrigation District or other utilities as possible.
- H. Insure that electric service to the proposed project is available to the site. The applicant shall contact the appropriate electrical provider's Engineer Department to arrange for electrical service to the project.
- I. All new construction requires building permits in accordance with all applicable building and fire codes and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Public Works and Community Development Department.
- J. Drainage studies must be submitted and approved and all improvements must comply with the approved studies. Further, storm water management dedication and/or improvements may be required. Note that drainage shall not be allowed to cross sidewalk areas.
- K. Fire hydrants must be provided in compliance with Fire Department specifications, and a three foot fire hydrant easement is required behind all street frontage lot lines.
- L. All necessary utility easements shall be retained or reserved.
- M. All subsequent plans shall plot dedication and/or the relinquishment of all effected utility easements.
- N. Submit plans and specifications for improvements of all public and private street rights-of-way, water service utilities, wastewater collection, drainage easements, culverts, drainage structures and drainage channels, to the Department of Public Works for approval by the City Engineer.

- O. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of the Department of Public Works.
- P. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works and approved by the City Engineer.
- Q. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit or security bond with the City of Riverbank to ensure that any damage to the existing roadway is repaired in a timely manner.
- R. Construct, or agree to construct the public improvements and private improvements shown on both the improvement plans for the project and the Public Facilities Master Plan for the area as approved by the City.
- S. All new and existing utility distribution facilities, including cable television lines, within the project boundaries shall be placed underground. The developer is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installment of such utilities.
- T. With respect to any claim, action or proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. Developer agrees to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by Developer's activities in connection with the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.
- U. In the event any legal action or special proceeding is commenced by any person or entity challenging any agreements between Developer and City, any entitlement or component of the Project such as the Project EIR, or any other City approval for the Project (collectively, "Project Litigation"), the Parties agree to cooperate with each other as set forth herein. City may elect to tender the defense of any lawsuit filed and related in whole or in part to Project Litigation. Upon the

commencement of Project Litigation, Developer will indemnify and hold harmless the City from all costs and expenses incurred related thereto, including, but not limited to, damages, attorneys' fees and expenses of litigation awarded to the prevailing party or parties in such litigation. Developer shall pay all litigation fees to the City within thirty (30) days of receiving a written request and accounting of such fees and expenses from the City. Notwithstanding the aforementioned, City may request a deposit to cover City's reasonably anticipated Project Litigation fees and costs, and Developer will provide such deposit to City within seven (7) days of any such request.

- V. Deposit with the Department of Public Works sufficient funds to cover the cost of all plan check and inspection services associated with the improvements.
 - W. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the Director of the Department of Public Works, or verification shall be provided that such calculations are not needed.
 - X. The applicant shall deposit \$500 construction landscape plan review and permit.
 - Y. Make payment or other arrangements to the satisfaction of the Riverbank Unified School District.
 - AA. Make payment or other arrangements for all City of Riverbank System Development Fees including regional storm drainage fees required by the Public Facilities Master Plan.
 - BB. The Public Facilities Master Plan for the area east of Claus Road has been completed to the satisfaction of the City Engineer and adopted by the City Council. The applicant shall implement all provisions of the plan on a fair share basis as determined by the City Engineer.
14. During construction of the project the applicant shall comply with the following conditions:
- A. The project complies with all applicable provisions of the San Joaquin Valley Air Pollution Control District Fugitive Dust rules.
 - B. Erosion control devices are installed and maintained to the satisfaction of the Community Development Director and Department of Public Works.
 - C. Neighboring streets directly adjacent to the site are kept clean of dust, litter and debris.
 - D. Construction traffic shall be limited to access to the site from Claus Road and a temporary driveway shall be constructed. Immediately after entering the site, $\frac{3}{4}$

inch rock shall be provided on the driveway surface twenty feet wide for a distance not less than thirty feet.

- E. The installation (if required) of all gas, electric, sewer and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutter, sidewalks, and the surfacing of the streets.
 - F. The hours of construction, including equipment warm-up, shall be limited to 6:00 a.m. and 6:30 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends and legal holidays.
 - G. Construction of improvements shall be concurrent with the construction of necessary public facilities identified within the Public Facilities Master Plan for the area.
15. Prior to the issuance of a Certificate of Occupancy for the project, the applicant shall comply with the following conditions:
- A. Submit a letter from the Stanislaus Consolidated Fire District stating its satisfaction with the type and location of fire protection improvements and the minimum required water flow in gallons per minute.
 - B. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable building and fire code requirements for hazardous materials.
 - C. Provide the City Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated and free of hazardous and/or toxic materials.
 - D. All building and improvements shown on plans shall be constructed and installed in substantial compliance with the submitted plans as well as in compliance with all applicable City of Riverbank standards and specifications.
 - E. All improvements and the timing thereof specified by the adopted Public Facilities Master Plan shall be paid, financed or constructed to the satisfaction of the City Engineer.

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.1

SECTION 6: NEW BUSINESS

Meeting Date: April 25, 2017

Subject: Consideration of a Fee Waiver or Deferral or Reduction by:

Adopting a **Resolution** Approving the Request by Thunderbolt Wood Treating, Inc. to Waive [or Defer or Reduce] the Payment of Deferred System Development Fees; or Adopting a **Resolution** Denying the Request by Thunderbolt Wood Treating, Inc. to Waive the Payment of Deferred System Development Fees; or

From: Sean Scully, City Manager

Submitted by: Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that Council review the materials and deny the request of the Lovalvo Family Trust, d.b.a. Thunderbolt Wood Treating, to waive the payment of deferred system development fees on a building constructed in 2012.

SUMMARY

Thunderbolt Wood Treating ("Thunderbolt") had a structure fire in 2011 and a larger building was constructed to replace it in 2012. At that time, Thunderbolt was opposed to paying the System Development Fees assessed on a portion of the new building. Thunderbolt filed a protest letter to waive the fees and a lien of \$26,250.59 was placed on the property, effectively deferring the fees until the Nexus Fee Study could be updated. Early in 2017 when staff requested payment of the fees and resolution of the lien, Thunderbolt filed a second protest letter to waive (or reduce) those fees.

BACKGROUND

Chapter 150.30 of the Riverbank Municipal Code cites the Systems Development Fees Ordinance. Section 150.31 PURPOSE explains that the intent of this chapter is to ensure that new development bears a proportionate share of the cost of city parks, water, sewer, storm water, police, city administration, and transportation capital facilities. It is further the intent of this chapter that new development pays its fair share for the development of these systems through the payment of fees. Further, it is the intent of this chapter that the System Development Fees imposed on new development are no greater than necessary to defray the impacts directly related to the new development.

Applicable provisions of the Ordinance concerning the System Development Fees are as follows:

Section 150.32 DEFINITIONS

BUILDING. Any new structure used or intended for supporting or sheltering any use or occupancy, including those moved into the city limits; **but not including** any outdoor tanks, towers, **carports, or other similar structures.** *A portion of the new building is similar to a carport and was not assessed fees.*

Section 150.34 APPLICABILITY OF PROVISIONS.

(D) The fees imposed by this subchapter shall not be applicable to those legal parcels on which a structure was previously situated but which was destroyed by fire or other natural disaster, or which was removed or demolished, provided:

1. That a building permit to rebuild is obtained within one year of the destruction, demolition, or removal of the structure. *Accomplished - September 2011 fire to April 2012 building permit issuance.*
2. That the permit to rebuild is obtained by the owner and/or developer of record as of the date of the destruction, demolition, or removal of the structure. *Accomplished – owner Lovalvo Family Trust obtained the building permit.*
3. That the exemption will apply only to the extent that the permit to rebuild is for the same number or fewer dwelling units (or, in the case of nonresidential uses, the same number of square feet) as previously existed. The fees imposed by this subchapter shall be applied to the extent that the permit is for more units (or more square feet) than previously existed. *The replacement building is larger than the original building – 1,600 square feet (“sf”) vs. 6,850 sf.*

In September 2011, a fire caused by an electrical problem with a lumber drying kiln damaged a previously existing 1,600 sf building.

On February 6, 2012, the Lovalvo Family Trust (owner) filed an application for the construction of a 6,850 sf new post and metal beam industrial building with a covered roof area and electrical and mechanical permits (Attachment 2, Building Application and Permit). 4,950 sf of the structure was clearly more than a “carport or other similar structure” and subject to fees. A covered roof area of 1,900 sf that is similar to a carport was not assessed fees.

In accordance with Section 150.34 (D)(3) above, a credit was given for the previous 1,600 sf building that was demolished due to fire, which left a total of 3,350 sf of new development subject to the payment of fees under the ordinance. Thus, the permit reflects the proper methodology as outlined by the ordinance in regards to fee calculation.

In April 2012, City staff informed Thunderbolt that the building permit was ready for issuance. Thunderbolt stated their disagreement with the permit fees and staff informed Thunderbolt of the right to appeal under Municipal Code Section 150.59 which states: “Any permit applicant, if under the opinion that any decision, determination, or

requirement of the Building Inspector, City Engineer, or Director of Public Works is an improper application of this subchapter or not legally justified, may appeal to the City Council.” Thunderbolt appealed the requirement (Attachment 3, 2012 Lovalvo letter) and a hearing was scheduled.

However, so that work could continue on the building, staff issued the building permit and placed a lien on the property for the contested amount of \$26,250.59 (Attachment 4, Certificate of Non-Complying Structure). Per the meeting minutes of May 14, 2012, this was done in an effort to allow the business to continue to operate and to adhere to a building delivery date.

At Thunderbolt’s appeal hearing on May 14, 2012, meeting minutes show Council gave direction to: 1. Have staff review the Nexus Fee Study; 2. Have Staff make appropriate recommendations for revisions; and 3. Suspend the appeal hearing for two months. Payment of development fees would be deferred while the study was under review and Thunderbolt would receive the final permit upon meeting all required building codes.

Staff reviewed and made recommendations on the Nexus Fee Study but the update was not ready for adoption until March 24, 2015. It was determined the newly adopted fees for this project were \$45,781.08 but that Thunderbolt would only pay the lien of \$26,250.59, saving them \$19,530.49 by paying the old fees instead of the new fees. Once these fees are paid to the City, a final inspection can occur and the lien can be removed with a Stanislaus County fee of \$17.

FEE COMPARISON:

The chart below provides both the original fees that were applied to the project (2012) and the fees determined after the Nexus Fee Study was adopted (2015):

Fee Type	Original Fees 2012	Post Nexus Fee Study 2015
Streets/Public Works	\$11,266.05	\$18,331.20
Water	\$2,577.83	\$6,555.95
Waste Water	\$1,941.33	\$4,455.50
Storm Drain	\$3,214.33	\$13,239.20
Police/General Government	\$5,887.63	\$859.28
5% Administrative Fee	\$1,309.85	\$2,286.38
Misc. Fees*	\$53.57	\$53.57
Total System Development Fees	\$26,250.59	\$45,781.08

*Misc. Fees includes: System Report Prep Fee of \$9.50; a water sales charge of \$28.92; and a Special Sewer Master Plan charge of \$15.15.

After being contacted by current staff to resolve this issue in late 2016, Thunderbolt provided a second written protest to the payment of the development fees and the lien that is on the property (Attachment 5, 2017 Lovalvo Protest Letter). In that protest letter, Mr. Lovalvo requests the reduction, waiver or deferral of the fees because the structure “...is a piece of equipment, not a building.” Staff does not agree with his assessment

(Attachment 6, Photos and Attachment 7, Soils Report cover for a New Barn Storage Building).

Besides claiming the structure is a piece of equipment and not a building, Mr. Lovalvo believes Thunderbolt should not have to pay these system development fees due to the following reasons (*staff responses are in italics*):

1. Street/Public Works fees – Thunderbolt paid for curb and street improvements years ago. *The applicant claims the current operation will not generate more trips; however, the current operation may change over time so there is a need to collect the appropriate fee.*
2. Water fees – This building has no restrooms. *It is reasonably foreseeable that as Thunderbolt buildings expand in size, operations will expand and they will have an impact on water system capital expenditures.*
3. Waste Water fees – This building has no restrooms. *The City currently serves the site with sewer service and allows industrial discharges into the waste water treatment plant via Waste Water Discharge Permit 09-01. Although the building in question does not have sewer service, the expanded building is likely a result of expanded operations and, therefore, expanded use of sewer services to the site.*
4. Storm Water – Stormwater is captured and treated on site before being released to the City's stormwater system. *Currently the site drains into the City's storm water system. An increase in the size of the replacement building is an increase in the amount of lot coverage for the site. Increased lot coverage means less percolation of water and an increase of water into the system.*
5. Police/General Government – Thunderbolt has not expanded since 1977 so there is no need for additional policing. *The Nexus Fee Study recognizes the need for Police and General Services as business and commerce expands. Additional building construction can be expected to generate a demand for new police and general government services over time.*
6. Administration and County fees – Thunderbolt has not changed their operations as a result of the structure. *The City cannot waive County fees. City's Administration fees cover staff time and materials spent processing the project.*

COUNCIL OPTIONS

Given the information provided by the applicant and the analysis contained within this report Council effectively has four options.

Option 1: Council may determine that the new net floor area does constitute a structure and thus is subject to nexus fees as is standard practice in the City of Riverbank.

Option 2: Council may determine that while the new net floor area does constitute a structure a modification of the nexus fees to a lesser amount is appropriate fair and within the public interest.

Option 3: Council may determine that the applicant's statements within their request are valid are not subject to the nexus fees.

Option 4: Request additional information on the matter from the staff and/or applicant.

ALIGNMENT WITH STRATEGIC PLAN

Pursuant to the City's Strategic Planning Goal to Achieve and Maintain Financial Stability and Sustainability, staff will make every effort to collect past due invoices and remove liens on behalf of the City.

FINANCIAL IMPACT

If the fees are waived, the financial impact is a loss of \$26,250.59 in development impact fees and potential interest on the funds. If the fees are reduced, there will be a corresponding amount lost towards future maintenance of city service systems and potential interest on the funds. If the fees are again deferred, there is additional loss of potential interest on the funds.

ATTACHMENTS:

1. Proposed Resolution – Approve Fee Waiver / Reduced Fees
2. Proposed Resolution - Deny Fee Waiver
3. Building Application and Permit
4. 2012 Lovalvo Protest Letter
5. Certificate of Non-Complying Structure
6. 2017 Lovalvo Protest Letter
7. Photos of Structure
8. Soils Report cover for a New Barn Storage Building

CITY OF RIVERBANK
RESOLUTION 2017-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, APPROVING THE REQUEST BY THUNDERBOLT WOOD TREATING,
INC. TO WAIVE [OR DEFER OR REDUCE] THE PAYMENT OF DEFERRED SYSTEM
DEVELOPMENT FEES**

WHEREAS, It is necessary as established in the Riverbank Municipal Code for the proper and effective operation of City Government to establish, amend, or authorize fees for services in order to provide for the financial support of City Government; and

WHEREAS, in accordance with the Riverbank Municipal Code, a Building and Application Permit was ready to be issued (April 2012) and System Development Fees were calculated, including awarded credit, for a new building that was replacing a structure that had been destroyed by fire; and

WHEREAS, Thunderbolt has requested that the City Council waive the System Development Fees assessed on the construction of a structure in 2012; and

WHEREAS, the amount of fees for the project increased under the Nexus Fee Study, however, it was determined that Thunderbolt would pay the lesser fee amount of \$26, 250.26 under the old fees structure with a cost savings to them of \$19,530.49; and

WHEREAS, the City Council has reviewed and considered information on the matter, and agrees with Thunderbolt, based on their submitted information, that their system development fees should be [waived / reduced].

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the waiver [or deferral or reduction] of the Project's System Development Fees [for the full amount of \$26,250.26.] / [deferred for a time period of ____ to be paid on ____; in the amount of \$____] / [at a reduced amount of \$_____.] (The final resolution language will accurately reflect City Council's decision and direction.)

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 25th day of April, 2017; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

CITY OF RIVERBANK

RESOLUTION 2017-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, DENYING THE REQUEST BY THUNDERBOLT WOOD TREATING,
INC. TO WAIVE THE PAYMENT OF DEFERRED SYSTEM DEVELOPMENT FEES**

WHEREAS, it is necessary as established in the Riverbank Municipal Code for the proper and effective operation of City Government to establish, amend, or authorize fees for services in order to provide for the financial support of City Government; and

WHEREAS, in accordance with the Riverbank Municipal Code, a Building and Application Permit was ready to be issued (April 2012) and System Development Fees were calculated, including awarded credit, for a new building that was replacing a structure that had been destroyed by fire; and

WHEREAS, Thunderbolt Wood Treating, Inc., ("Thunderbolt") has opposed System Development Fees assessed on the construction of the new structure; and

WHEREAS, Thunderbolt has requested that the City Council waive the System Development Fees assessed on the construction of a structure in 2012; and

WHEREAS, since the issuance of a building permit in 2012, the City of Riverbank, in good faith, allowed Thunderbolt to continue with the construction of the new structure, by securing a property lien, while they appealed the fees; the fees were further deferred until a Nexus Fee Study was completed, which occurred two years later; the amount of fees for the project increased under the Nexus Fee Study, however, it was determined that Thunderbolt would pay the lesser fee amount of \$26, 250.26 under the old fees structure with a cost savings to them of \$19,530.49.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby denies the waiver of System Development Fees for the Project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 25th day of April, 2017; 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

Application must be legible and filled out completely
CITY OF RIVERBANK BUILDING PERMIT APPLICATION
6617 Third Street - Riverbank, CA 95367 (209) 863-7128 FAX (209) 869-7126
Mailing Address - 6707 Third Street - Riverbank, CA 95367

0025
BPI2-0208

Date of Application: _____

Work Description: Post & Beam Metal Building & aw/Canopy

Job Address: 3400 Patterson Rd

Cost of Proposed Project: 150,000

Square Footage: living area: 4750 Garage: _____
Covered Roof Area: 1900 total: 6850
Patio/Porch: _____

OWNER INFORMATION: Name: Leonard Lovalvo Phone No.: 209 869-4561

Home Address (City-State-Zip): 3400 Patterson Rd
Riverbank

TENANT/LEASEE: Name: _____ Phone No.: _____

Home Address (City-State-Zip): _____

BUSINESS NAME: _____

Contractor Information:

Name: BELFOR USA Group INC. Phone No.: 916 399-1865

Home Address (City-State-Zip): 3132 DWIGHT Rd STE 300 ELK GROVE, CA 95758

Business Mailing Address: _____

Contractor's License No: 810553 Class: B Expires: _____

Workers Compensation: Carrier National Union Fire Insurance Co. of Pittsburgh Policy No. WC020635378 Expires: 4/1/2012

OWNER-BUILDING VERIFICATION

Section 1.01 FOR YOUR PROTECTION YOU SHOULD KNOW THAT AS "OWNER-BUILDER" YOU ARE THE RESPONSIBLE PARTY OF SUCH BUILDING PERMIT. IF YOU ARE THE OWNER AND THE WORK IS BEING DONE BY SOMEONE OTHER THAN YOURSELF, YOU MAY PROTECT YOURSELF FROM POSSIBLE LIABILITY IF THAT PERSON APPLIED FOR A BUILDING PERMIT.

IF YOU ARE THE OWNER AND THE WORK IS BEING DONE BY SOMEONE OTHER THAN YOURSELF, YOU MAY PROTECT YOURSELF FROM POSSIBLE LIABILITY IF THAT PERSON APPLIED FOR A BUILDING PERMIT. IF YOU ARE THE OWNER AND THE WORK IS BEING DONE BY SOMEONE OTHER THAN YOURSELF, YOU MAY PROTECT YOURSELF FROM POSSIBLE LIABILITY IF THAT PERSON APPLIED FOR A BUILDING PERMIT.

IF YOU PLAN TO DO YOUR OWN WORK WITH THE EXCEPTION OF VARIOUS TRADES YOU MAY BE CLASSIFIED AS AN EMPLOYER. IF YOU ARE AN EMPLOYER YOU MAY BE CLASSIFIED AS AN EMPLOYER. IF YOU ARE AN EMPLOYER YOU MAY BE CLASSIFIED AS AN EMPLOYER.

NO

FOR THE ABOVE DESCRIBED PROJECT

Kim Montgomery

BELFOR
PROPERTY RESTORATION

3132 Dwight Road, Suite 300
Elk Grove, CA 95758
License: 810553

Tel: 916.399.1865
855.399.1865
Fax: 916.399.9388
Cell: 916.955.0328
kim.montgomery@us.belfor.com

YES

NO

OWNERS

SIGNATURE

THIS CHECKLIST IS TO PROVIDE A GUIDE OF DOCUMENTS NEEDED TO PROCESS YOUR APPLICATION. IT IS IMPORTANT TO PROVIDE OUR DEPARTMENT ACCURATE INFORMATION IN ORDER TO PROCESS YOUR APPLICATION IN A TIMELY MANNER. IF YOU HAVE ANY QUESTION PLEASE CALL OUR OFFICE AT 863-7128 BETWEEN 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

CITY OF RIVERBANK COMMUNITY DEVELOPMENT DEPARTMENT-BUILDING DIVISION

6707 THIRD STREET, RIVERBANK, CA 95367

(209) 863-7128 * (209) 869-7126 FAX (209) 869-6286 24 HR INSPECTION REQUEST LINE

Permit Number BP12-0025

WORK ADDRESS 3400 PATTERSON RD		Assessors No. 132-039-021	Type Const.	Occ Group.	Occ Load.	Area in SQ FT 3350	Covered Areas 0	Parking Spc 0	Sidewalk
Owner LOALVO LEONARD & GRACE TRS	Subdivision.	No. Stories	Zoning	Fire Sprink No	Res Units	Bldg. Use 329	Ded	Land Use	
Owner ADDRESS LOALVO FAMILY 2005 TRUST P O BOX 1389	Owner Phone (209) 869-4561	Desc of Work NEW POST BEAM METAL BUILDING (4,950 SQ. FT.)							
Contractor BELFOR USA GROUP INC	State License 810553	NEW POST BEAM METAL BUILDING (4,950 SQ. FT.) WE WILL GIVE THEM CREDIT FOR THE (1,600 SQ. FT.) BLDG THAT WAS DEMO'D DUE TO FIRE.							
Contractor Mailing Address 185 OAKLAND AVE STE#150 BIRMINGHAM, MI 48009-	Contractor Phone (248) 594-3188								

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full Force and effect.

License Class B License Number 810553

Date Contractor

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. B. & P. C. for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. Company

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the city building inspection division.

Date Applicant

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

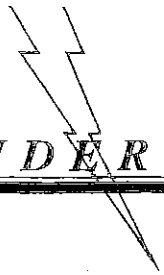
Date Applicant

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

QTY	PLUMBING PERMIT	SUMMARY / ACCOUNT		
	EACH FIXTURE TRAP	BUILDING PERMIT	101 000 000 450 030	1,501.17
	EACH BUILDING SEWER	PLAN CHECK	101 000 000 600 090	1,419.69
	EACH WATER HEATER AND/OR VENT	COMPLIANCE/INVESTIGATION FEE	101 000 000 450 030	0.00
	EACH GAS SYSTEM 1 TO 4 OUTLETS	TOTAL PLUMBING	101 000 000 450 030	
	EACH GAS OUTLET OVER 4	ELECTRICAL	101 000 000 450 030	191.84
	EACH INSTALL, ALTER, REPAIR WATER PIPING	MECHANICAL	101 000 000 450 030	116.90
	EACH LAWN SPRINKLER SYSTEM	STRONG MOTION	101 000 000 200 220	40.03
	EACH POOL	Bldg Std Admin Spc Rev Fund	101 000 000 200 210	8.00
	EACH SPA	SEWER CONNECTION	158 000 000 660 050	0.00
	TOTAL PLUMBING	WATER CONNECTION	157 000 000 600 150	0.00
QTY	ELECTRICAL PERMIT	UTILITY DEPOSIT	114 000 000 200 150	0.00
	SERVICE LESS THAN 600V - 200A	BUSINESS LICENSE FEE	101 000 000 450 000	30.00
1	SERVICE OVER 600V - 200A	SB 1185 - Disability Access Fee	101 000 000 200 189	0.00
1	SUBPANEL LESS THAN 200A	BUILDING FILE MAINTENANCE FEE	212 000 000 600 200	12.50
	POOL / SPA	SYSTEM DEVELOPMENT FEES		
	TEMPORARY POWER	SINGLE FAMILY / DUPLEX RESIDENTIAL		
3	EACH POWER APPERATUS (1-10) HP	STREETS/PUBLIC WORKS	205 000 000 675 330	11,266.05
	EACH APPLIANCE	WATER	205 000 000 675 330	2,577.83
	SIGNS 1 - CIRCUIT	SEWER	207 000 000 675 330	1,941.33
	SIGNS EACH ADDITIONAL	STORM DRAIN	208 000 000 675 300	3,214.33
	NEW CONSTRUCTION	PARKS/RECREATION	209 000 000 675 330	0.00
	TOTAL ELECTRICAL	POLICE / GENERAL GOVERNMENT	210 000 000 675 330	5,887.63
QTY	MECHANICAL PERMIT	STANISLAUS COUNTY FEE	112 000 000 200 200	5,444.15
1	FURNACE DUCTS UP TO 100,000 BTU	SYSTEM ADMIN FEE	125 000 000 565 010	1,309.85
	FURNACE DUCTS OVER 100,000 BTU	SYSTEM REPORT PREP FEE	161 000 000 675 261	9.50
1	BOILER / COMPRESSOR UP TO 3MP/100 BTU	UNDER GROUNDING	222 000 000 675 346	0.00
	WATER COOLER	UNDER GROUNDING ADMIN FEE	222 000 000 665 010	0.00
6	MECH EXHAUST - HOOD / DUCT	INFRASTRUCTURE FEE	221 000 000 575 330	0.00
	VENT VAN SINGLE DUCT	INFRASTRUCTURE FEE ADMIN FEE	221 000 000 665 010	0.00
	AIR HANDLER UP TO 10,000 CFM	INFRASTRUCTURE REPORT FEE	221 000 000 675 282	0.00
	AIR HANDLER OVER 10,000 CFM	WATER SALES	114 000 000 600 140	28.92
	TOTAL MECHANICAL	SPECIAL FEE SEWER MASTER PLAN	160 000 000 600 080	15.15
		OTHER / MISC FEES		0.00
		TOTAL FEES		35,014.87

Base Due: \$26,250.59

- 8,764.28



THUNDERBOLT INC.

3400 Patterson Road • P.O. Box 890 • Riverbank, California 95367

(209) 869-4561

(800) 826-8709

FAX Number (209) 869-4663

April 4, 2012

City of Riverbank
6617 Third Street
Riverbank, CA. 95367

Attention J.D. Hightower; Community Development Director:

Regarding permit # BP12-0025 for the storage facility in the back of Thunderbolt Wood Treating

Dear Mr. Hightower:

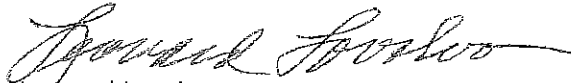
The fees that the building Department have assessed to this permit under the section of Single Family/Duplex Residential do not apply to this commercial facility. These are impact fees for street and public works, water, waste-water, storm drain, police and general government, Stanislaus County fee, and the system administration fee.

Thunderbolt Wood Treating is not increasing its volume, employees, or product lines, with this new storage facility. The truck traffic will not increase due to the new storage facility. These are products that are already on site and will be moved into the new storage facility to keep clean and dry.

We have already paid for street, sidewalk and sewer many years ago, these new fees would cause us a great hardship as our business climate is already impacted by the economy and the fire loss we incurred. We are more than willing to pay for the permit fees above the Single Family/Duplex Residential fee line that apply to this permit, except for business license fees, which we already have. Our current business license number 364, is valid through December 30, 2012.

We appreciate your reconsideration of these impact fees.

Sincerely,



Leonard Lovalvo

President/CEO

Recording Requested by
City of Riverbank
When Recorded Return To:
Community Development Department
City of Riverbank
6707 Third Street, Riverbank CA 95367

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2012-0032061-00

Friday, APR 13, 2012 10:39:07
Ttl Pd \$0.00 Rcpt # 0003196468
OMK/R1/1-1

CERTIFICATE OF EXISTENCE OF NON-COMPLYING PROPERTY

Pursuant to the provisions of the City of Riverbank Code of Ordinances, the undersigned authorized Community Development Department official of the City of Riverbank, hereby certifies as follows:

The City has caused to be inspected the premises known as: **3400 PATTERSON RD 132-039-021**

Owned by: THUNDERBOLT WOOD TREATMENT CO

Which is situated in the City of Riverbank, County of Stanislaus, State of California.

There exists on said premises, violations of the City of Riverbank Code of Ordinances.

Case# 2012-0199

Violation(s) are as follows:

<u>Muni Code</u>	<u>Violation</u>	<u>Corrective Action</u>
150.31 SYTEM	HAVE NOT PAID SYSTEM DEVE.	PROPERLY GO THROUGH APPEAL
DEVE. FEES	FEES FOR NEW METAL BLDG. COST	PROCESS FOR DETERMENATION OF
PURPOSE	ARE (\$26,250.59)	WHETER THEY ARE WAIVED OR HAVE
		TO BE PAID.

The legal owner(s) of the property were notified of the specific violation cites.

Janet Smullen 4/9/12

Signature: Janet Smullen

Date

Title: Sr. CDS - City of Riverbank

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

On 4.9.12 before me, Rosa I Casas, Notary Public, personally appeared Janet Smullen who proved to me on the basis of satisfactory evidence to be the person (s) whose names (s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

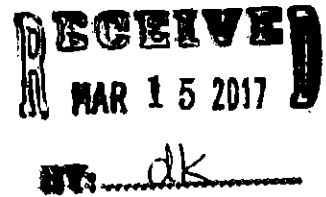
Rosa I Casas

Notary Signature



February 6, 2017

Donna Kenney
Planning and Building Manager
City of Riverbank
6707 Third Street
Riverbank, CA. 95367



**RE: Thunderbolt Wood Treating Services Past Due Project Development Impact Fees
Permit Number BP12-0025**

Dear Donna:

Thank you for your courtesy to me regarding the impact fees in your letter dated February 16, 2017, regarding the 4800 sq. ft. spray booth located at the rear of our property. I would like you to consider that this structure is a spray booth and not a building. It is actually considered a piece of equipment that was designed by our supplier for the application for our poly coating. It has all the filtration and air circulation approved by San Joaquin Valley Air Pollution Control Board.

Please accept this request for reduction, waiver or deferral for the impact fees at Thunderbolt Wood Treating, as we do not feel that these fees apply, as it is a piece of equipment, not a building.

In review of the Impact fees pertaining to the Street/Public Works section we do not feel this would pertain to this spray booth, as Thunderbolt Wood Treating paid for curb, and street improvements when assessed to us many years ago.

In review of the Impact fees to the Water/Sewer section on this spray booth, we do not feel this would pertain, as there is no restrooms in this booth that would require water or sewer connections.

In review of the Storm Drain section of the impact fees, we feel that this does not apply to this spray booth, as we must retain all water that is on our property in our lined basin.

In review of Police/General Government fees section on the impact fees, we feel this should not apply as we were an existing operation since 1977. There has not been any expansion of operations. We had to replace the spray booth on the property due to a fire loss. We had to relocate it on the property because it was not feasible to put back where it was.

Pertaining to the Systems administration fees or Stanislaus County fee, I do not know how these would apply as we did not change any of our operations as a result of this spray booth.

Any help that you can provide us regarding this request for a reduction or waiver of these fees would be greatly appreciated. This year, we have had to bring in 40 water storage tanks to retain the water on our property at a total cost per month of \$40,000.00 per month, this cost will be with us until the end of September, which has added a great financial burden to our operations. So again, we thank you for your consideration to this reduction.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leonard Lovalvo".

Leonard Lovalvo
Thunderbolt Wood Treating

Please see attached document from Belfor Property Restoration



03/15/17

RE; Thunderbolt Wood Treating Co.
3400 Patterson Rd.
Riverbank, CA 95367

To Whom It May Concern, BELFOR Property Restoration replaced a metal building due to fire damage located at 3400 Patterson Rd. Riverbank, CA.. The existing building was used for spraying material. The fire loss was approx. 9/11/2011.

Thank you,

A handwritten signature in black ink, appearing to be "Kim Montgomery", written over a horizontal line.

Kim Montgomery
Project manager











Soils Investigation Report

for

NEW BARN STORAGE BUILDING

3400 Patterson Road
Riverbank, California
APN 132-039-021

FILE COPY

Prepared for:
Thunderbolt Inc.
3400 Patterson Road
Riverbank, California

Streamline Project No. 1482

February 29, 2012

THE APPROVAL OF PLANS AND SPECIFICATIONS
DOES NOT PERMIT THE VIOLATION OF ANY SEC-
TION OF THE BUILDING CODE, OR ANY CITY OR
FINANCE OR STATE LAW.

FILE COPY



PLANS REVIEWED BY
Pacific Plan Review
Inspection and Plan Check Services
Page _____ Of _____

SEAL APPLIES TO SHEETS 1 THRU 5
SPECIFICATIONS
THE
DO
TION OF
DINANCE OR STATE LAW

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.2

SECTION 6: NEW BUSINESS

Meeting Date:	April 25, 2017
Subject:	Personal Indoor Marijuana Cultivation
From:	Sean Scully, City Manager

RECOMMENDATION

It is recommended that the City Council review the presented information regarding Personal Indoor Marijuana Cultivation and provide direction to staff.

SUMMARY

At the last regularly scheduled Council meeting, the Riverbank Council participated in a workshop to provide an in-depth legal analysis of Prop 64 and the associated regulatory decisions that will require Council direction over the next couple of months. Although Prop 64 is currently enacted, some components of the law will not become fully realized until January of 2018. Legal counsel has advised that decisions on regulation of those activities should be made prior to that time. Council has directed staff to bring back three separate workshops to define Council direction on key components to land use issues that have been raised for Cities since the passage of Prop 64. This item will revolve around the direction of whether the City should regulate personal indoor marijuana grows which is now a legal right in California for citizens over the age of 21.

BACKGROUND AND ANALYSIS

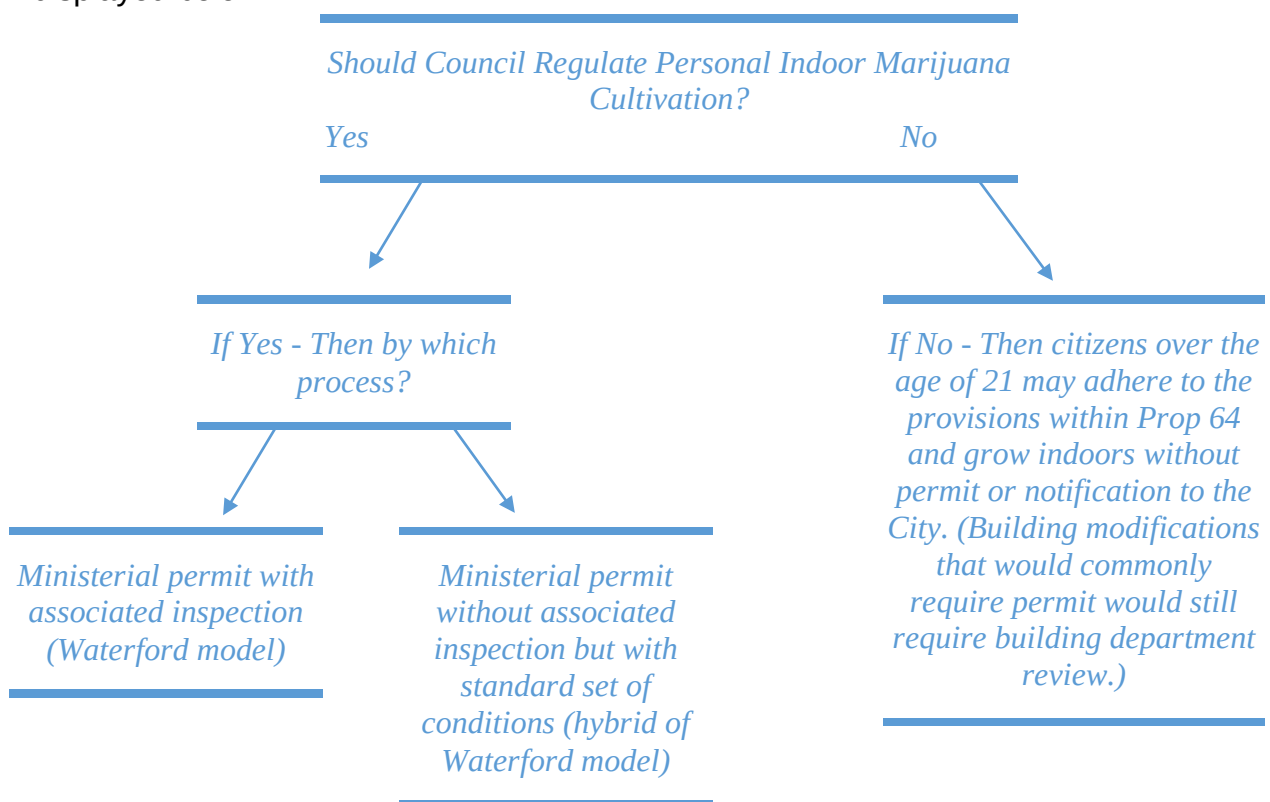
The Control, Regulate and Tax Adult Use of Marijuana Act, No. 15-0103, the California Marijuana Legalization Initiative, was passed by voters on November 8, 2016. Supporters refer to the initiative as the Adult Use of Marijuana Act or simply Proposition 64 ("Prop 64"). Prop 64 allows adults aged 21 years and older to possess and use marijuana for recreational purposes. According to the Act, municipalities that ban cultivation or retail sales will not be eligible to receive certain tax revenues meant to enhance law enforcement, fire protection, or other public safety programs.

At the April 11th 2017 City Council meeting, Josiah Young (Attorney from Churchwell White) presented an in-depth legal analysis of Prop 64 and associated regulatory considerations that the Council will need to provide direction now as the provisions of Prop 64 begin to be implemented statewide. Council directed that staff bring back direction staff reports split into three key sections: 1. Indoor Personal Cultivation, 2. Retail Dispensaries & Ancillary Businesses, and 3. Commercial Cultivation and Manufacturing.

In 2008, the City Council passed Ordinance 2008-005 placing a ban on medical marijuana dispensaries within the City. In order to maintain local land use control of medical and commercially grown marijuana, in 2015 the City adopted an ordinance prohibiting the sale, cultivation and distribution of medical marijuana, with a limited exception for personal indoor cultivation.

Under Prop 64, an individual is permitted to grow up to six (6) plants for recreational purposes within a private home, as long as the area is locked and not visible from a public place. The six plants are not per person like medical marijuana is but six plants per parcel. Previously only a medical patient with a doctor's letter could grow indoors in Riverbank pursuant to Riverbank Municipal Code ("RMC") §120.02 Medical Marijuana Cultivation.

In order to aid the Council in finding a consensus on direction for staff a decision tree is displayed below.



**Note – Both of these processes would allow for code enforcement action if conditions are not complied with.*

The Council cannot prohibit personal indoor cultivation but (as Mr. Smith mentioned during his presentation) the local jurisdiction may place “reasonable regulations” on the use to ensure health and safety. Therefore, the Council should first consider whether or not to regulate indoor personal cultivation.

Option 1 Regulation: Regulation would create an additional duty for staff (building and code enforcement inspections) but would also give the City the ability to charge an appropriate fee to offset those services. Regulation would also provide an opportunity for

code enforcement administrative citation for participants who do not comply with the regulations set forth within the Riverbank Municipal Code. The Waterford City Council has adopted an ordinance (attached) which creates a permit process for personal indoor cultivation, this allows the City to track the use and work towards ensuring that the use does not affect neighbors adjacent to these uses.

If Council's desire is to regulate and permit this use, conditions dictating the following should also be discussed:

- Term (time length of permit).
- Property Owner Authorization.
- Allowable number of plants (Prop 64 allows up to 6 plants).
- Indoor location (enclosed and secure).
- Prohibition on volatile solvents.
- Requirement that where needed plans will be drawn by certified professionals.
- Inspection frequency/requirements.

Option 2 No Regulation: The Council could also consider not regulating this use (some other local communities have chosen this approach due to concerns over workflow impact to staff duties), residents would still be required to comply with the uniform building code which requires permit for major building changes (electric, water service etc). Absent any regulations within the municipal code staff would have limited code enforcement authority to deal with noncompliant practices.

Option 3 Hybrid Approach: Alternatively Council could also consider a hybrid approach, whereby a permit is required with a list of standard conditions that each applicant must agree to (building, health and safety related) but no associated inspection. Non-compliant parties would be contacted through the complaint based code enforcement process that currently exists for other zoning related infractions.

Each of the proposed options has benefits and drawbacks depending on one's perspective. It is desired that Council provide direction on which decision branch (above) is more palatable and staff will craft regulations that reflect that desire to be included in the overall ordinance which will be considered by Council (this ordinance will also include the other components now made legal at a State level by Prop 64). General direction on the desired approach is all that is requested at this time, the in depth details will be vetted during the ordinance public hearing phase.

FINANCIAL IMPACT

In general, there is an unknown financial impact to cities associated with the regulation of marijuana cultivation. Permits for indoor personal cultivation should have fees that recoup the costs of permitting and enforcement.

ATTACHMENTS

Attachment 1 – City of Waterford example



Public Hearing 4d

December 15, 2016

Tim Ogden, City Manager
City Council Staff Report

Introduction of Ordinance to Adopt Revisions to the Health & Safety Code - Title 8 Section 8.34 of the Waterford Municipal Code related to Marijuana Cultivation and Establish a Fee for the Administration of the Indoor Marijuana Cultivation Permit

SUMMARY:

The ordinance continues to prohibit commercial and outdoor cultivation of marijuana, but based on Proposition 64 voted in by the people of California, indoor cultivation cannot be prohibited after 6 plants. The ordinance proposes various health and safety regulations by way of a permit with the city for indoor marijuana cultivation for personal use. A fee for the permit will be determined at a future meeting. A moratorium remains in place for any indoor marijuana cultivation in the city limits.

FISCAL IMPACT:

The proposed regulations will warrant greater enforcement efforts by the city's Police Services, the Building Inspector and Code Enforcement Officer. With approvals of the Ordinance and future implementation of a permit application and establishment of a fee, these increased personnel costs should be borne by the permittee.

ANALYSIS:

On November 8, 2016, Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act ("AUMA"), was approved by California voters and effective on November 9, 2016. At the November 17, 2016 City Council meeting, an interim urgency ordinance was approved on any indoor marijuana cultivation in the city limits for up to 45 days until reasonable regulations could be considered to address health and safety concerns.

The AUMA has legalized the nonmedical use of marijuana by persons 21 years of age and older, and the personal cultivation of up to six marijuana plants. It makes it legal for persons 21 years of age or older to: (1) smoke or ingest marijuana or marijuana products; (2) possess, process, transport, purchase, obtain, or give away to persons 21 years of age or older, without compensation, 28.5 grams of marijuana, or 8 grams of concentrated marijuana; and (3) possess, plant, cultivate, harvest, dry or process up to six living marijuana plants for personal use.

Although persons 21 years of age or older may use and possess nonmedical marijuana under AUMA, their ability to engage in these activities is not unfettered. The law prohibits the smoking of marijuana in certain places. Moreover, individuals cannot possess marijuana on school grounds, and daycare centers, or in youth centers while children are present, or possess an open container of marijuana or marijuana products while driving, operating or riding in any vehicle used for transportation.

AUMA further provides that cities may prohibit possession and smoking in buildings owned, leased or occupied by the city, and that employers, including cities, may maintain a drug and alcohol-free work place by prohibiting the use, consumption, possession, transfer, transportation, sale, display or growth of marijuana in the work place.

Additionally, while outdoor cultivation may continue to be prohibited, indoor cultivation for personal use cannot be prohibited by the City, but it can be regulated. At the City Council's direction on November 17, 2016, staff have provided proposed regulations based on various health and safety concerns identified nationally by medical and public safety officials, including officials in Colorado and Washington with newfound experience.

The proposed regulations for the indoor cultivation of marijuana for personal use will be authorized with an approved Indoor Marijuana Cultivation Permit with the following regulations that will be submitted to the Building Department for approval, and appealed to the Administrative Hearing Board as necessary:

1. A person 21 years and older must plant, cultivate, harvest, dry, or process plants in accordance with this chapter.
2. The marijuana plants and anything produced by the plants must be kept within the person's private residence, or an accessory structure located upon the grounds of a private residence that is fully enclosed and secure, and is not visible by normal unaided vision from a public place.
3. Not more than six living plants may be planted, cultivated, harvested, dried, or processed at one time, but outdoor cultivation, harvesting, or processing will continue to be prohibited at all times.
4. Permit applicant shall provide written and signed consent of the property owner where the indoor cultivation of marijuana is located, and evidence that the applicant resides full-time on the premises and as reflected by utility accounts. The residence shall remain occupied, and required to maintain a functioning kitchen and bathroom(s) and the use of primary bedrooms for their intended purposes.
5. The property used for indoor cultivation of marijuana shall be a residential unit or inside an accessory structure to a private residence located upon the grounds of a private residence that is fully enclosed and secure, and not visible by normal unaided vision from a public place located in a residential or commercial zone.
6. The application must include verification that Waterford Police Services will confirm, that the property owner, legal tenant, and/or operator of the indoor cultivation has not been convicted of an offense including, but not be limited to, the following:
 - (A) A violent felony conviction, as specified in subdivision (c) of Section 667.5 of the Penal Code.
 - (B) A serious felony conviction, as specified in subdivision (c) of Section 1192.7 of the Penal Code.
 - (C) A felony conviction involving fraud, deceit, or embezzlement.
 - (D) A felony conviction for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor.
 - (E) A felony conviction for drug trafficking with enhancements.
7. The applicant must submit plans prepared by licensed professionals reflecting the cultivation area including:
 - (A) Ventilation and filtration systems as prepared by a licensed mechanical engineer;
 - (B) Electrical plans with load calculations as prepared by a licensed electrical engineer;
 - (C) Building plans for building alternations as prepared by a licensed engineer;
 - (D) Plans reflecting how the cultivation area is locked and inaccessible to minors, and if inside an accessory structure to a private residence located upon the grounds of a private residence that it is fully enclosed, secure, and not visible by normal unaided vision from a public place.
8. Generators or gas products used to power electrical or lighting fixtures or equipment shall be prohibited.

9. Use of volatile solvents shall be prohibited, including, but not limited to: (1) explosive gases, such as Butane, Propane, Xylene, Styrene, Gasoline, Kerosene, O₂ or H₂; and (2) dangerous poisons, toxins, or carcinogens, such as Methanol, Iso-propyl Alcohol, Methylene Chloride, Acetone, Benzene, Toluene, and Trichloro-ethylene, unless evidence of a current license to operate such solvents is provided.
10. The application shall include proposed indoor signage identifying the secured space where cultivation is occurring, including identification of any chemicals, fertilizers and pesticides located in the space or in the operation of the cultivation to aid public safety officials in times of emergency response to the location.
11. Initiation of a permit application will trigger a pre-inspection by the Building Inspector to ensure that the building and/or accessory structure fully complies with the Uniform Building Code, California Building Code, and applicable municipal codes. Upon issuance of the permit, another inspection will be made by the Building Inspector to ensure approved plans were followed. Additional inspections will be performed over the term of the permit and the Building Inspector and/or Code Enforcement Officer will provide 24 hour notice before the inspection is done per the signed consent form to ensure compliance with the permit regulations. If the inspection is denied, the permit will be immediately revoked, and an administrative hearing process with penalties as outlined in Waterford Municipal Code Section 1.18 Administrative Penalties will begin with the Code Enforcement Officer.
12. The permit will expire after 12 months and must be renewed annually with approval from the Building Department to be in compliance if indoor personal use marijuana cultivation is to continue. (Ord. 2017-XXX).

Ordinance Process:

Ordinance 2017-03 is being introduced for a first reading by title only as a public hearing item. If the City Council takes action to approve the introduction and first reading, thereafter a summary of Ordinance 2017-03 will be published in the Waterford News. A second reading will be considered on January 19, 2016. Additionally, it is anticipated that a proposed permit fee and application will be ready for approval by the City Council.

After adoption and within 14 days of passage, the Ordinance Summary will be published in the Waterford News together with the names of the members of the City Council voting for and against same. This Ordinance will become effective and be in full force on and after thirty (30) days of its passage and adoption.

ENVIRONMENTAL REVIEW:

N/A

ATTACHMENTS:

- **Ordinance 2017-03**
- **Ordinance Summary 2017-03**

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 6.3

SECTION 6: NEW BUSINESS

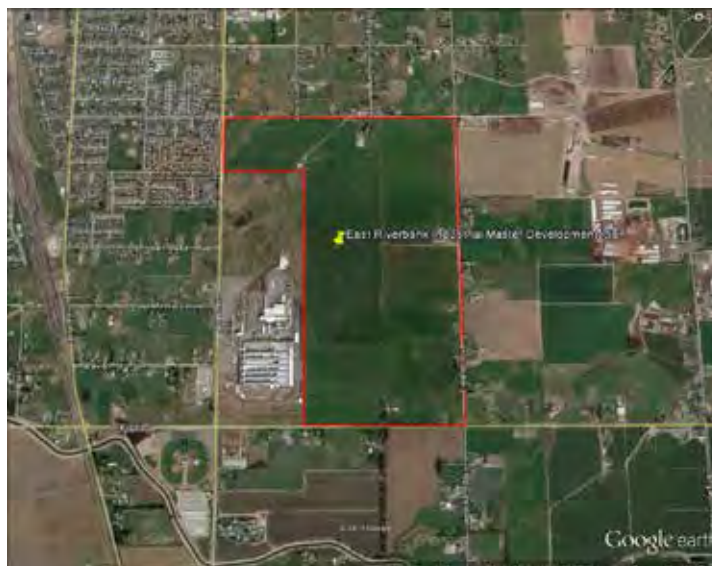
Meeting Date:	April 25, 2017
Subject:	East Riverbank Industrial Master Plan Phasing Strategy
From:	Sean Scully, City Manager
Submitted by:	John B. Anderson, Consulting Planner

RECOMMENDATION

It is recommended that the City Council consider the information presented herein and use this report to allocate future budgeted funds to accommodate the planning effort associated with the East Riverbank Master Plan based on the desire of the Council.

SUMMARY

As part of the Strategic Planning process concluded in March of 2017, the City Council has requested that Staff present a phased strategy for creation of the East Riverbank Industrial Master Plan. The original scope of work was presented to the City Council on August 23, 2016 as part of a report to the City Council on the outcome of the updated Municipal Service Review and Modified Sphere of Influence request. The original scope of work for the East Riverbank Industrial Master Plan has been attached to this Staff Report for reference. The potential Master Plan area is depicted in the illustration below:



BACKGROUND

Starting with the Strategic Planning process concluded in April of 2016, the City Council set in motion the priority to identify possible funding sources for the development of the East Riverbank Industrial Master Plan. The City Council also requested that a guidance document be developed to allow the Council to understand the steps necessary to proceed with the advanced planning project.

Unfortunately opportunities for funding a Master Plan are few. Planning Staff did investigate possible grant funding options which were shared with Riverbank's grant writer on June 1, 2016. Staff has always assumed the process to develop an Industrial Master Plan will occur as soon as funding has is made available and in accordance with the steps articulated below.

Essential Steps involved with the development of a Master Plan.

Step 1 – Identify Opportunities and Constraints. This will serve as a basis upon which a master plan will be developed and serves to identify possible infrastructure solutions for water, sewer, storm drainage as well as transportation options including rail service.

Step 2 - Prepare Draft Industrial Master Plan. In cooperation with LRA Staff, develop a draft Master Plan which compliments the adopted Specific Plan for the Riverbank Industrial Complex. The intent of the plan is to develop a well-rounded industrial, job generating center which is flexible enough to accommodate a variety of future changes in design and shape of job generating centers.

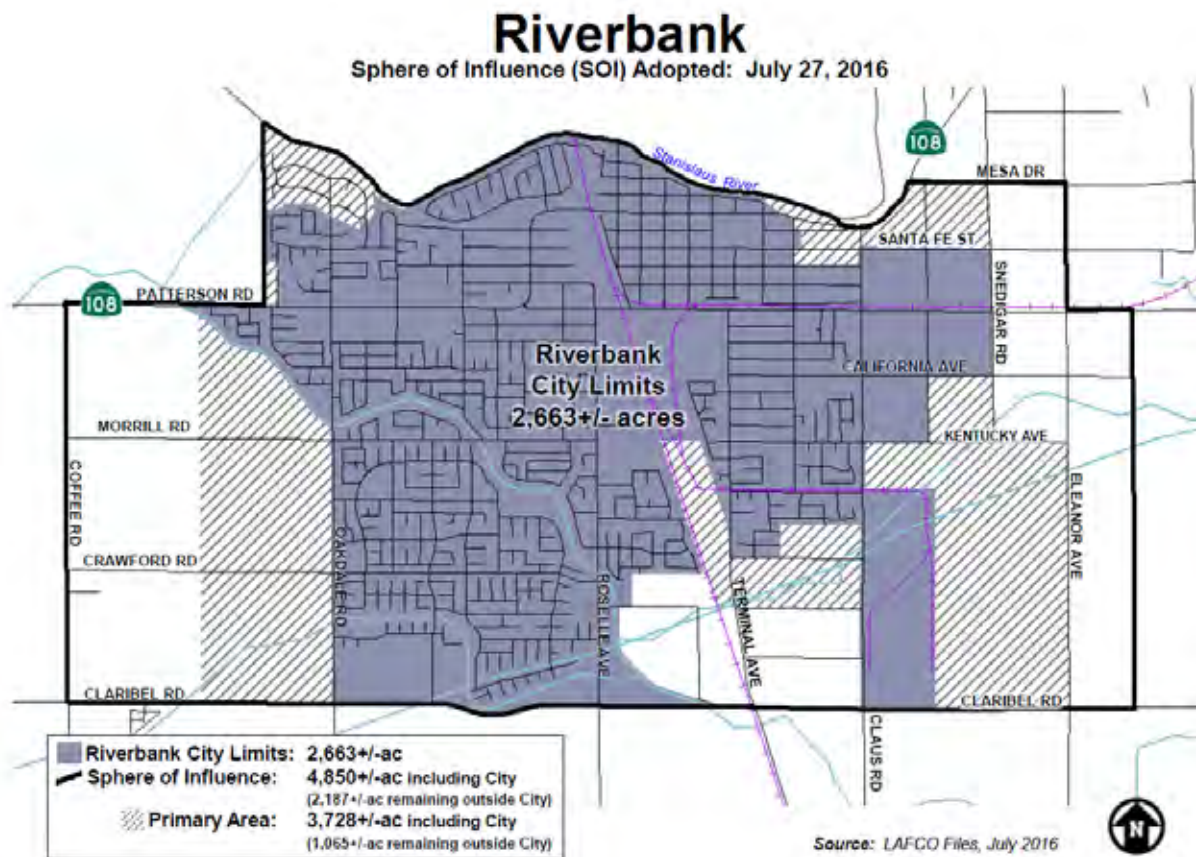
Step 3 – Public Participation and Outreach. Through a series of Public Workshops the public as well as property owners will be given the opportunity to express their views of the concept development plans. It is assumed that this would take place over a six (6) month period so as to allow sufficient public input.

Step 4 – Prepare Final Industrial Master Plan. Based on the findings in Steps 1 through 3 above staff will develop the Final Master Plan upon which a project description can be developed to initiate the CEQA process. This will involve preliminary engineering solutions to infrastructure demands created as a result of complete plan implementation.

Step 5 – California Environmental Quality Act (CEQA) Compliance. This will involve the preparation of an Environmental Impact Report (EIR) complete with traffic, biology, air quality and evaluation of a Fiscal Impact Analysis.

Step 6 – Project Approval and Annexation. This step involves public hearings through the Riverbank Planning Commission and City Council as well as applications and hearings with Stanislaus LAFCo. This is perhaps the most time consuming of the steps described above because of the necessary public involvement and consideration of the Riverbank request by an outside agency.

The action taken by Stanislaus Local Agency Formation Commission (LAFCO) July 27, 2016 expanded the City of Riverbank Sphere of Influence (SOI) to include the East Riverbank area in the primary growth area. Please refer to the map illustration below:



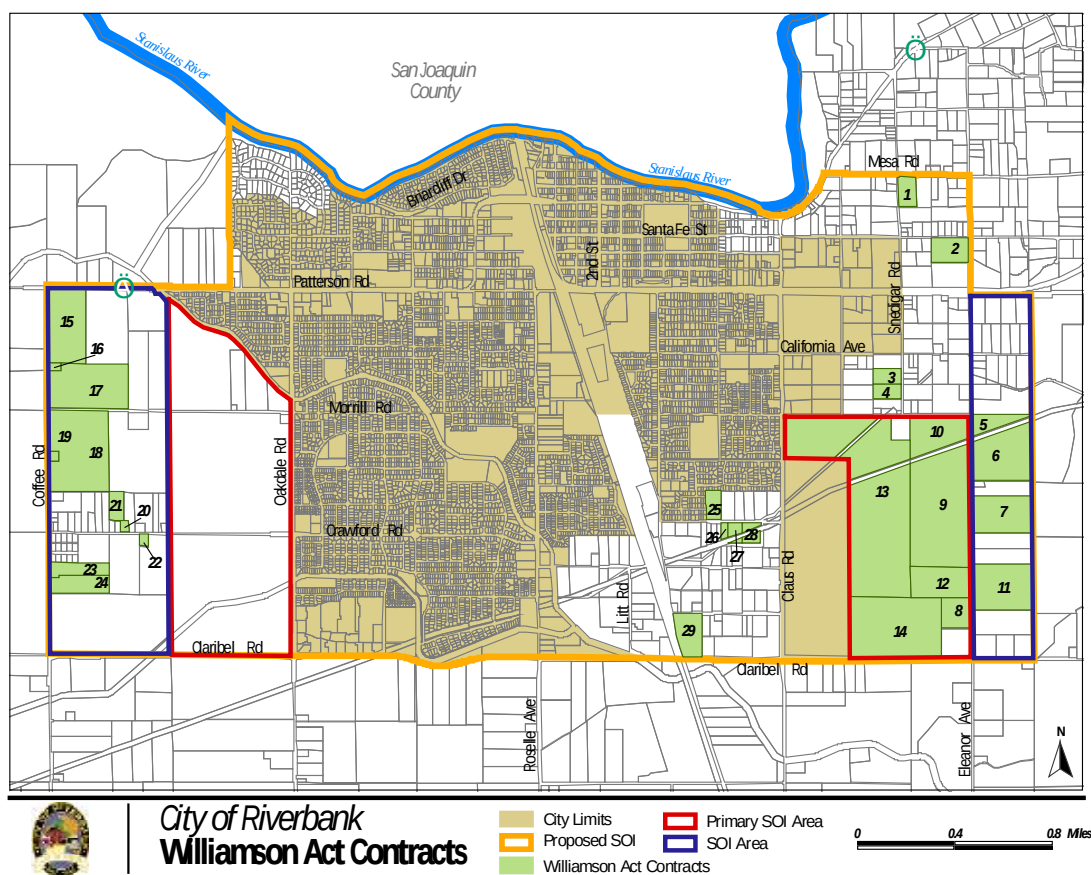
ANALYSIS

The City Council could choose to initiate the Master Plan process and spend advanced planning dollars as funds become available. The entire process would of course be delayed until all parts of the Master Plan study including public outreach have been accomplished. One possible funding example might include, development of the Master Plan itself with mapping support by the City Engineer could costs about \$55,000, plus \$10,000 in mapping support (\$60,000 total). One could certainly delay Landscaping, Infrastructure and Traffic detail until a second phase of spending of about \$15,000, \$25,000 and \$10,000 respectfully (\$50,000 total). Third phase of spending would be perhaps the most expensive because it involves the preparation of all CEQA related documentation to support the Master Plan including Draft and Final EIR's, Complete Traffic Evaluation and Biological Opinion of about \$75,000, \$15,000 and \$15,000 respectfully (\$105,000 total). The fourth step might involve the development of a Financing Plan and model to support the construction of key backbone infrastructure to kick start industrial development. Fourth step costs might be \$25,000 to \$40,000 depending on the scope of services. The fifth and final step in the process would

include the processing of a request through a series of public hearings including the Riverbank Planning Commission and City Council as well as sponsoring an application for annexation with Stanislaus LAFCO leaving a balance of about \$29,576. Again, the City Council can choose to expend whatever dollars are appropriate to advance the Master Plan studies based on funding available.

Please keep in mind the MSR which was recently adopted by Stanislaus LAFCO in 2016 has a shelf life of 5 years, meaning that any annexation request for the East Riverbank area would need to be considered by Stanislaus LAFCO prior to July 24, 2021.

Regardless, the action taken by the City of Riverbank to support annexation of the subject Master Plan area must address key policy issues associated with the Agricultural Preservation and the existing Williamson Act Contracts on a majority of the properties in the plan area as illustrated below:



Based on provisions of California Land Conservation Act of 1965 Chapter 7 of Part 1 of Division 1 of Title 5 of the California Government Code, it's likely the City of Riverbank would be required to succeed to the Williamson Act contract provisions upon annexation of the properties contained in the Master Plan area. This is of course is only after

Stanislaus LAFCO completes the evaluation of the Riverbank Agricultural Preservation Plan as adopted by the City Council.

STRATEGIC PLAN

The City's recently adopted Strategic Planning Objectives suggest that Staff will propose to the City Council for consideration a phasing strategy to fund the East Riverbank Master Plan at the April 25, 2017 City Council meeting.

FINANCIAL IMPACT

Financial impact for the East Riverbank Master Plan is projected to cost \$269,576 over a defined processing time frame as selected by the City Council. The City Council working with the City's Finance Department and the Budget Advisory Committee could allocate sufficient funds to support a phased work program associated with the critical steps identified above.

ATTACHMENT

1. East Riverbank Master Plan proposal for services dated November 30, 2015.

EAST RIVERBANK **INDUSTRIAL MASTER DEVELOPMENT PLAN**

SCOPE OF WORK

August 2016

I. PREPARATION OF THE MASTER DEVELOPMENT PLAN (MDP)

Task 1: Prepare Administrative Draft MDP – Project Team Review Only

Project Team Coordination

It is anticipated that through the preparation and processing of the MDP, coordination with the Project's Technical Consultants will be required. On behalf of the Client, JB Anderson Planning (JBAP) shall act as Lead Consultant for the preparation and processing of the MDP/EIR and Annexation request application.

This role will include working and coordination with a Landscape Architect, Fiscal Impact Consultant, Architectural Consultant, Civil Engineer, Biologist, Traffic Engineer and other Technical Consultants involved in developing illustrations to support the MDP effort and associated Entitlement Applications through the City of Riverbank and Stanislaus County Local Agency Formation Commission (LAFCO).

It is anticipated that JBAP Staff will coordinate directly with the Project Team Consultants through the MDP preparation process and developing exhibits and support narrative (i.e. architectural design guidelines) as part of the MDP.

MDP Preparation and Internal Project Team Review

JBAP Staff shall review all existing data and information available on the subject property as may be available from the client. In utilizing the approved Riverbank General Plan and Design components from the consulting team, JBAP Staff shall prepare the MDP and complete an Administrative Draft for Project Team review and comment. This includes the folding in of the various design elements for the other experts hired to develop the plan specific such as landscape architecture, building designs, common project themes and preliminary engineering. In addition, this task includes incorporating comments received from the City through the 1st submittal of the MDP (Task 1-4) into the Administrative Draft MDP prior to distribution to the Project Team.

At the direction of the City Manager, the Administrative Draft MDP shall be distributed to City Staff for review and comment. JBAP Staff will coordinate with the Project Team to solicit comment and prepare any necessary revisions to the MDP. Comments received from the Project Team shall be incorporated into the Administrative Draft MDP, and finalized for submittal to the City of Riverbank for review and comment for a Final Draft MDP.

Timing: Approximately six (6) months. This timing assumes that the various MDP components and supporting Exhibits have been completed prior to finalizing the Administrative Draft MDP.

Task 2: Administrative Draft MDP Reviewed by the City of Riverbank (2nd Submittal)

On behalf of the City, JBAP Staff shall submit the Administrative Draft MDP to the City of Riverbank for review and comment. JBAP Staff shall coordinate with City Staff in soliciting comments, and communicate with affected property owners and the Project Team with regards to any necessary revisions to the MDP based on said comments.

For the purposes of this task, revisions incorporated into the MDP as a result of comments received from the City of Riverbank will be completed in the form of an Errata Sheet. Said Errata Sheet will be distributed to the Project Team for review and comment. It is anticipated that the revisions included into the Errata Sheet will subsequently be incorporated into the Draft MDP.

Timing: One (1) month is assumed for this task.

Deliverables: Administrative Draft MDP (10) hard copies as well as an electronic copy.

Task 3: Prepare Revised Draft MDP

Immediately upon completion of Task 2, above, JBAP Staff shall incorporate the revisions provided in the Errata Sheet into the Revised Draft MDP. Once incorporated, JBAP Staff shall complete and distribute the Revised Draft MDP to the Project Team for review and comment. Any comments and/or revisions received from the Project Team shall be incorporated into the MDP. The Revised Draft MDP shall subsequently be submitted to the City of Riverbank for review and processing.

Timing: Two (2) months are assumed for this task.

Deliverables: Screen check Draft MDP (10) hard copies as well as an electronic copy.

Task 4: Final Draft MDP by the City of Riverbank (3rd Submittal)

JBAP Staff shall submit the revised Administrative Final Draft MDP to the City of Riverbank for review and comment.

Through consultation with the Project Team, JBAP Staff shall negotiate with City Staff the scope of any revisions that shall be incorporated into the MDP. Revisions agreed upon between Richland Communities and City Staff shall be incorporated into the MDP. Additionally, said final revisions shall be provided the Project's CEQA Consultant for inclusion into the Project's Environmental Impact Report (EIR).

Timing: One (1) month is assumed for this task.

Deliverables: Final MDP (10) hard copies as well as an electronic copy.

Task 5: Prepare Final Public Review MDP

JBAP shall finalize the Draft MDP for submittal to the City of Riverbank, and subsequent public review.

It is important to note that the purpose of this task is to finalize the MDP and prepare for public review concurrent to the Project's EIR public review period. It is assumed that both the MDP and EIR will be distributed for public review at the same time. The public review period assumed as part of this task is 45-days. This will include direct dialogue with property owners who are directly affected by the proposed action.

Based on past discussions with City Staff, the Project Team may be required to conduct Public Workshops at both the Planning Commission and City Council level. JBAP staff shall coordinate with City Staff on the appropriate method of processing the MDP and soliciting public/decision maker input. For the purposes of this task, it assumed that two (2) Public Workshops will be required.

Timing: Three (3) months are assumed for this task.

Deliverables:

- 1) Master Development Plan
- 2) Preliminary Infrastructure Plan
- 3) Phasing Exhibits
- 4) Financing Strategies

II. CEQA

Task 1: Preparation of an Initial Study and Notice of Preparation

Preparation of the Initial Study, Notice of Preparation Filing and project disclosure to all Responsible and Trustee Agencies. Conduct a mandatory Scoping Meeting.

Timing: 2 Months.

Task 2: Draft EIR

Complete the administrative Draft EIR for review by City staff includes screen check, Final Draft EIR and 45 day review period.

Timing: 4-6 Months.

Task 3: Final EIR and MMRP

Complete responses to comments, prepare administrative Draft Final EIR, prepare Final EIR prepare findings statements and statement of over-riding concerns to be part of the approving City Council Resolutions.

Timing: 1 Month.

Deliverables:

- 1) Admin Draft EIR
- 2) Draft EIR
- 3) Final EIR

III. PUBLIC HEARINGS

Task 1: Staff Report Review and Clarification and Revisions

Prior to the Planning Commission and City Council Public Hearings, it is anticipated that the Project Team will review any applicable Staff Reports, Conditions of Approval, etc. related to the Project, and provide comments and/or clarifications.

It is anticipated that Robin Baral, Esq. will be retained to provide the legal assistance in reviewing the Planning Commission and City Council Staff Reports, Conditions of Approval, Mitigation Measures, etc. Through discussions, JBAP Staff shall provide technical assistance, as necessary.

Timing: Two (2) months prior to Planning Commission and City Council Public Hearings (concurrent with preparing the Final Review MDP).

Task 2: Planning Commission and City Council Public Hearings

JBAP Staff shall represent the project through the Planning Commission and City Council Public Hearings in which the Project will be reviewed and considered. Technical assistance may include, but is not limited to; preparation and strategy for presentation to Planning Commission and City Council, attendance during the Public Hearings, responding to comments/questions that may arise during the Public Hearings.

Timing: Two (2) months.

Deliverables:

- 1) Staff reports to the Planning Commission and City Council complete with Resolutions and Ordinances
- 2) Power Point Presentation

IV. LAFCO

Task 1: Prepare Application to LAFCo

JBAP Staff shall prepare all applications to Stanislaus LAFCO.

JBAP shall prepare and track the processing of all LAFCO materials including a City Services Plan, pursuant to Section 56653 of the California Government Code, and Statements of Fair Share Housing, Open Space, Water Availability and any other statements which may be required including Agriculture Land Conversion.

Timing: Application materials shall be submitted to Stanislaus LAFCo within two (2) weeks upon approval of Project by the Riverbank City Council.

Task 2: LAFCo Public Hearing

JBAP Staff shall attend the Stanislaus LAFCo Public Hearing and represent the City of Riverbank as needed. This may include providing technical assistance and answering questions posed by LAFCo Directors. It is assumed that one (1) Public Hearing will be required as part of this task.

Timing: One (1) month upon submittal of Application

Deliverables:

1) LAFCO Application and Correspondence.

COST ESTIMATE

The following cost estimate is provided per task and corresponds with the tasks described above.

City of Riverbank - East Riverbank Industrial Master Development Plan		Principal	Senior Planner/ Vice	Senior Planner	Assistant Planner	Admin Assistant	
Hourly Rate		\$140	\$110	\$90	\$75	\$48	
		HOURS					COST
I. Preparation of the MDP							
TASK 1	Prepare Administrative Draft MDP	40	25	40	120	40	\$22,870
TASK 2	Administrative Draft Review	2	8	15	32	12	\$5,486
TASK 3	Prepare revised Draft MDP	25	10	25	40	10	\$10,330
TASK 4	Prepare Final Draft MDP	15	15	25	30	15	\$8,970
TASK 5	Prepare Final Public Review MDP	4	8	25	40	7	\$7,026
	Sub-Total of Tasks						\$54,682
II. CEQA							
TASK 1	Prepare IS, NOP and EIR Scoping Hearing	4	15	45	40	20	\$10,220
TASK 2	Draft EIR	40	40	250	200	48	\$49,804
TASK 3	Final EIR and MMRP	15	25	40	40	25	\$12,650
	Sub-Total of Tasks						\$72,674
III. Public Hearings							
TASK 1	Revisions	15	4	20	40	15	\$8,060
TASK 2	Planning Commission and City Council Hearings	20	4	15	30	10	\$7,320
	Sub-Total of Tasks						\$15,380
IV. Stanislaus LAFCO							
TASK 1	Prepare LAFCO Applications	15	4	12	40	20	\$7,580
TASK 2	LAFCO Hearing	20	0	8	20	5	\$5,260
	Sub-Total of Tasks						\$12,840
Special Consultants							
	Traffic Consultant- KD Anderson Traffic Consultants						\$25,000
	O'Dell Engineering - Landscape Architect						\$10,000
	Civil Engineering - Kull and Giuliani Engineering						\$35,000
	Biological - Moore Biological						\$15,000
	Fiscal Analysis - Goodwin and Associates						\$25,000
	Administrative Expenses (Copies, mailing and Final Printing)						\$4,000
TOTAL (Estimated)							\$269,576

Notes/Assumptions:

1. The cost estimate provided above provide a per-task budget in which time will be billed against. J.B. Anderson Land Use Planning issues invoices on a monthly basis (1st of each month), and these invoices will include a detailed breakdown of hours and work billed against each task item. In addition, J.B. Anderson Land Use Planning will maintain an overall Project budget and if requested, be prepared to provide a budget status update to client.
2. The cost estimates above, specifically related to MDP preparation and submittals to the Project Team and the City of Riverbank, includes administrative costs such as reproduction. All other administrative related costs (i.e. mileage, mail delivery charges) are included in the costs above. Receipts of any administrative costs will be provided in our monthly invoices.
3. Cost estimates for tasks involving addressing City of Riverbank staff comments on the MDP (Tasks III-2 through III-5) are just that, estimates. These costs noted above reflect our recent experience working on MDP's and resolving issues raised by City staff through the review period. Because there will be considerable MDP work up front in the process, our goal is to minimize the effort needed to address City staff comments through the review process. In this case, costs for these tasks could be lower. However, for the purposes of providing an estimate, these costs are reflective of our recent experience on similar projects as noted.
4. Task III-5 assumes that there will be some level of comments received on the MDP during the public review process. Therefore, time is being considered for addressing these comments (if necessary) in the MDP. This task also assumes that up to two (2) Public Workshops will be required. Therefore, this task includes said Public Workshops, as well as the preparation of any documents (i.e. PowerPoint Presentation) needed as part of those workshops.
5. Task III-2 assumes that one (1) Planning Commission and one (1) City Council Public Hearing will be required. Cost estimate provided includes preparation time and production of presentation documents.
6. Task IV-2 assumes that one (1) LAFCo Public Hearing will be required.