

CITY COUNCIL / LRA BOARD

Mayor/Chair

Richard D. O'Brien

Council/Authority Members

District 1 - Luis Uribe

District 2 - Rachel Hernandez

District 3 - Leanne Jones Cruz

District 4 - Darlene Barber-Martinez



*101 Years
Anniversary*

CITY OF RIVERBANK

**Regular City Council and
Local Redevelopment Authority
Board Meetings**

Community Center, 3600 Santa Fe Street
Riverbank, CA 95367

TUESDAY, AUGUST 22, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

1. CALL TO ORDER

2. FLAG SALUTE

3. INVOCATION

4. ROLL CALL

5. AGENDA CHANGES

6. 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.

7. PRESENTATIONS (Informational only)

Item 7.1



Presentation from SMA Entertainment on the Marketing Plan for the 2023 Cheese & Wine Festival- It is recommended that the City Council review the marketing plan that will be presented by SMA Entertainment for the 2023 Cheese & Wine Festival.

Item 7.2



Presentation by Dave White, Chief Executive Officer for Opportunity Stanislaus- It is recommended that the City Council receive a presentation from Dave White, Chief Executive Officer of Opportunity Stanislaus regarding the resources and assistance they have provided to the City of Riverbank and its businesses.

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

PLEASE SPEAK DIRECTLY INTO THE MICROPHONE.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

9. 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 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for July 25, 2023.

Item 9.3 **Authorization** for Out of State Travel Request to have Finance Staff Attend the Caselle Annual Conference in Salt Lake City, UT.

Item 9.4 **Authorization** for Out of State Travel Request to have Finance Staff Attend the Itron Conference in San Antonio, Texas.

Item 9.5 **Resolution** to Approve Final Map 02-2022 Countryside III – APN: 062-022-020.

Item 9.6 **Resolution** to Approve Final Map 01-2023 for BDC Riverbank II L.P. in the Crossroads West Specific Plan – APN: 074-140-007.

Item 9.7 **Resolution** approving the City Manager to enter into a Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus for the construction of the Claribel Road Overlay Project.

10. PUBLIC HEARING

The Public Notice for Item 10.1 was published on August 9, 2023 in the Riverbank News.

Item 10.1 **A Resolution to Adopt the 2023-2024 schedule of Park Amenity Rentals, Recreation Programs, and Facility Rental Fees for the City of Riverbank** - It is recommended that the City Council consider adopting a Resolution to approve the 2022-2023 fees for Park Amenity Rentals, Recreation Programs, and Facility Rentals. The recommended fee increases, and new classes/programs offered with associated fees are highlighted in Exhibit A.

11. NEW BUSINESS

Item 11.1 **Resolution to Approve the McRoy Wilbur Communities Deferral of System Development Fees for the River Terrace Subdivision-** It is recommended that the City Council consider adopting a Resolution approving the deferral of the McRoy-Wilbur Communities System Development Fees assessed on the construction of dwelling units in the River Terrace subdivision from building permit issuance to final inspection.

- Item 11.2** **Consideration of the Options for the Appointment of a Riverbank Representative to the Stanislaus Consolidated Fire Protection District Board (SCFPD): 1) Adopt a Resolution to Reappoint Mr. Charles E. Neal for a Four-Year Term, 2) Adopt a Resolution to Reappoint Mr. Charles E. Neal for Less than a Four-Year Term; or 3) Open a Recruitment to Select a Representative for a Term Beginning January 1, 2024** - It is recommended that City Council evaluate and discuss the options for the appointment of a Riverbank Representative to the Stanislaus Consolidated Fire Protection District. (SCFPD). Should the City Council decide to re-appoint the existing representative, Council should consider approval of a Resolution to appoint Mr. Charles E. Neal to a new term.

12. COMMENTS/REPORTS

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

- Item 12.1** Staff
- Item 12.2** Council/Authority Member
- Item 12.3** Mayor/Chair

13. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session

- Item 13.1** **PUBLIC EMPLOYMENT**
(Pursuant to Gov. Code § 54957)
Title: Chief of Police
- Item 13.2** **LIABILITY CLAIMS**
(Pursuant to Government Code § 54961)
Claimant: Cari McCormick -Aiman-Smith & Marcy
Agency Claimed Against: City of Riverbank
- Item 13.3** **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Government Code § 54956.8)
Property: 6436 Oakdale Road, Riverbank (APN 075-026-040)
Agency Negotiator: City Manager Marisela H. Garcia
Property Negotiator: High, Price & Leffler Associates
Under Negotiation: Price, terms of payment, or both.

14. REPORT FROM CLOSED SESSION

- Item 14.1** Report from Closed Session **Item 13.1**
PUBLIC EMPLOYMENT
(Pursuant to Gov. Code § 54957)
Title: Chief of Police

Item 14.2 Report from Closed Session **Item 13.2**
LIABILITY CLAIMS
(Pursuant to Government Code § 54961)
Claimant: Cari McCormick -Aiman-Smith & Marcy
Agency Claimed Against: City of Riverbank

Item 14.3 Report from Closed Session **Item 13.3**
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54956.8)
Property: 6436 Oakdale Road, Riverbank (APN 075-026-040)
Agency Negotiator: City Manager Marisela H. Garcia
Property Negotiator: High, Price & Leffler Associates
Under Negotiation: Price, terms of payment, or both.

15. ADJOURNMENT

- The Next Regular City Council Meeting will be on Tuesday, September 12, 2023 at 6:00 P.M.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act.

Posted this 17th Day of August, 2023

/s/ *Gabriela Hernandez, City Clerk*



ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.



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

PUBLIC “LIVE” VIEWING

- Government Channels: Charter– 2 and AT&T U-VERSE – 99
- YouTube Live – City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter. Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 pm, please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS **BEFORE THE 4:00 PM DEADLINE**

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** Mail to cityclerk@riverbank.org *(Note: This technology is not a guaranteed method.)*
 - Indicate Agenda Item # in the **subject line**. (Call 209-863-7198 /209-863-7122 to ensure receipt)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:** The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
(please make sure the volume on your video device or any nearby device is turned down.)
 - **Using a computer** – click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
 - **Using a Phone** – press ***9** to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.

Teleconference Phone Number (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM while making oral comments, please immediately call the **teleconference phone number (209) 863-7151** so that Council may receive your comments. Council will be waiting for your call. Thank you

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: <https://us02web.zoom.us/j/82304094391>

Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 823 0409 4391**

- Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 823 0409 4391**

Learn about using ZOOM - Visit <https://zoom.us/j/94943925973?status=success> for a free account or to download the app.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	August 22, 2023
Subject:	Presentation from SMA Entertainment on the Marketing Plan for the 2023 Cheese & Wine Festival
From:	Marisela H. Garcia, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation

RECOMMENDATION

It is recommended that the City Council review the marketing plan that will be presented by SMA Entertainment for the 2023 Cheese & Wine Festival.

SUMMARY

Stephen Alexander representing SMA Entertainment, will give a presentation on the marketing plan for the 2023 Cheese & Wine Festival.

BACKGROUND

In March, 2023, a new contract was entered into with SMA Entertainment to coordinate the Cheese & Wine Festival. The City Council was interested in hearing more about the marketing plan for this year's festival once planning was well underway. The festival is scheduled for October 14th and 15th this year. The festival boundary will be between 4th street and 7th street with the wine tasting even being held at our community center.

The new contractor is aware of the need for marketing to improve over last year and is prepared to present his plan to the City Council.

FINANCIAL IMPACT

There is no financial impact to this report.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date: August 22, 2023

Subject: Presentation by Dave White, Chief Executive Officer for Opportunity Stanislaus

From: Marisela H. Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council receive a presentation from Dave White, Chief Executive Officer of Opportunity Stanislaus regarding the resources and assistance they have provided to the City of Riverbank and its businesses.

SUMMARY

The City of Riverbank and Opportunity Stanislaus have been partners (through similar MOU agreements) for many years. Opportunity Stanislaus has taken the lead on a variety of regional and City specific economic development initiatives over the years. Opportunity Stanislaus also provides resources for a variety of Stanislaus County Businesses through their Small Business Development Center. Additionally, Stanislaus County has established the VOLT institute which provides critical job training services directed toward manufacturing type employment of which great need exists within our region.

Opportunity Stanislaus has undertaken a strategic plan update which has enhanced, added and shifted priorities for the organization. In December 2021 the City and Opportunity Stanislaus entered into a Memorandum of Understanding (MOU) which added a variety of enhanced and amended services. At its core, the MOU is designed to “facilitate (OS) and the City or Riverbank’s desire to effectively communicate strategies and information with local and regional partners that will maximize their contribution toward the achievement of Riverbank’s economic development goals.

STRATEGIC PLAN

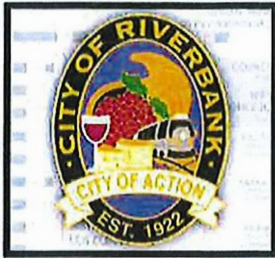
While not directly associated with the City Council’s Strategic Plan, the partnership with Opportunity Stanislaus serves to further Council’s goal to “Support Economic Development that Promotes Job-Housing Balance.”

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. Memorandum of Understanding between Opportunity Stanislaus and the City of Riverbank



**MEMORANDUM OF UNDERSTANDING
BETWEEN
STANISLAUS BUSINESS ALLIANCE (OPPORTUNITY STANISLAUS)
AND THE CITY OF RIVERBANK
FOR FISCAL YEARS 2021-2022 THROUGH 2025-2026
FOR ECONOMIC DEVELOPMENT
AND WORKFORCE STRATEGIES**

The Stanislaus Business Alliance, hereafter referred to as Opportunity Stanislaus (OS) and the City of Riverbank, (CITY) will work together on the City's proactive economic development efforts to create and preserve jobs, strengthen the City's economic base and enhance the City of Riverbank's revenue base.

This Memorandum of Understanding (MOU) is to facilitate (OS) and the City of Riverbank's desire to effectively communicate strategies and information with local and regional partners that will maximize their contribution toward the achievement of Riverbank's economic development goals. Further, this Memorandum of Understanding establishes the parameters for a successful partnership between OS and the City of Riverbank and outlines the general responsibilities to be carried out by both parties.

This MOU is intended to establish the basic tenets of a collaborative and successful working relationship between the City of Riverbank and OS to create more jobs for Riverbank and the region but does not impose a legal obligation on either party. OS will invoice the City each year during the period of five years covered through this MOU at the sum of \$25,000.

Together, the City of Riverbank and OS will:

1. Work together to identify target sectors for joint initiatives including, but not limited to, biotechnology, agribusiness, manufacturing, clean energy, environmental sciences, and information and communication technologies;
2. Work together to identify opportunities for strategic partnerships and alliances between private sector companies in Riverbank and the Stanislaus County Region;
3. Explore opportunities for joint trade promotion and joint promotional activities related to the tourism, cultural and sports sectors;
4. Examine options for co-operative activity to facilitate development of strategic partnerships/collaborations between the jurisdictions' respective inland ports, particularly

as they relate to value-added and complementary services supporting their respective business communities;

5. Work together to identify and pursue a "game changer" project in Riverbank that will increase city revenue and improve the city brand.
6. Work together to improve workforce skills for Riverbank residents through OS programs such as VOLT Institute, the HR Concierge program, Rising Tides, and WorkKeys.
7. Examine options for co-operative activity in existing and emerging knowledge/innovation economy partnerships; and
8. Leverage collaborative efforts amongst members throughout Stanislaus County and the Region with a particular focus on trade and business development, knowledge/innovation, economy development, ag tech, life sciences, biotechnology, and information technology development.

The City of Riverbank and Opportunity Stanislaus recognize the benefits of ongoing, regular contact between their respective organizations to promote economic development and job creation and identify areas in which there are opportunities for joint co-operation.

The following are general actions and activities to be undertaken by Opportunity Stanislaus and by the City of Riverbank in the implementation of the Countywide Economic Development Plan and Marketing Strategy first adopted on August 12, 2020 and the Opportunity Stanislaus Strategic Plan approved on May 24, 2021.

Specifically, the Opportunity Stanislaus:

1. Will conduct economic development activities to encourage the development of new business opportunities, the attraction of new businesses and the retention and expansion of existing business within the City of Riverbank;
2. Will continue with the Local Industry Program for the base sector employers in Riverbank and will include a representative of the City on those business visits.
3. Will focus on attracting and supporting clean energy companies and other companies in the Riverbank Industrial Complex.
4. Will provide the City of Riverbank with on-going market and economic analyses through the Northern San Joaquin Economic Institute on a variety of important business sector topics based on the City of Riverbank's priorities and goals. Information will be used at the City's discretion (annual budget document, Comprehensive Economic Development Strategy, as well as other reports).
5. Will coordinate collaborative visits, recruitment trips and trade show participation for attracting target businesses, primarily from the Bay Area and Silicon Valley.
6. Will support and coordinate with the City of Riverbank on workforce support efforts to help Riverbank employers find the workforce resources they need from the county and state.

7. Will partner with Riverbank on potential industry visits by continuing to involve the City of Riverbank in prospect meetings as well as participating in Trade show exhibits.
8. Will support the City of Riverbank in its applications for Economic Development Administration (EDA) grant funds as well as actively participate on the Economic Development Action Committee (EDAC) and assigned responsibilities and coordination of the update to the Comprehensive Economic Development Strategy (CEDS) and other economic planning documents such as the San Joaquin Valley Economic Development District plan and others.
9. Will facilitate, in a transparent manner, all potential development and prospect leads as well as provide an update or status on previous leads that were circulated and responded to by the City of Riverbank.
10. OS quarterly progress reports shall be submitted four times a year, as set forth below, and will describe activities in business attraction, business assistance/expansion and business advocacy efforts provided by the Opportunity Stanislaus Business Resource Center, the Business Services Unit and the Small Business Development Center. These Quarterly Reports will be submitted on or before the following due dates during each year as follows:
 - o Quarter #1: March
 - o Quarter #2: June
 - o Quarter #3: September
 - o Quarter #4: January

These reports will provide ongoing, updated information to the City of Riverbank relative to the progress of the aforementioned Marketing Strategy as well as the adopted OS Program of Work for Year 2021-2022. These reports will include the current focus of the campaign as well as the number and type of responses received.

Specifically, the City of Riverbank:

11. Will assist in providing the necessary staff support based on the availability of staff resources and the City of Riverbank's specific priorities in response to stated business needs. Further, the City will respond and actively participate in programs with existing companies or new firms interested in relocation or expansion to the Riverbank area.
12. Will facilitate ease of access and assistance to all businesses with regard to zoning and permitting in compliance with the City of Riverbank's adopted land use regulations and building codes and consistent with Riverbank's adopted growth and land use policies and objectives.
13. Will provide current data as it relates to changes in land use issues, infrastructure upgrades, zoning, fee structures or any other jurisdictional actions which assist in meeting the stated objectives of this MOU and that impact the ability of OS to respond to stated business issues and concerns.

14. Will interact with the OS Marketing Team subject to staffing, time and monetary constraints. Participation will be at a level deemed appropriate based on any restraints as defined.

15. Will encourage elected officials to actively support business park creation, job creation opportunities, job retention and new business development.

Either party may withdraw or terminate its participation in this MOU at any time or for no reason, by providing the other party with written notice of its intent to do so.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective officers' thereunto duly authorized. Further, this MOU is consistent with the original intent of the Countywide Economic Development Plan and Marketing Strategy and the responsibilities as outlined, meets with the approval of both parties to this Memorandum of Understanding.

Opportunity Stanislaus

Signature: _____

David White, Chief Executive Officer

Date _____

1/12/21

City of Riverbank

Signature: _____

Sean Scully, City Manager

Date _____

1/11/21

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	August 22, 2023
Subject:	Waiver of Readings
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

In lieu of reading the entire text of a proposed ordinance or resolution that is introduced for consideration for adoption and approval, by majority vote, the City Council/LRA Board may waive the reading of the text and introduce the ordinance or resolution by title only for the record.

The full text of the proposed ordinances and resolutions, and any related documents that are part of the agenda packet, are available for review by the public on the City's website and in the City Clerk's office at City Hall (North) upon distribution to a majority of the City Council/LRA Board; typically 72 hours prior to the scheduled date and time of the meeting.

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. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	August 22, 2023
Subject:	Approval of the July 25, 2023 City Council and Local Redevelopment Authority Board Minutes.
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk/LRA Secretary

RECOMMENDATION

It is recommended that the City Council/ Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes of July 25, 2023 as presented.

SUMMARY

The Draft Minutes of the City Council and the Local Redevelopment Authority Board meeting have been prepared for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENTS

1. The July 25, 2023 City Council and Local Redevelopment Authority Board Minutes.

CITY COUNCIL / LRA BOARD

Mayor/Chair
Richard D. O'Brien
Council/Authority Members:
District 1 -Luis Uribe
District 2- Rachel Hernandez
District 3- Leanne Jones Cruz
District 4 -Darlene Barber-Martinez



CITY OF RIVERBANK

**Regular City Council and
Local Redevelopment Authority
Board Meetings**
Council Chambers, 6707 Third St
Suite B
Riverbank, CA 95367



MINUTES

TUESDAY, JULY 25, 2023 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT [HTTP://WWW.RIVERBANK.ORG/AGENDACENTER](http://www.riverbank.org/agendacenter))

- 1. CALL TO ORDER** - Mayor / Chair O'Brien called the meeting to order at 6:00P.M.
- 2. FLAG SALUTE** –Mayor / Chair O'Brien led the pledge of allegiance.
- 3. INVOCATION** – Reverend Charles Neal provided the invocation.
- 4. ROLL CALL** – City Clerk Hernandez conducted Roll Call.

Members of the City Council / Local Redevelopment Authority Board present:

Council Member / Authority Member District 1 Luis Uribe

Council Member / Authority Member District 3 Leanne Jones Cruz

Council Member / Authority Member District 4 Darlene Barber-Martinez

Vice Mayor / Vice Chair District 2 Rachel Hernandez

Mayor / Chair Richard D. O'Brien

5. AGENDA CHANGES

No Agenda Changes.

6. 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 Conflicts Declared at this time.

7. PRESENTATIONS (Informational only)

Item 7.1 **Proclamation to Golden Valley Health Centers-** It is recommended that the City Council read the Proclamation for National Health Center Week – August 8-12, 2023; and present to Golden Valley Health Centers.

Mayor O'Brien presented the Proclamation to Golden Valley Health Centers for National Health Center Week. Yamilet Valladolid, Director of Government and Community Affairs and Golden Valley Health Centers Staff received the Proclamation on behalf of GVHC and spoke in appreciation.

8. 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 3 minutes (or as stated by the presiding Officer)** and time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon.

Mayor O'Brien Opened Public Comment at 6:09 P.M.

Jami Aggers, Modesto Resident spoke in opposition of the River Walk Project.

Jacob Faulder, District Representative with Senator Marie Alvarado-Gil's office gave a Legislative Update.

There being no further public comments, Mayor O'Brien closed the Public Comment period 6:13 P.M.

9. 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 9.1 **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for June 27, 2023.

Item 9.3 **Acceptance** of the Riverbank Pool Resurfacing Project and Authorization to File a Notice of Completion.

Item 9.4 **Resolution 2023-090** to Award Bid for the Sierra House Remodel Project to Harris Builders Inc. and Authorize Execution of Future Change Orders.

Item 9.5 **Resolution 2023-091** to Award Bid for the Well #13 – Test Well Project to Eaton Drilling Co., LLC and Authorize Execution of Future Change Orders.

Item 9.6 **Resolution 2023-092** to Approve and Adopt the Revised 2023 City of Riverbank Measure L Expenditure Plan Project List.

There being no public comments, Mayor O'Brien brought the item back to City Council.

ACTION: *By motion moved and seconded (Hernandez / Uribe 5/0) to approve the **consent calendar** as presented.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

10. PUBLIC HEARINGS

No Items Scheduled.

11. NEW BUSINESS

Item 11.1 **Designation of a Voting Delegate and Alternate(s) to Attend the 2023 League of California Cities Annual Conference-** It is recommended that City Council designate a member of the Council as the Voting Delegate, plus one or two alternates. They will attend the 2023 League of California Cities Annual Conference and Expo, to be held in Sacramento on September 20-22, 2023, and to participate in the Annual Business Meeting for the consideration of resolutions that establish Cal Cities policy. The City Council is to ratify the designations by roll call vote.

City Manager Garcia presented a comprehensive staff report on the Annual designation of a Voting Delegate and Alternate for the 2023 League of California Cities Annual Conference.

City Council discussed the item with staff.

There being no further public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: *By motion moved and seconded (O'Brien /Uribe 5/0) to appoint Vice Mayor Rachel Hernandez as the primary voting Delegate and Councilmember Leanne Jones Cruz as the alternate for the 2023 League of California Cities Annual Conference and Expo.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

Item 11.2 **Consideration of the Options for the Selection of a Riverbank Representative to the City of Oakdale Ad Hoc Animal Shelter Subcommittee-** It is recommended that the City Council consider the options for the selection and appointment of a Riverbank Representative to the City of Oakdale Ad Hoc Animal Shelter Subcommittee.

City Manager Garcia presented a comprehensive staff report on the available options for the selection and appointment of a Riverbank Representative to the City of Oakdale Ad Hoc Animal Shelter Subcommittee.

City Council discussed the item with staff.

Markie Wallace, Riverbank Resident commented on her interest to be considered as the representative or alternate for the Ad Hoc Animal Shelter Subcommittee.

There being no further public comments, Mayor O'Brien brought the item back to the City Council.

ACTION: *By motion moved and seconded (Jones Cruz / Uribe 5/0) to appoint Mayor Richard D. O'Brien as the Riverbank Representative and Riverbank resident Markie Wallace, as the alternate to the Ad Hoc Animal Shelter Subcommittee.*

*Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Hernandez, Jones Cruz, Barber-Martinez, and Mayor O'Brien
NAYS: None / ABSENT: None / ABSTAINED: None*

12. COMMENTS/REPORTS

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

Item 12.1 Staff

City Manager Garcia reported on the following:

- *Chief Ridenour would like to remind everyone that next Tuesday, August 1st is our National Night Out, the event will be hosted at Silva Park. Our fire department is going to be there, the Sheriff's Tactical Culinary team will be cooking hot dogs, CVCR is going to be providing snow cones. There will also be Menchies Frozen Yogurt as well as fun games. Its going to be a great night to come out and meet your neighbors, local law enforcement, fire department and community members. We hope to see you there 5:00 P.M. to 8:00 P.M. at Silva Park.*

Item 12.2 Council/Authority Member

Councilmember Jones Cruz reported on the following:

- *No Comments.*

Councilmember Uribe reported on the following:

- *This Friday, will be meeting with the Mayor (Presidente Municipal) of our Sister City, Tamazula de Gordiano. We will be delivering donated used fire equipment, that we as a committee received from the Modesto Fire Department. This is just one small step in how we'd like to help their community. The Mayor of Tamazula and I will be discussing future needs for both cities and how we can help each other. Looking forward to that discussion, and reporting back to everyone.*

Councilmember Barber-Martinez reported on the following:

- *Thank you, Riverbank Police Services, Parks & Rec Department, and Administration Department, for helping CVCR put together the Bike Rodeo. We had about 100 youth/children in attendance, with close to 50 giveaways. Thank you to the Community we gave away 28 bikes, so we had a lot of happy children. Thank you to the community for bringing out their children.*

Vice Mayor Hernandez reported on the following:

- *I have embarked on a 6-month program, for elected leaders across the state that deals specifically with water. So, for the next six months, that is probably all I am going to speaking on. There is a lot to learn the science and policy. It will culminate into a formal presentation, so more to come.*

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- *Would like to sit down and have a discussion on our Strategic Plan. Be able to have direction from this Administration before the 2024 Election. That way we have direction, focus to see what can be resolved between now and then.*
- *Would like to thank Senator Alvarado-Gil for hosting a meeting with us, we are really impressed with the way that she is moving forward as a junior Senator. We appreciated her comments during our meeting.*
- *Would like to have some legal help with the CPUC going forward with PG&E's changing of services, without any authorization. And then requiring us to pay for it to be restored. I think with a 18 billion revenue or profit from last year, I think they can restore it, with how it should be.*

13. CLOSED SESSION

The public will have a limit of **3 minutes** to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session.

No Items Scheduled.

14. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 6:34 P.M. to the next regular scheduled City Council / LRA Meeting of August 22, 2023 at 6:00 P.M.

ATTEST: (Adopted 08/22/2023)

APPROVED:

Gabriela Hernandez
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor/ Chair

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	August 22, 2023
Subject:	Authorization for Out of State Travel Request to have Finance Staff Attend the Caselle Annual Conference in Salt Lake City, UT
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager-Administrative Services Director

RECOMMENDATION

It is recommended that the City Council consider providing authorization for an out-of-state travel request for the Assistant Finance Director, and Tamara Pozos, Account Clerk II, to attend the Caselle 2023 Annual Conference in Salt Lake City, UT on October 10 – 11, 2023.

SUMMARY

Caselle is the City's accounting software that is utilized for financial statements, accounts payable, payroll, utility billing, business license, and miscellaneous accounts receivables. The annual conference allows users the ability to learn best practices and is a cost-effective way to maximize work performance. In addition to the classes available, there is the opportunity to participate in a variety of forums that allow staff to address some of our organization's current challenges and contribute to future Caselle product development.

BACKGROUND

This training is valuable for members of the finance team, in past years other team members have attended the annual conference. This will be the first time attending the conference for both staff members.

STRATEGIC PLAN

Participation in this user conference will help support the Strategic Plan goals of:

1. Achieve and Maintain Financial Stability and Sustainability
2. Attract, Develop, and Retain Quality Staff

FINANCIAL IMPACT

The approximate costs are \$3,500 which includes hotel accommodations, airfare, per diem, and conference registration. With the approved 23-24 Budget there is sufficient funding in account 101-403.000-706-037.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date:	August 22, 2023
Subject:	Authorization for Out of State Travel Request to have Finance Staff Attend the Itron Conference in San Antonio, Texas
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager-Administrative Services Director

RECOMMENDATION

It is recommended that the City Council consider giving authorization for an out-of-state travel request for Gerrick Figueroa, Account Clerk II, to attend Itron 2023 Annual Conference in San Antonio, TX on October 22 –27, 2023.

SUMMARY

Itron is the City's water meter reading system that is utilized to obtain meter readings for our utility billing and assist customers in understanding their water usage and leaks through AquaHawk. The annual conference allows users the ability to learn best practices and is a cost-effective way to maximize work performance. It gives staff the opportunity to participate in a variety of breakout and networking sessions. Staff was previously scheduled to attend the conference in person but it was changed to a remote conference during COVID.

BACKGROUND

This training is valuable for members of the finance team, in past years other team members have attended the annual conference in a virtual setting due to COVID. This will be the staff's first time attending the conference in person.

STRATEGIC PLAN

Participation in this user conference will help support the Strategic Plan goals of:

1. Achieve and Maintain Financial Stability and Sustainability
2. Attract, Develop, and Retain Quality Staff

FINANCIAL IMPACT

The approximate costs are \$2,500 which includes hotel accommodations, airfare, per diem, and conference registration. With the approved 23-24 Budget there is sufficient funding in account 101-403.000-706-037.

ATTACHMENTS

There are no attachments to this report.

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT CALENDAR

Meeting Date:	August 22, 2023
Subject/ Title:	Resolution to Approve Final Map 02-2022 Countryside III – APN: 062-022-020
From:	Marisela H. Garcia, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

Approve the Final Map (“FM”) for McRoy Wilbur Communities and Countryside III based on the required finding that the map is in conformity with the provisions of subdivision law and city code.

BACKGROUND

This item is a request for the approval of Final Map 02-2022 (Exhibit A) to subdivide approximately 4.56 acres into twenty-two (22) buildable residential lots (overall density of approximately 5.48 du/net acre), three (3) remainder lots for storm drainage, associated street, sewer, and water improvements at 4131 Kentucky Avenue (APN: 062-022-020).

On August 17, 2021, the Planning Commission approved Resolution No. 2021-014 for the Architecture and Site Plan Review of the Countryside III houses. The architecture and design of the residential homes are consistent with the adjacent subdivisions.

On September 14, 2021, the City Council adopted Resolution No. 2021-083, approving Vesting Tentative Map 03-2020 (Attachment 2) and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 22 residential lots on 4.56 acres.

On September 28, 2021, the City Council adopted Ordinance No. 2021-005 approving a Rezone to Planned Development for Countryside III.

Finally, on June 28, 2022, the City Council approved a Subdivision Improvement Agreement for Countryside III.

Pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter. The Council shall disprove the map if it is determined not to be in conformity with the provisions of law and of this chapter and shall advise the subdivider of its disapproval, and the reason or reasons thereof.

The City Engineer and Planning and Building Manager have reviewed the final map (Exhibit A) and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative map. The Project is compliant with CEQA – the Project qualified for a Notice of Exemption.

FISCAL IMPACT

None.

ATTACHMENTS

1. Draft City Council Resolution 2023-TBD
Exhibit A - Final Map 02-2022
2. Vesting Tentative Map 03-2020

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
APPROVING FINAL MAP 02-2022 FOR MCROY-WILBUR COMMUNITIES
FOR COUNTRYSIDE III AT 4131 KENTUCKY AVENUE (APN 062-022-020)**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, McRoy Wilbur Communities is the property owner and applicant for Countryside III Final Map 02-2022 (approximately 4.56 acres); and

WHEREAS, on August 17, 2021, the Planning Commission approved Resolution No. 2021-014 for the Architecture and Site Plan Review of the Countryside III houses; and

WHEREAS, on September 14, 2021, the City Council adopted Resolution No. 2021-083 to approve Vesting Tentative Subdivision Map 03-2020 for Countryside III; and

WHEREAS, on September 28, 2021, the City Council adopted Ordinance No. 2021-005 approving a Rezone to Planned Development for Countryside III; and

WHEREAS, on June 28, 2022, the City Council approved a Subdivision Improvement Agreement for Countryside III; and

WHEREAS, the City has now received a Final Map application to subdivide the approximately 4.56 acre site into twenty-two (22) lots at 4131 Kentucky Avenue; and

WHEREAS, the City Engineer and Planning and Building Manager have reviewed the final map and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative parcel map; and

WHEREAS, pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the City Engineer to record Final Map 02-2022 (“Exhibit A”) for Countryside III and McRoy Wilbur Communities upon determination that the map is in conformity with the provisions of state law.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Exhibit A - Final Map

OWNER’S STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

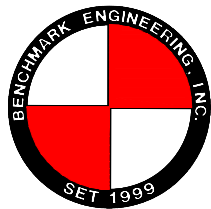
WE OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE, IN FEE, 20’ OF CENTRAL AVENUE, YORKSHIRE COURT, HUSKY COURT, AND 10’ OF KENTUCKY AVENUE, AS EASEMENTS, THE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS; ALL AS SHOWN ON AND LYING WITHIN THE BOUNDARY OF THE LAND BEING DIVIDED BY THIS SUBDIVISION MAP.

OWNER: McROY–WILBUR COMMUNITIES, INC., A CALIFORNIA CORPORATION

DATE: _____
IAN WILBUR – SECRETARY/TREASURER

COUNTRYSIDE, PHASE 3

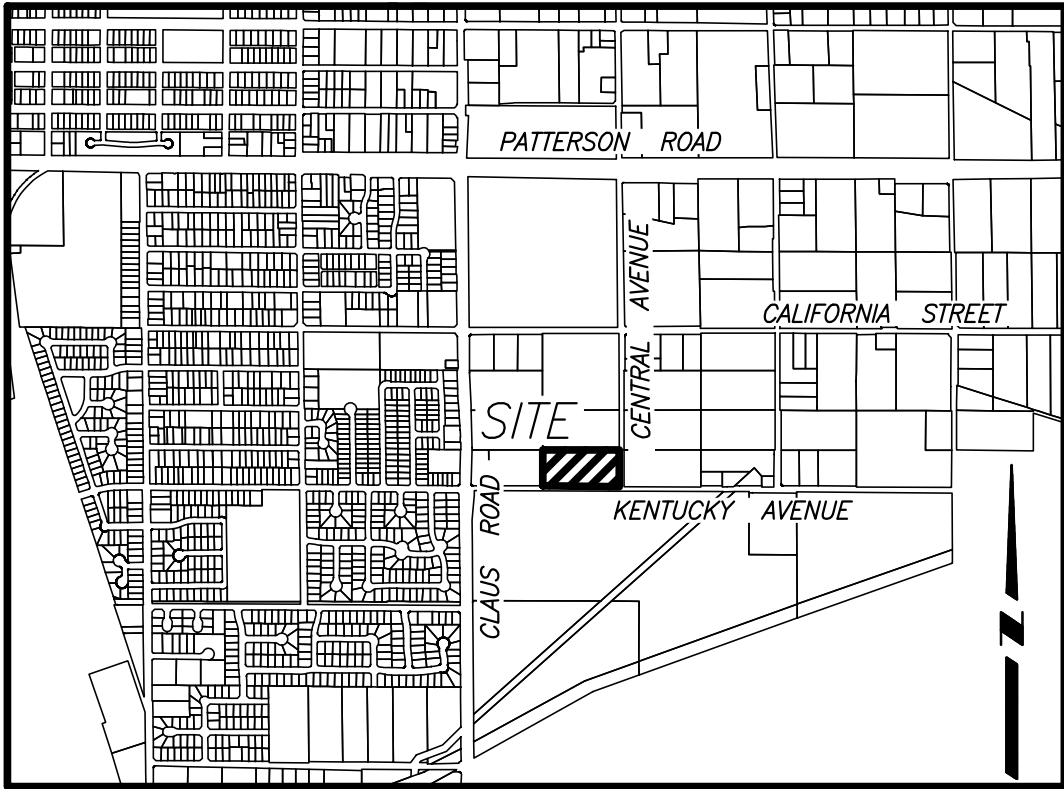
BEING A SUBDIVISION OF LOT 346 AS SHOWN ON THAT MAP ENTITLED "MAP OF RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA MAY 2022



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

VICINITY MAP N.T.S.



TAX COLLECTORS CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL, IRRIGATION OR LOCAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP. APN: 062–022–020.

DATED THIS _____ DAY OF _____, 20__.

DONNA RILEY, STANISLAUS COUNTY TAX COLLECTOR

BY: _____
DEPUTY

(PRINT NAME)

CLERK OF THE BOARD OF SUPERVISOR’S CERTIFICATE

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS: {CHECK ONE}

- ☐ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE AT THE TIME OF FILING OF THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
- ☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS _____ DAY OF _____, 20__.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS
STANISLAUS COUNTY, CALIFORNIA

BY: _____
DEPUTY

(PRINT NAME)

SURVEYOR’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARK WILBUR AND BENCHMARK ENGINEERING, IN FEBRUARY 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 20__.

PRELIMINARY FOR REVIEW ONLY

MICHAEL HALTERMAN, L.S. 8040

CITY ENGINEER’S AND SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20__.

WILLIAM F. KULL, CITY ENGINEER AND CITY LAND SURVEYOR
R.C.E. 34935, L.S. 5792

PLANNING COMMISSION STATEMENT

THIS IS TO STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND RECOMMENDED BY THE PLANNING COMMISSION AT A DULY AUTHORIZED MEETING HELD ON _____ AND APPROVED BY THE CITY COUNCIL AT A DULY AUTHORIZED MEETING HELD ON _____.

DATED THIS _____ DAY OF _____, 20__.

DONNA M. KENNEY, SECRETARY PLANNING COMMISSION
CITY OF RIVERBANK

CITY CLERK’S CERTIFICATE

THIS IS TO CERTIFY THAT AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2021, THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, APPROVED THIS FINAL MAP AND ACCEPTED ON BEHALF FOR PUBLIC USE THE STREETS, AVENUES, ROADS, EASEMENTS, AND OTHER PUBLIC PLACES AND DEDICATIONS AS SHOWN ON THIS FINAL MAP. SAID APPROVAL IS NOT TO BE CONSTRUED AS ACCEPTANCE OF THE REMAINING STREETS THEREON.

DATED THIS _____ DAY OF _____, 20__.

BY: _____
ANNABELLE AGUILAR, CITY CLERK, CITY OF RIVERBANK PRINT NAME

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 20__, AT _____ O’CLOCK ____ M.

IN BOOK _____ OF MAPS AT PAGE _____, S.C.R.

AT THE REQUEST OF MARK WILBUR

DONNA LINDER
STANISLAUS COUNTY RECORDER

FEE: _____

BY: _____, DEPUTY

PRINT NAME

NOTARY STATEMENT

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 } S.S.
COUNTY OF _____

ON _____, 20__, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____,

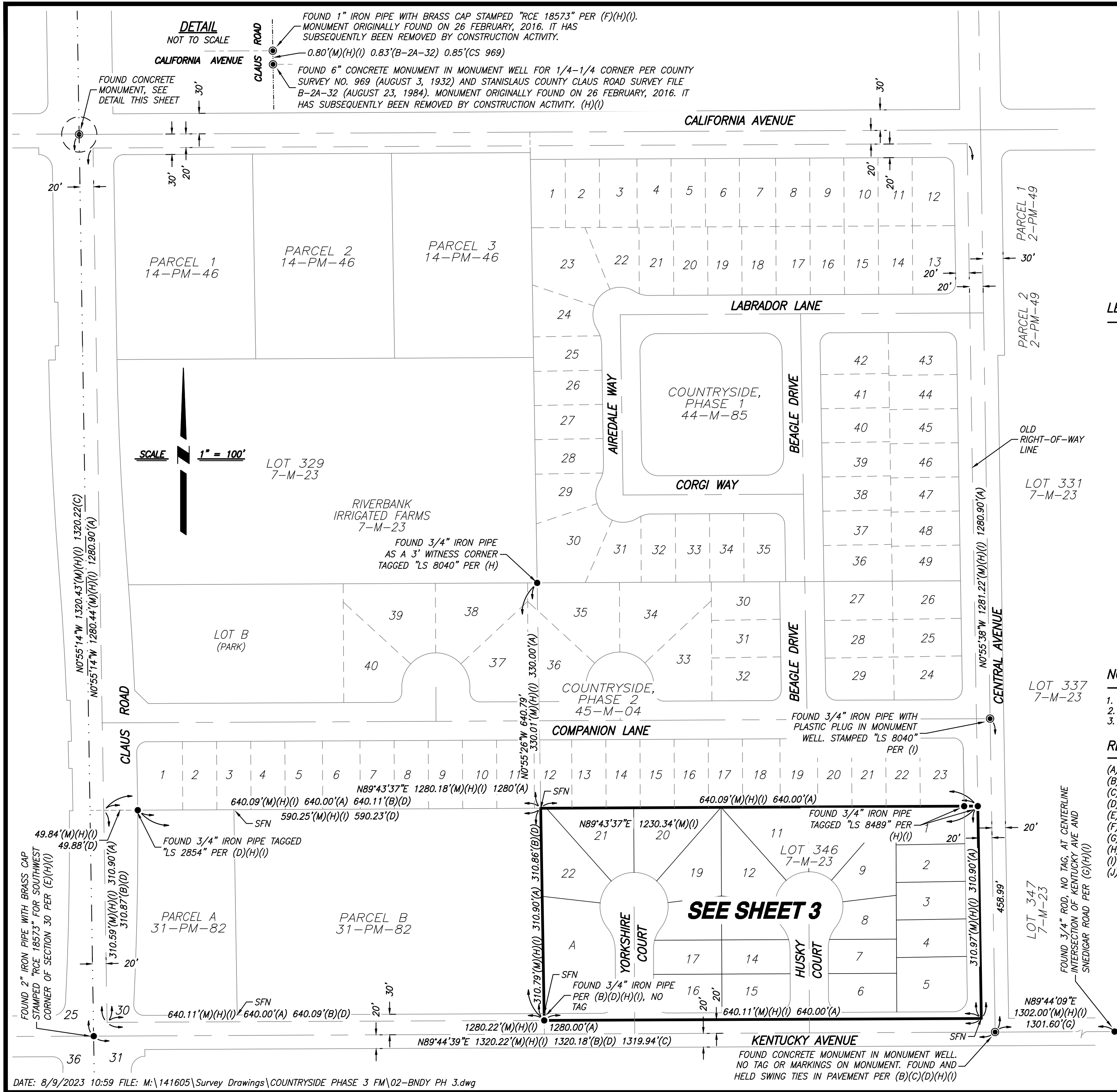
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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

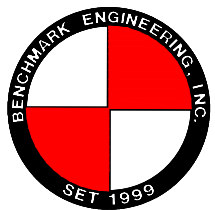
SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____



COUNTRYSIDE, PHASE 3

BEING A SUBDIVISION OF LOT 346 AS SHOWN ON THAT MAP ENTITLED "MAP OF RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA MAY 2022



BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

PRELIMINARY FOR REVIEW ONLY

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND MONUMENT IN WELL AS NOTED
 - ⊙ FOUND GPS MONUMENT AS NOTED
 - SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 - ⊙ SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - ⊗ SET BRASS TAG STAMPED LS 8040 IN CONCRETE AS A WITNESS CORNER 1.00' FROM TRUE CORNER, MEASURED PERPENDICULAR FROM RIGHT-OF-WAY ANGLES AND CURVE POINTS
 - (R) RADIAL BEARING
 - PM- PARCEL MAP
 - M- RECORDED MAP
 - (M) MEASURED ON THIS SURVEY
 - S.C.R. STANISLAUS COUNTY RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - WC WITNESS CORNER
- FOUND BRASS DISC STAMPED "CLAUS 1973" SET IN CONCRETE, IN MONUMENT WELL AT INTERSECTION OF PATTERSON ROAD AND CLAUS ROAD PER NGS DATASHEET FOR PID HS4637. NORTHING 14295.7412 EASTING 9961.5170

NOTES

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL RECORD INFORMATION SHOWN IS FROM STANISLAUS COUNTY RECORDS.

REFERENCES

- (A) 7-M-23, MAP OF RIVERBANK IRRIGATED FARMS, S.C.R.
- (B) 11-S-121, S.C.R.
- (C) 14-PM-46, S.C.R.
- (D) 31-PM-82, S.C.R.
- (E) CORNER RECORD NO. 647, S.C.R.
- (F) 34-M-79, KATHLEEN ESTATES, UNIT NO. 1, S.C.R.
- (G) 12-PM-55, S.C.R.
- (H) COUNTRYSIDE, PHASE 1, 44-M-85, S.C.R.
- (I) COUNTRYSIDE, PHASE 2, 45-M-04, S.C.R.
- (J) CERTIFICATE OF CORRECTION DOC. NO. 2022-0068758, S.C.R.

SUBDIVISION SUMMARY

23 LOTS	3.63 ACRES
STREETS	0.94 ACRES
TOTAL	4.57 ACRES

BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED UPON A LINE OBSERVED BETWEEN CITY OF MODESTO GPS MONUMENT 2728 AND NGS MONUMENT "CLAUS" (PID HS4637). THE BEARING BETWEEN THOSE POINTS IS CALCULATED TO BE N0°31'09"W BASED UPON THE COORDINATES PUBLISHED ON THE RECORD OF SURVEY FILED IN 22-S-51, S.C.R. AND THE NGS DATA SHEET FOR STATION "CLAUS". SEE GPS DETAIL ON THIS SHEET.

(BASIS OF BEARINGS)
N0°31'09"W
13223.57'(M-GROUND)
13221.77'(CALC-GRID)

GPS DETAIL
NOT TO SCALE

LEGEND

- NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND MONUMENT IN WELL AS NOTED
 - ⊙ FOUND GPS MONUMENT AS NOTED
 - SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
 - ⊙ SET 3/4" X 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
 - ⊗ SET BRASS TAG STAMPED LS 8040 IN CONCRETE AS A WITNESS CORNER 1.00' FROM TRUE CORNER, MEASURED PERPENDICULAR FROM RIGHT-OF-WAY ANGLES AND CURVE POINTS
 - (R) RADIAL BEARING
 - PM- PARCEL MAP
 - M- RECORDED MAP
 - (M) MEASURED ON THIS SURVEY
 - S.C.R. STANISLAUS COUNTY RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - WC WITNESS CORNER

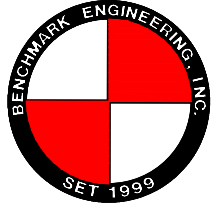
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(B) 11-S-121, S.C.R.
(C) 14-PM-46, S.C.R.
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(F) 34-M-79, KATHLEEN ESTATES, UNIT NO. 1, S.C.R.
(G) 12-PM-55, S.C.R.
(H) COUNTRYSIDE, PHASE 1, 44-M-85, S.C.R.
(I) COUNTRYSIDE, PHASE 2, 45-M-04, S.C.R.
(J) CERTIFICATE OF CORRECTION
DOC. NO. 2022-0068758, S.C.R.

CURVE DATA TABLE				CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	90°40'17"	20.00'	31.65'	C16	90°00'00"	20.00'	31.42'
C2	90°00'00"	20.00'	31.42'	C17	90°00'00"	20.00'	31.42'
C3	38°44'22"	50.00'	33.81'	C18	38°44'22"	50.00'	33.81'
C4	15°34'51"	50.00'	13.60'	C19	15°34'51"	50.00'	13.60'
C5	23°09'31"	50.00'	20.21'	C20	23°09'31"	50.00'	20.21'
C6	25°28'44"	50.00'	224.69'	C21	25°28'44"	50.00'	224.69'
C7	45°27'38"	50.00'	39.67'	C22	45°27'38"	50.00'	39.67'
C8	41°50'59"	50.00'	36.52'	C23	41°50'59"	50.00'	36.52'
C9	41°25'45"	50.00'	36.15'	C24	41°25'45"	50.00'	36.15'
C10	41°25'45"	50.00'	36.15'	C25	41°25'45"	50.00'	36.15'
C11	41°50'59"	50.00'	36.52'	C26	41°50'59"	50.00'	36.52'
C12	45°27'38"	50.00'	39.67'	C27	45°27'38"	50.00'	39.67'
C13	38°44'22"	50.00'	33.81'	C28	38°44'22"	50.00'	33.81'
C14	23°09'31"	50.00'	20.21'	C29	90°00'00"	20.00'	31.42'
C15	15°34'51"	50.00'	13.60'				

COUNTRYSIDE, PHASE 3

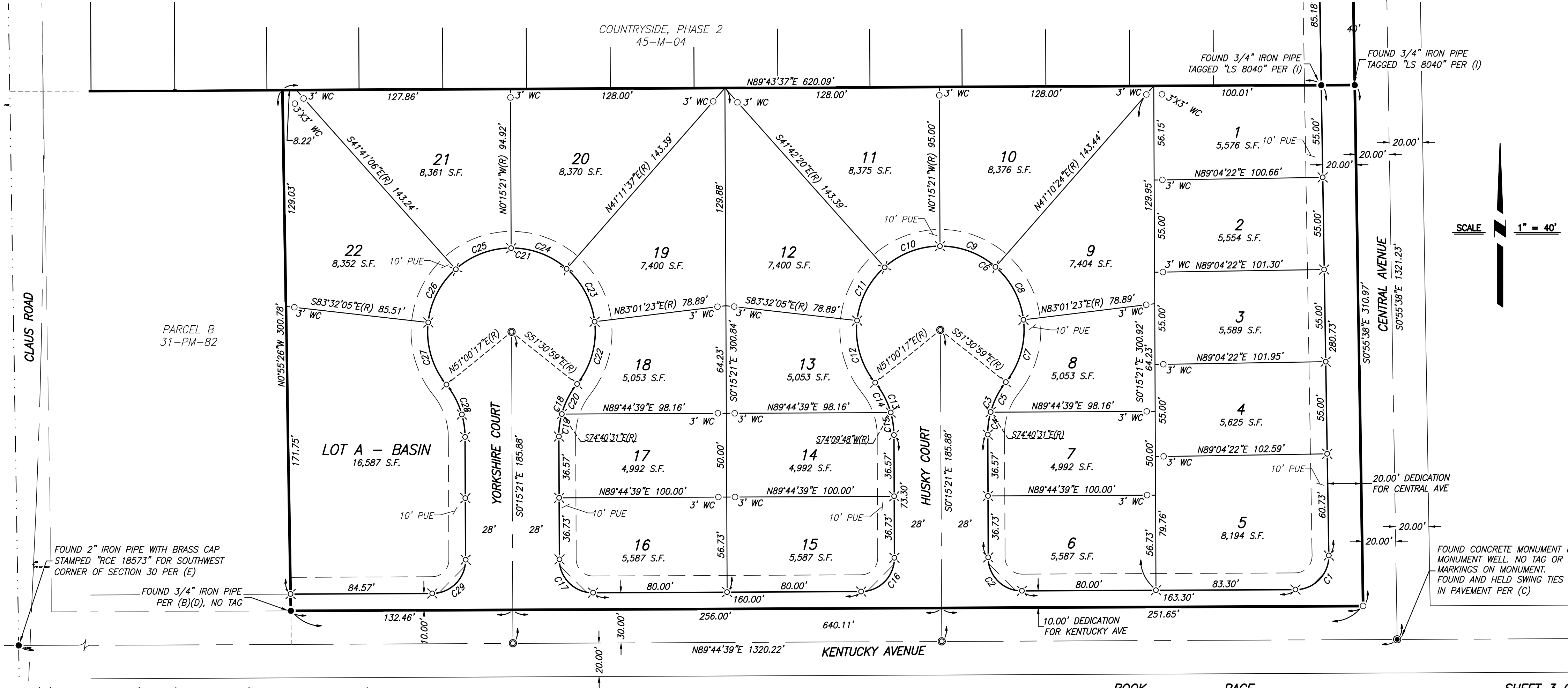
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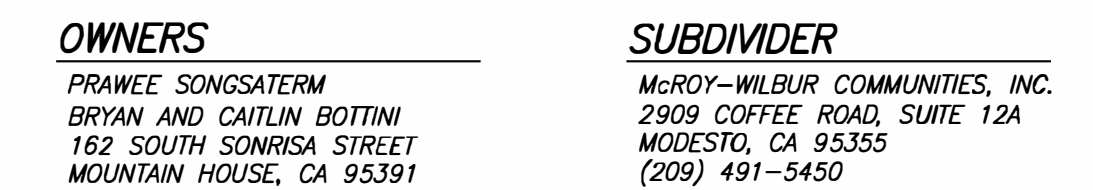
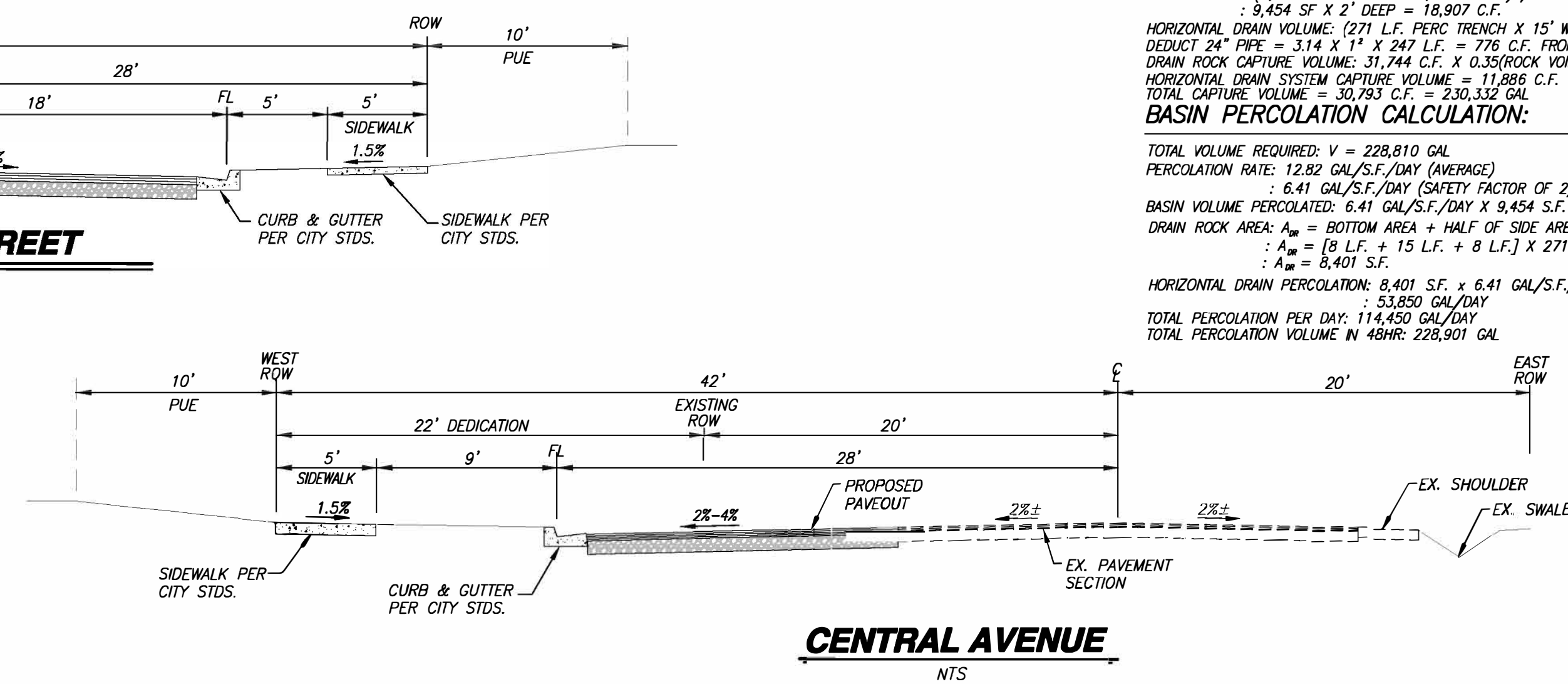
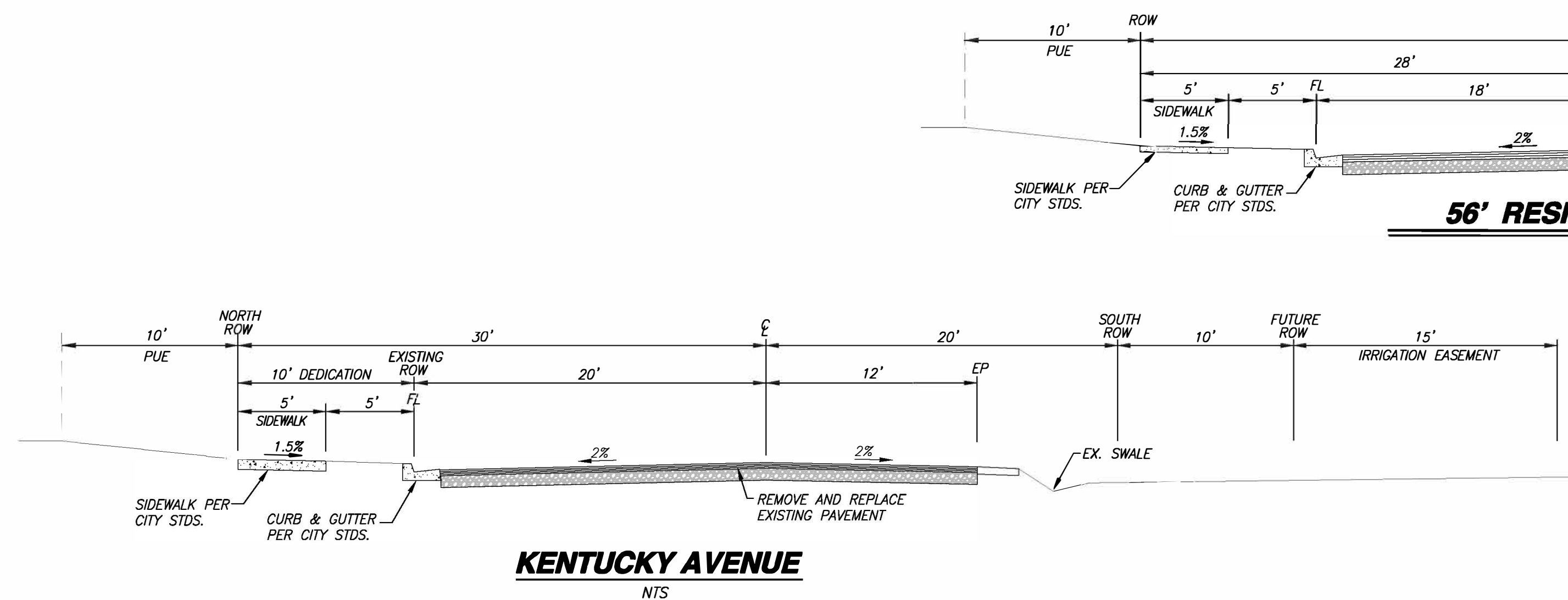
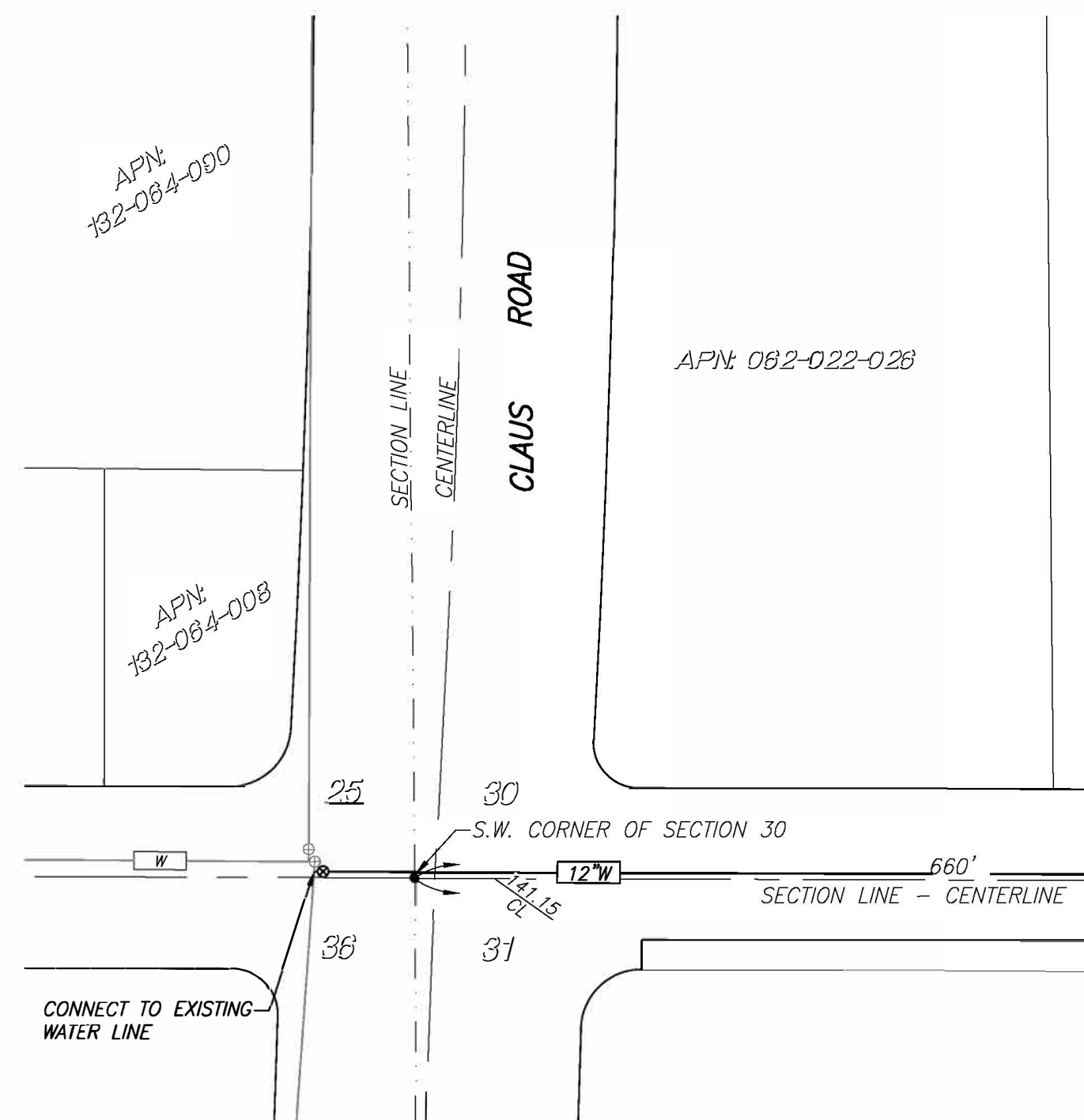
BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

PRELIMINARY FOR REVIEW ONLY



BEING SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 30, T.2S., R.10E.,
MOUNT DIABLO BASE AND MERIDIAN
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

[illegible]

- # STATEMENT OF SUBDIVIDER
- 1 ASSESSORS' PARCEL NO: 062-022-020
 - 2 EXISTING ZONING: R-1
 - 3 PROPOSED ZONING: PD
 - 4 EROSION CONTROL PER CITY OF RIVERBANK ORDINANCES AND STANDARDS.
 - 5 FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF RIVERBANK
ORDINANCES AND STANDARDS.
 - 6 WATER SUPPLY: CITY OF RIVERBANK.
 - 7 SEWAGE DISPOSAL: CITY OF RIVERBANK.
 - 8 STORM DRAINAGE: CITY OF RIVERBANK.
 - 9 EROSION CONTROL PER CASQA STANDARDS AND CITY OF RIVERBANK.
 - 10 TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
 - 11 ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR
CONSTRUCTED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS SHALL
BE CONSTRUCTED IN COMPLIANCE WITH THE MUNICIPAL CODE, REGULATIONS,
AND RIVERBANK CITY STANDARDS.
 - 12 A GENERAL PLAN AMENDMENT (GPA) AND REZONE APPLICATION HAS BEEN
FILED CONCURRENTLY WITH THIS MAP.

NOTES:

- 1 STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
- 2 ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED AS PER STANISLAUS COUNTY ENVIRONMENTAL RESOURCES DEPT. STANDARDS
- 3 ALL BUILDINGS, STRUCTURES AND TREES SHALL BE REMOVED PRIOR TO DEVELOPMENT.
- 4 QUITCLAIM AND ABANDONMENT OF OLD'S PIPELINES WILL BE CONSIDERED BY OLD ONLY AFTER THE PROPOSED PRIVATE IRRIGATION PIPELINE ALONG THE SOUTH SIDE OF KENTUCKY AVENUE IS INSTALLED.
- 5 THE SITE IS BASICALLY FLAT WITH SOME MOUNDING.
- 6 EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
- 7 TOTAL AREA OF THIS SUBDIVISION IS 4.56 ACRES[±] (5.48 UNITS/NET ACRE) CONTAINING 25 RESIDENTIAL LOTS WITH 3 LOTS BEING UTILIZED FOR AN INTERIM STORM DRAINAGE BASIN.
- 8 THE SUBDIVIDER HERBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

VOLUME CALCULATION:

VOLUME (AC. FT.) = CAR/12
C = 0.55
A = 5.32 ACRES R = 2.88 IN
V = (0.55 X 5.32 X 2.88) / 12
V = 0.70224 AC. FT.
V = 0.70224 AC. FT. X 43,560 S.F. = 30,590 C.F.
V = 30,590 C.F. = 228,810 GAL.

BASIN CAPACITY CALCULATION:

TOTAL VOLUME REQUIRED: $V = 30,590 \text{ CF} = 228,810 \text{ GAL}$
BASIN VOLUME: $(8.459 \text{ SF BOTTOM} + 10,448 \text{ SF HIGH}) / 2 = 9,454 \text{ S.F. (AVG)}$
 $: 9,454 \text{ SF} \times 2' \text{ DEEP} = 18,907 \text{ C.F.}$
HORIZONTAL DRAIN VOLUME: $(271 \text{ LF. PERC. TRENCH} \times 15' \text{ WIDE} \times 8' \text{ DEEP}) = 32,520 \text{ C.F.}$
DEDUCT $24'' \text{ PIPE} = 3.14 \times 1' \times 247 \text{ LF.} = 776 \text{ C.F. FROM } 32,520 \text{ C.F.} = 31,744 \text{ C.F.}$
DRAIN CAPACITY: $31,744 \text{ C.F.} \times 0.35 \text{ (TYP. BROOK VOIDS)} = 11,110 \text{ C.F.}$
HORIZONTAL DRAIN SYSTEM CAPACITY: $11,886 \text{ C.F.}$
TOTAL CAPTURE VOLUME = $30,793 \text{ C.F.} = 230,332 \text{ GAL}$

BASIN PERCOLATION CALCULATION:

TOTAL VOLUME REQUIRED: $V = 228,810 \text{ GAL}$
PERCOLATION RATE: $12.82 \text{ GAL/S.F./DAY (AVERAGE)}$
 $= 6.41 \text{ GAL/S.F./DAY (SAFETY FACTOR OF 2)}$
BASIN VOLUME PERCOLATED: $6.41 \text{ GAL/S.F./DAY} \times 9,454 \text{ S.F.} = 60,600 \text{ GAL/DAY}$
DRAIN ROCK AREA: $A_m = \text{BOTTOM AREA} + \text{HALF OF SIDE AREAS}$
 $A_m = [8 \text{ LF.} \times 15 \text{ LF.} + 8 \text{ LF.}] \times 271 \text{ LF.}$
 $A_m = 8,401 \text{ S.F.}$
HORIZONTAL DRAIN PERCOLATION: $8,401 \text{ S.F.} \times 6.41 \text{ GAL/S.F./DAY}$
 $= 53,850 \text{ GAL/DAY}$
TOTAL PERCOLATION PER DAY: $114,450 \text{ GAL/DAY}$
TOTAL PERCOLATION VOLUME IN 48HR: $228,901 \text{ GAL}$

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.6

SECTION 9: CONSENT CALENDAR

Meeting Date: August 22, 2023

Subject/ Title: Resolution to Approve Final Map 01-2023 for BDC Riverbank II L.P. in the Crossroads West Specific Plan – APN: 074-140-007

From: Marisela H. Garcia, City Manager

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

RECOMMENDATION

Approve the Final Map (“FM”) for BDC Riverbank II, L.P. based on the required finding that the map is in conformity with the Crossroads West Specific Plan and the provisions of subdivision law and city code.

BACKGROUND

On February 13, 2019, the Riverbank Planning Commission adopted Resolution No. 2019-005, approving a Preliminary Development Plan and Tentative Parcel Map for the Crossroads West commercial site.

On March 19, 2019, the City Council adopted the following resolutions:

- **Resolution No. 2019-013** to certify an Environmental Impact Report (State Clearinghouse #2017032062), and adopt California Environmental Quality Act (“CEQA”) Findings of Fact and Statement of Overriding Consideration, and a Mitigation Monitoring and Reporting Program for the Crossroads West Specific Plan, General Plan Amendment, and Annexation.
- **Resolution No. 2019-014** to approve General Plan Amendments for the Crossroads West Specific Plan.
- **Resolution No. 2019-015** to approve the Crossroads West Specific Plan.

- **Resolution No. 2019-016** to approve a request that Stanislaus LAFCo initiate annexation proceedings for Crossroads West.
- **Resolution No. 2019-017** to approve the Preliminary Development Plan for the MU-1 commercial portion of the Specific Plan map.
- **Resolution No. 2019-018** to approve a Tentative Parcel Map and related conditions of approval for MU-1, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 57.26 commercial acres.

Finally, with a second reading on March 26, 2019, the City Council adopted **Ordinance No. 2019-004**, approving and authorizing the execution of a Development Agreement (“DA”) with Western Pacific Holdings, Inc for the MU-1 portion of the Crossroads West Specific Plan. Since that adoption, the applicant and owner (Western Pacific Holdings, Inc) of the property has not changed, but the name of the company holding it has changed from Western Pacific Holdings, Inc. to BDC Riverbank II L.P.

Pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter. The Council shall disapprove the map if it is determined not to be in conformity with the provisions of law and of this chapter and shall advise the subdivider of its disapproval, and the reason or reasons thereof.

The City Engineer and Planning and Building Manager have reviewed the final map (Attachment 1, Exhibit A) and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative map (Attachment 2, Exhibit A).

FISCAL IMPACT

None.

ATTACHMENTS

1. City Council Resolution 2023-TBD
Exhibit A - Final Map
2. City Council Resolution 2019-018 & Exhibit A - Tentative Map

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA APPROVING FINAL MAP 01-2023 FOR BDC RIVERBANK II L.P.
AT CROSSROADS WEST (APN 074-140-007)**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, BDC Riverbank II L.P. is the property owner of approximately 57.26 commercial acres (the “MU-1 Property”), which is designated Phase A of the Crossroads West Specific Plan area, located to the west of Oakdale Road, to the north of Claribel Road, and to the south and east of MID Lateral No. 6; and

WHEREAS, on February 13, 2019, the Planning Commission adopted Resolution No. 2019-005, approving a Preliminary Development Plan and Tentative Parcel Map for the site; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-013, certifying an Environmental Impact Report (State Clearinghouse #2017032062), and adopting California Environmental Quality Act (“CEQA”) Findings of Fact, a Statement of Overriding Consideration, and a Mitigation Monitoring and Reporting Program for the Crossroads West Specific Plan; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-014 to approve General Plan Amendments for the Crossroads West Specific Plan; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-015 to approve the Crossroads West Specific Plan; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-016 to approve a request that Stanislaus LAFCo initiate annexation proceedings for Crossroads West; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-017, approving a Preliminary Development Plan for the project; and

WHEREAS, on March 19, 2019, the City Council adopted Resolution No. 2019-018, approving a Tentative Parcel Map and related conditions of approval, which set forth the infrastructure obligations and conditions related to the development and build out of approximately 57.26 commercial acres; and

WHEREAS, with a second reading on March 26, 2019, the City Council adopted Ordinance No. 2019-004, approving and authorizing the execution of a Development Agreement; and

WHEREAS, the City has now received a Final Map application from BDC Riverbank II L.P. to subdivide the site into twenty-three (23) lots ranging from 0.60 acres to 15.68 acres; and

WHEREAS, the City Engineer and Planning and Building Manager have reviewed the final map and have determined that the plans are in substantial compliance with city standards and with the conditions placed upon the tentative parcel map; and

WHEREAS, pursuant to Riverbank Municipal Code Section §152.074 (C)(2), the City Council shall, at the meeting at which it receives the map or at its next regular meeting after the meeting at which it receives the map, approve the map if it is determined to be in conformity with the provisions of law and of this chapter.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby authorizes the City Engineer to record Final Map 01-2023 (**Exhibit A**) for BDC Riverbank II L.P. upon determination that the map is in conformity with the provisions of state law.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Exhibit A - Final Map

OWNERS' STATEMENT:

WE, THE UNDERSIGNED DO HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS PARCEL MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA. WE HEREBY OFFER TO THE PUBLIC FOR PUBLIC USE THE 10-FOOT PUBLIC UTILITY EASEMENT AND THE PUBLIC UTILITY EASEMENTS OF VARYING WIDTH, ALL AS SHOWN ON THIS MAP.

DATED THIS ____ DAY OF _____, 20____.

OWNER:

FIRST RANCHO PLAZA L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 97% TENANCY IN COMMON INTEREST

BY; WESTERN PACIFIC HOLDINGS, Inc., A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

DARRYL BROWMAN, PRESIDENT

AND

BDC ATWATER SHOPS L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 3% TENANCY IN COMMON INTEREST

BY: BROWMAN DEVELOPMENT COMPANY, Inc., A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

DARRYL BROWMAN, PRESIDENT

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.

NOTARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
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: _____ PRINTED NAME: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____ [DO NOT STAMP]

PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE
9 EAST, MOUNT DIABLO MERIDIAN.
RIVERBANK, STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

CLERK OF THE BOARD OF SUPERVISOR'S
CERTIFICATE:

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:
(CHECK ONE)

- ☐ A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
- ☐ B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS ____ DAY OF _____, 20____.

ELIZABETH A. KING
CLERK OF THE BOARD OF SUPERVISORS
STANISLAUS COUNTY

BY: _____, DEPUTY

PRINT NAME

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THERE ARE NO LIENS AGAINST THIS PROPERTY OR ANY PART THEREOF FOR ANY UNPAID STATE, COUNTY, SCHOOLS, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP

ASSESSOR'S PARCEL NO.: 074-014-007

DATED THIS ____ DAY OF _____, 20____.

DONNA RILEY
STANISLAUS COUNTY TAX COLLECTOR

BY: _____, DEPUTY

PRINT NAME

CITY COUNCIL'S CERTIFICATE OF ABANDONMENT
OF RIGHT-OF-WAY:

THIS IS TO CERTIFY THAT AT ITS REGULARLY HELD MEETING ON THE ____ DAY OF _____, 202____, THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, BY ITS APPROVAL OF THIS PARCEL MAP, DID ABANDON THAT PORTION OF CLARIBEL ROAD CREATED BY FINAL ORDER IN CONDEMNATION, RECORDED NOVEMBER 24, 2015 AS DOCUMENT No. 2015-0092082, STANISLAUS COUNTY RECORDS.

DATED THIS ____ DAY OF _____, 202____.

RICHARD D. O'BRIEN, MAYOR

ATTEST:

GABRIELA HERNANDEZ,
CITY CLERK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AARON ZUZACK, VICE PRESIDENT BROWMAN DEVELOPMENT COMPANY, Inc. ON MARCH 3, 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS ____ DAY OF _____, 20____.



RIEN GROENEWOUD, P.L.S. 6946

CITY SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED AND THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT, CHAPTER 2 AND THE MUNICIPAL CODE OF THE CITY OF RIVERBANK APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED THIS ____ DAY OF _____, 20____.

BY: WILLIAM F. KULL, P.L.S. 5792
CITY SURVEYOR

ACCEPTANCE OF DEDICATIONS:

THIS IS TO CERTIFY THAT THE PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN THE BOUNDARY OF THE LAND BEING DIVIDED ARE HEREBY ACCEPTED BY THE CITY OF RIVERBANK ON BEHALF OF THE PUBLIC FOR PUBLIC USE. SAID ACCEPTANCE IS MADE UNDER AUTHORITY OF THE CITY OF RIVERBANK, RESOLUTION NO. 98-97, ADOPTED AUGUST 24, 1998.

DATED THIS ____ DAY OF _____, 20____.

GABRIELA HERNANDEZ, CITY CLERK

PLANNING COMMISSION CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION AT A DULY AUTHORIZED MEETING HELD ON THE ____ DAY OF _____, 20____.

DATED THIS ____ DAY OF _____, 20____.

DONNA KENNEY
SECRETARY OF THE PLANNING COMMISSION

COUNTY RECORDER'S STATEMENT:

FILED THIS ____ DAY OF _____, 20____, AT ____ M.

IN BOOK ____ OF PARCEL MAPS, AT PAGE ____ , AT THE REQUEST OF NORTHSTAR

ENGINEERING GROUP, Inc.

INSTRUMENT NO. _____ FEE: _____ PAID.

DONNA LINDER
COUNTY RECORDER

BY: _____
DEPUTY

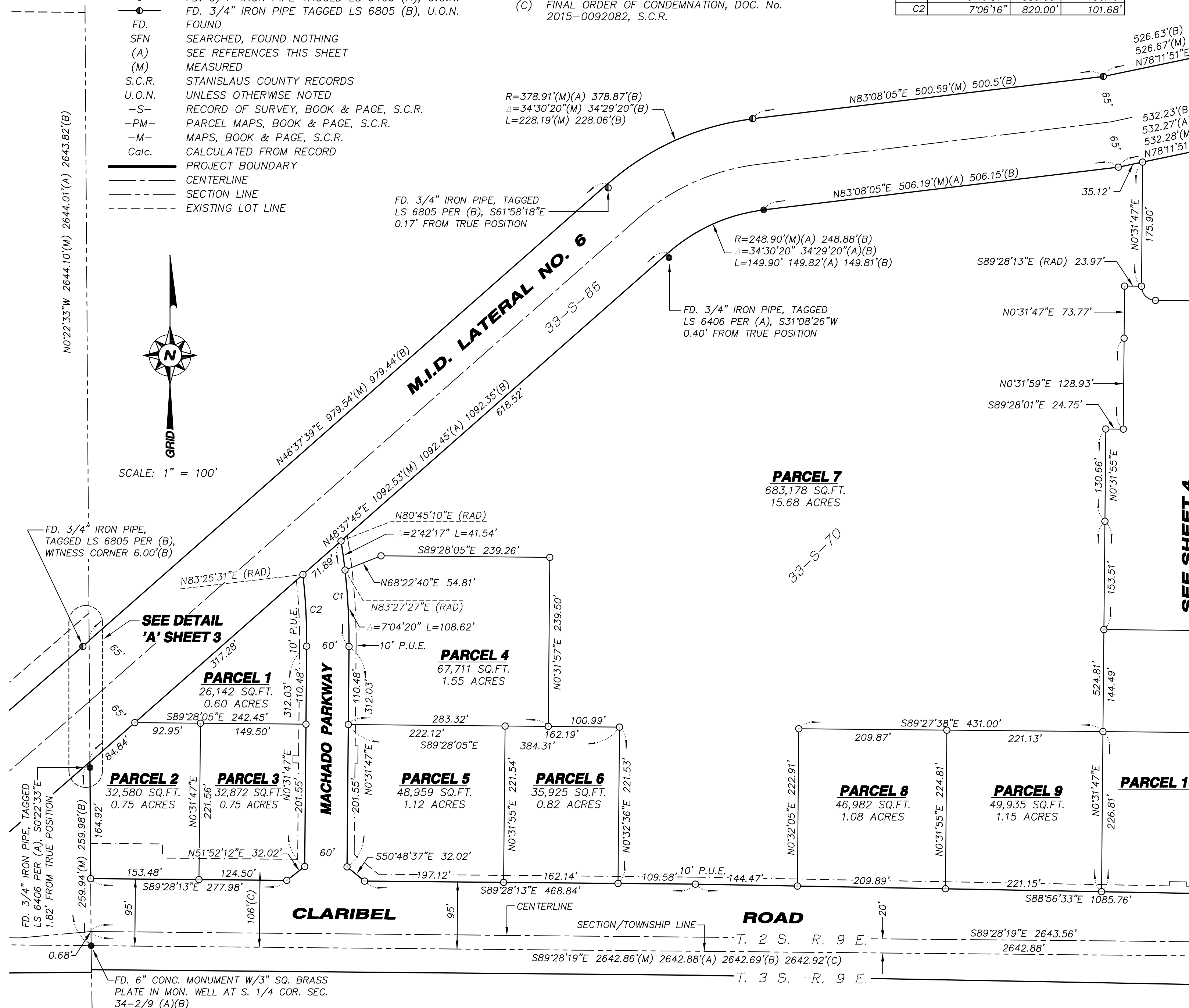
—○—	SET 3/4"x30" IRON PIPE, TAGGED LS 6946, U.O.N.
—●—	FD. 3/4" IRON PIPE TAGGED LS 6406 (A), U.O.N.
—◐—	FD. 3/4" IRON PIPE TAGGED LS 6805 (B), U.O.N.
FD.	FOUND
SFN	SEARCHED, FOUND NOTHING
(A)	SEE REFERENCES THIS SHEET
(M)	MEASURED
S.C.R.	STANISLAUS COUNTY RECORDS
U.O.N.	UNLESS OTHERWISE NOTED
—S—	RECORD OF SURVEY, BOOK & PAGE, S.C.R.
—PM—	PARCEL MAPS, BOOK & PAGE, S.C.R.
—M—	MAPS, BOOK & PAGE, S.C.R.
Calc.	CALCULATED FROM RECORD
—————	PROJECT BOUNDARY
— — — — —	CENTERLINE
— - - - -	SECTION LINE
- - - - -	EXISTING LOT LINE
	FD. 3/4" IRON LS 6805 PER

(A) RECORD OF SURVEY, BOOK 33, PAGE 70, S.C.R.
(B) RECORD OF SURVEY, BOOK 33, PAGE 86, S.C.R.(GRID)
(C) FINAL ORDER OF CONDEMNATION, DOC. No.
2015-0092082, S.C.R.

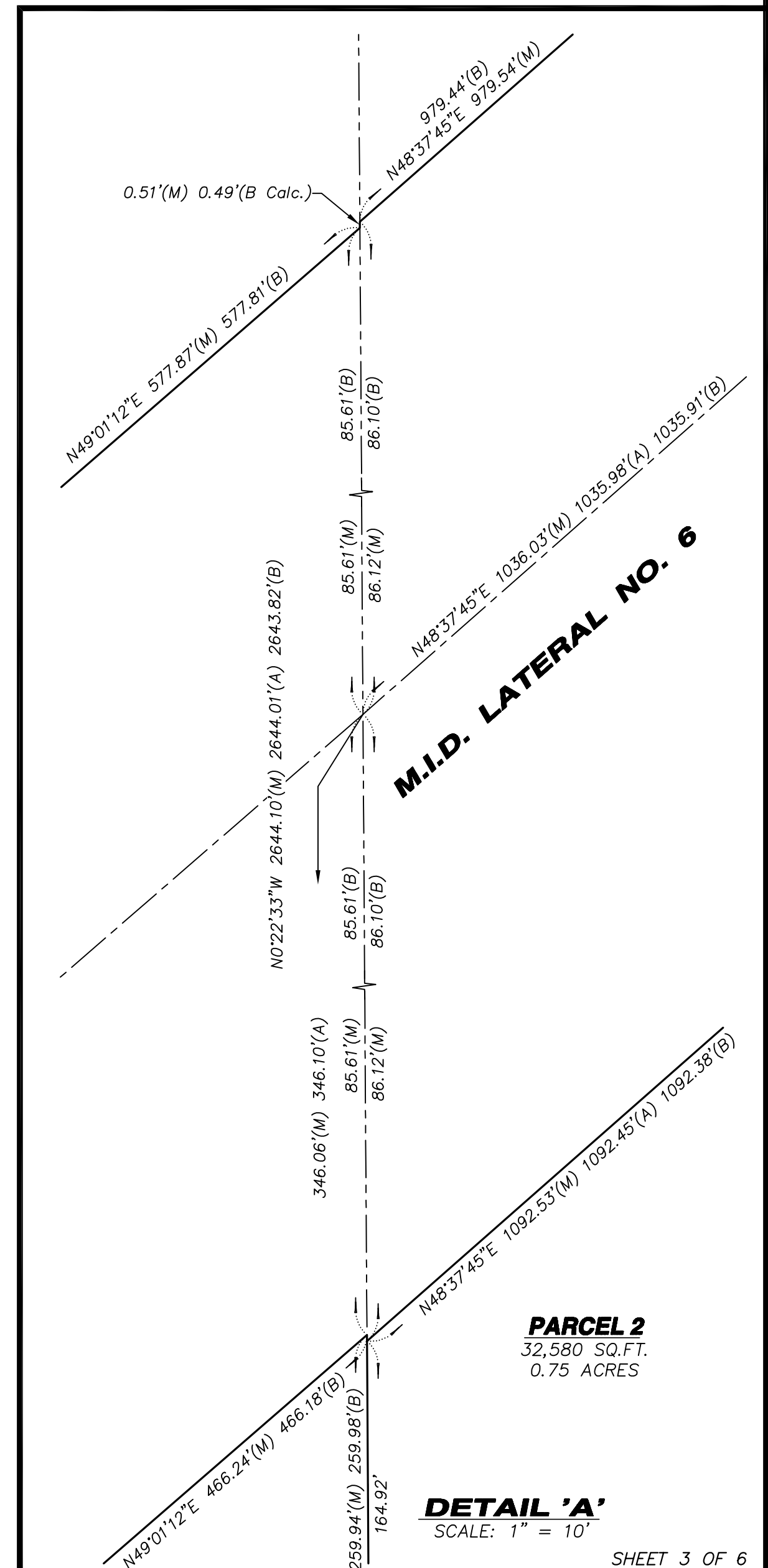
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°46'37"	880.00'	150.16'
C2	7°06'16"	820.00'	101.63'

OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE
9 EAST, MOUNT DIABLO MERIDIAN.
RIVERBANK, STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2023

620 12th Street, Modesto, CA 95354
(209) 524-3525



**SEE SHEET 6 FOR ADDITIONAL
ON-SITE PUBLIC UTILITY EASEMENTS**



SEE SHEET 6 FOR ADDITIONAL
ON-SITE PUBLIC UTILITY EASEMENTS

REFERENCES:

- (A) RECORD OF SURVEY, BOOK 33, PAGE 70, S.C.R.
(B) RECORD OF SURVEY, BOOK 33, PAGE 86, S.C.R.(GRID)
(C) FINAL ORDER OF CONDEMNATION, DOC. No.
2015-0092082, S.C.R.

R=292.69'(M)(A) 292.68'(B)
Δ=16°04'58"(M) 16°04'25"(B)
L=82.16'(M) 82.11'(B)

R=422.70'(M)(A) 422.67'(B)
Δ=16°04'57"(M) 16°04'25"(A)(B)
L=118.65'(M) 118.58'(A) 118.57'(B)

PARCEL 23
418,534 SQ.FT.
9.61 ACRES

PARCEL 16
92,435 SQ.FT.
2.12 ACRES

PARCEL 17
36,916 SQ.FT.
0.85 ACRES

PARCEL 18
79,285 SQ.FT.
1.82 ACRES

PARCEL 19
76,898 SQ.FT.
1.77 ACRES

PARCEL 20
77,035 SQ.FT.
1.77 ACRES

PARCEL 21
155,292 SQ.FT.
3.57 ACRES

PARCEL 22
33,088 SQ.FT.
0.76 ACRES

PARCEL 10
56,071 SQ.FT.
1.29 ACRES

PARCEL 11
60,956 SQ.FT.
1.40 ACRES

PARCEL 12
67,724 SQ.FT.
1.55 ACRES

PARCEL 14
57,733 SQ.FT.
1.33 ACRES

PARCEL 13
49,810 SQ.FT.
1.14 ACRES

PARCEL 15
68,386 SQ.FT.
1.57 ACRES

PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE
9 EAST, MOUNT DIABLO MERIDIAN.
RIVERBANK, STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

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LEGEND:

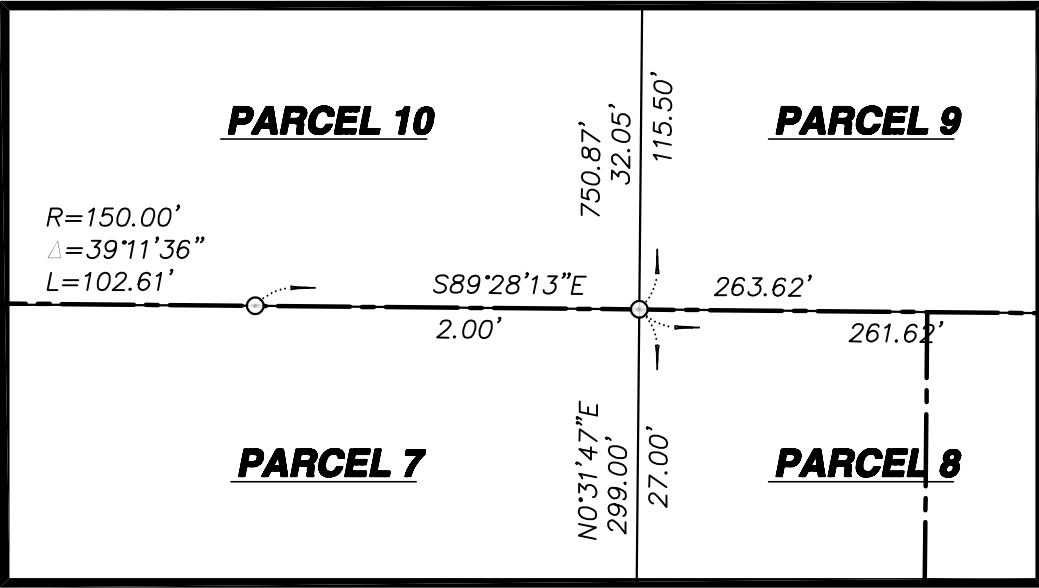
- SET 3/4"x30" IRON PIPE, TAGGED LS 6946, U.O.N.
● FD. 3/4" IRON PIPE TAGGED LS 6406 (A), U.O.N.
● FD. 3/4" IRON PIPE TAGGED LS 6805 (B), U.O.N.
FD. FOUND
SFN SEARCHED, FOUND NOTHING
(A) SEE REFERENCES THIS SHEET
(M) MEASURED
S.C.R. STANISLAUS COUNTY RECORDS
U.O.N. UNLESS OTHERWISE NOTED
-S- RECORD OF SURVEY, BOOK & PAGE, S.C.R.
-PM- PARCEL MAPS, BOOK & PAGE, S.C.R.
-M- MAPS, BOOK & PAGE, S.C.R.
Calc. CALCULATED FROM RECORD
— PROJECT BOUNDARY
— CENTERLINE
— SECTION LINE
- - - EXISTING LOT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°31'47"E	27.00'
L2	N89°28'13"W	60.00'
L3	N00°31'47"E	61.00'
L4	N89°28'13"W	36.00'
L5	N00°31'47"E	63.00'
L6	N89°28'13"W	36.00'
L7	N00°31'47"E	35.04'
L8	N89°28'13"W	39.20'

PARCEL 11

PARCEL 12

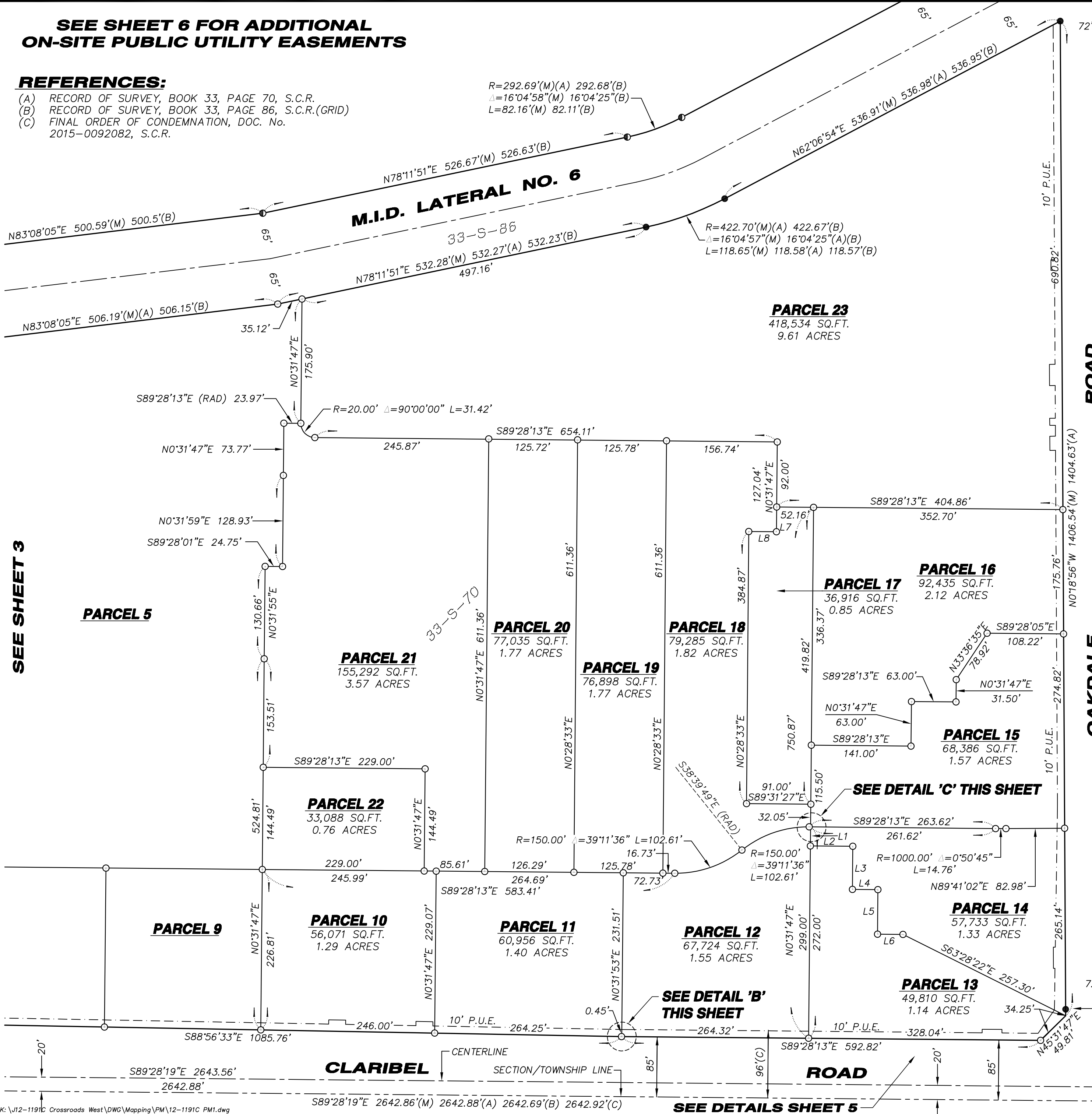
DETAIL 'B'
NOT TO SCALE



DETAIL 'C'
NOT TO SCALE

FD. 3.5" BRASS DISC IN CONCRETE, STAMPED "CLARIBEL 1973" IN
MON. WELL AT COR. COMMON TO SEC. 34 & 35-2/9 & 2 & 3-3/9
(A)(B) [CITY OF MODESTO G.P.S. MON. No. 2826 PER 22-S-51]

SEE SHEET 3



LEGEND:

- SET 3/4"x30" IRON PIPE, TAGGED LS 6946, U.O.N.
- FD. 3/4" IRON PIPE TAGGED LS 6406 (A), U.O.N.
- FD. 3/4" IRON PIPE TAGGED LS 6805 (B), U.O.N.
- FD. FOUND
- SFN SEARCHED, FOUND NOTHING
- (A) SEE REFERENCES THIS SHEET
- (M) MEASURED
- S.C.R. STANISLAUS COUNTY RECORDS
- U.O.N. UNLESS OTHERWISE NOTED
- S- RECORD OF SURVEY, BOOK & PAGE, S.C.R.
- PM- PARCEL MAPS, BOOK & PAGE, S.C.R.
- M- MAPS, BOOK & PAGE, S.C.R.
- Calc. CALCULATED FROM RECORD
- PROJECT BOUNDARY
- CENTERLINE
- SECTION LINE
- EXISTING LOT LINE
- EASEMENT LINE

REFERENCES:

- (A) RECORD OF SURVEY, BOOK 33, PAGE 70, S.C.R.
- (B) RECORD OF SURVEY, BOOK 33, PAGE 86, S.C.R.(GRID)
- (C) FINAL ORDER OF CONDEMNATION, DOC. No. 2015-0092082, S.C.R.

EASEMENT LEGEND

- 489-OR-249
- 2435-OR-11
- 2000-0007436
- 2003-0178977
- 2015-0092082



SCALE: 1" = 40'

THIS AREA IS NOT EXCLUDED FROM LEGAL DESCRIPTION; THIS AREA IS A ROAD EASEMENT PER DOC. No. 2000-007436. UNDERLYING FEE TITLE STILL PART OF SUBJECT PROPERTY OF THIS PARCEL MAP

PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN. RIVERBANK, STANISLAUS COUNTY, CALIFORNIA AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

PARCEL 17

PARCEL 15

PARCEL 18

PARCEL 19

PARCEL 12

PARCEL 11

THIS AREA IS NOT EXCLUDED FROM LEGAL DESCRIPTION; THIS AREA IS A ROAD EASEMENT PER DOC. No. 2000-007436. UNDERLYING FEE TITLE STILL PART OF SUBJECT PROPERTY OF THIS PARCEL MAP

DETAIL

SCALE: 1" = 10'

PARCEL 13

ROAD

OAKDALE

SECTION LINE

CLARIBEL

ROAD

CENTERLINE

SECTION LINE

FD. 3.5" BRASS DISC IN CONCRETE, STAMPED "CLARIBEL 1973" IN MON. WELL AT COR. COMMON TO SEC. 34 & 35-2/9 & 2 & 3-3/9 (A)(B) [CITY OF MODESTO G.P.S. MON. No. 2826 PER 22-S-51]

LEGEND:

○	SET 3/4"x30" IRON PIPE, TAGGED LS 6946, U.O.N.
●	FD. 3/4" IRON PIPE TAGGED LS 6406 (A), U.O.N.
○	FD. 3/4" IRON PIPE TAGGED LS 6805 (B), U.O.N.
FD.	FOUND
SFN	SEARCHED, FOUND NOTHING
(A)	SEE REFERENCES THIS SHEET
(M)	MEASURED
S.C.R.	STANISLAUS COUNTY RECORDS
U.O.N.	UNLESS OTHERWISE NOTED
-S-	RECORD OF SURVEY, BOOK & PAGE, S.C.R.
-PM-	PARCEL MAPS, BOOK & PAGE, S.C.R.
-M-	MAPS, BOOK & PAGE, S.C.R.
Calc.	CALCULATED FROM RECORD
---	PROJECT BOUNDARY
---	CENTERLINE
---	SECTION LINE
---	EXISTING LOT LINE
---	EASEMENT LINE

REFERENCES:

- (A) RECORD OF SURVEY, BOOK 33, PAGE 70, S.C.R.
(B) RECORD OF SURVEY, BOOK 33, PAGE 86, S.C.R.(GRID)
(C) FINAL ORDER OF CONDEMNATION, DOC. No. 2015-0092082, S.C.R.

NOTES:

1. ALL BEARINGS & DISTANCES SHOWN ON THIS SHEET ARE TAKEN ALONG THE CENTERLINE OF THE PUBLIC UTILITY EASEMENTS, EXCEPT FOR THE BEARINGS & DISTANCES SHOWN ALONG THE RIGHT-OF-WAY LINES OF OAKDALE ROAD AND CLARIBEL ROAD, AND WHERE OTHERWISE SHOWN.
2. WIDTH OF EASEMENTS AS SHOWN.

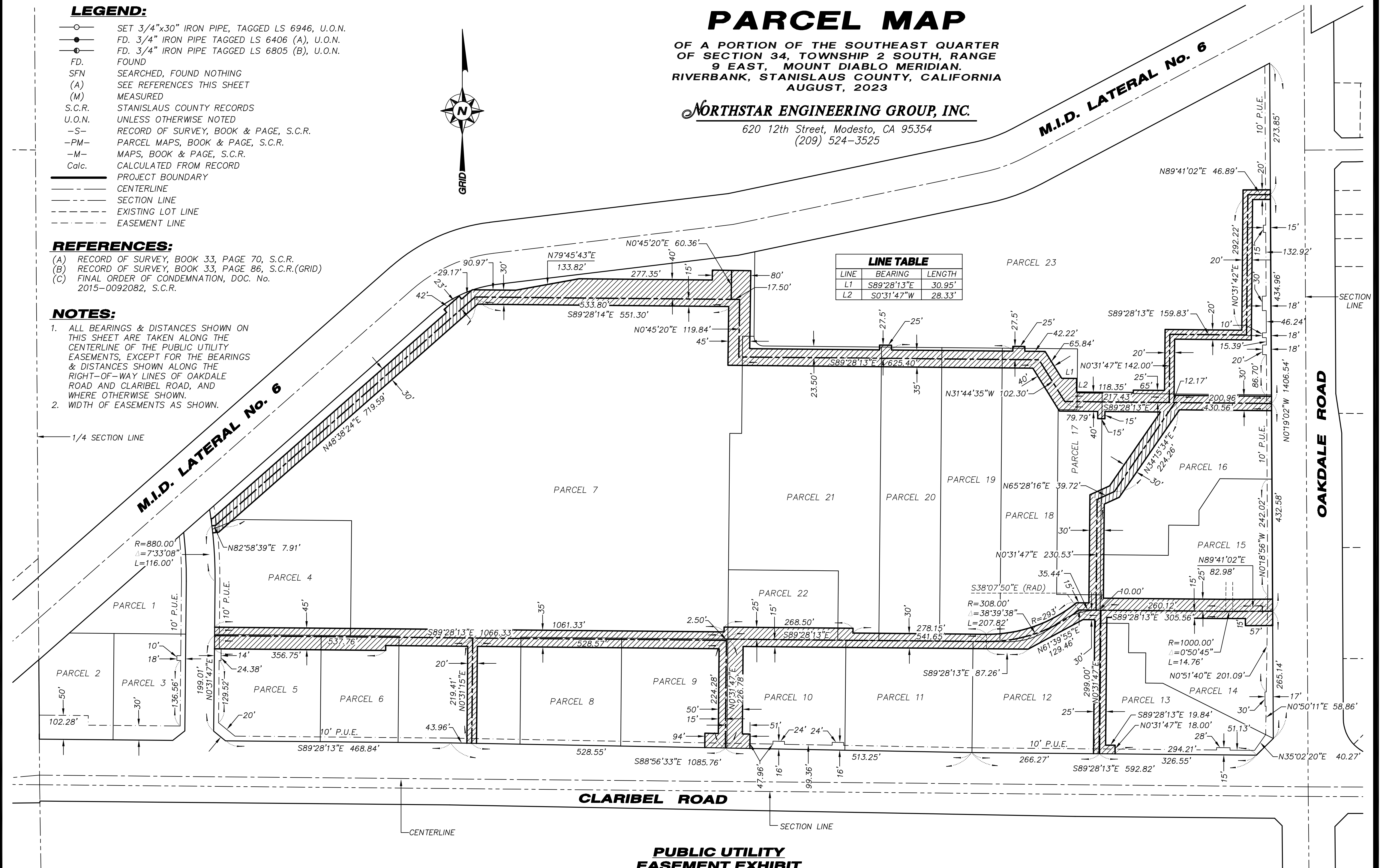
PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE
9 EAST, MOUNT DIABLO MERIDIAN.
RIVERBANK, STANISLAUS COUNTY, CALIFORNIA
AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°28'13"E	30.95'
L2	S0°31'47"W	28.33'



**PUBLIC UTILITY
EASEMENT EXHIBIT**

SCALE: 1" = 120'

CITY OF RIVERBANK**RESOLUTION NO. 2019-018****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP BY WESTERN PACIFIC
HOLDINGS, INC. FOR THE CROSSROADS WEST SPECIFIC PLAN**

WHEREAS, Western Pacific Holdings, Inc. (WPH) has filed with the City a Preliminary Development Plan outlining the conceptual layout of buildings and public improvements on the MU-1 property, which is designated as Phase A in the Crossroads West Specific Plan, and which is more specifically described as the property located to the west of Oakdale Road, to the north of Claribel Road, and to the south and east of MID Lateral No. 6, and which is further identified as Stanislaus County APN 074-014-007, consisting of approximately 58 acres (the "MU-1 Property"); and

WHEREAS, an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program has been prepared pursuant to the California Environmental Quality Act, which analyzes development of the MU-1 Property in accordance with the land use regulations in the Crossroads West Specific Plan (CWSP); and

WHEREAS, the City reviewed the Tentative Parcel Map in accordance with the land use regulations in the CWSP and applicable City policies and ordinances and the City has determined that the Tentative Parcel Map is consistent with the CWSP and applicable City policies and ordinances; and

WHEREAS, based on the finding of conformance of the Preliminary Development Plan and Tentative Parcel Map with the CWSP and applicable City policies, the City Council finds that the impacts related to the MU-1 Property as proposed therein were sufficiently analyzed and mitigated, where feasible, in the CWSP EIR, and that further environmental review is not warranted under CEQA; and

WHEREAS, on February 13, 2019, the Planning Commission for the City of Riverbank conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Tentative Parcel Map and voted 5-0 to recommend its approval by the City Council.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIVERBANK
HEREBY RESOLVES AS FOLLOWS:** the City Council approves Tentative Parcel 2018-0004 by Western Pacific Holdings, Inc., attached hereto as **Exhibit A** and incorporated herein by this reference, subject to the City Council's final approval of the Development

Agreement presented herewith, and which shall take effect upon annexation of the subject property into the City of Riverbank city limits.

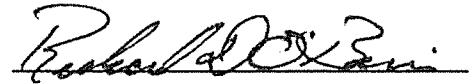
PASSED AND ADOPTED by the City Council of the City of Riverbank at a special meeting held on the 19th day of March, 2019; motioned by Councilmember District 1 Luis Uribe, seconded by Councilmember District 3, Cal Campbell, and upon roll call was carried by the following City Council vote of 5-0:

AYES: Campbell, Fosi, Uribe, Barber-Martinez, and Mayor O'Brien
NAYS: None
ABSENT: None
ABSTAINED: None

ATTEST:


Annabelle H. Aguilar, CMC
City Clerk

APPROVED:


Richard D. O'Brien
Mayor

Attachment: Exhibit A – Tentative Parcel Map 2018-0004

ATTACHMENT 4

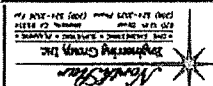
EXHIBIT A – TO RESOLUTION NO. 2019-018

TENTATIVE PARCEL MAP 2018-0004

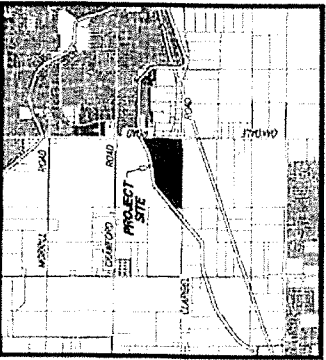


DATE	10/15/2013
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
APPROVED	W. J. HARRIS

TENTATIVE PARCEL MAP
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, M.D.M.
STANISLAUS COUNTY
CALIFORNIA



DATE	10/15/2013
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
APPROVED	W. J. HARRIS



VICINITY MAP - NO SCALE

OWNER/APPLICANT:
RESALE MOORE
507 19TH AVENUE
MADERA, CA 95338

SURVEYOR:
AGRICULTURAL ENGINEERING GROUP, INC.
1851 OAKDALE ROAD, P.O. BOX 1046
MADERA, CA 95334
AGRICULTURAL ENGINEERING GROUP, INC.
MADERA, CA 95334

SITE ADDRESS:
5101 OAKDALE ROAD
MADERA, CA 95337

APN:
014-014-007

EXISTING ZONING:
A-2-40

EXISTING GENERAL PLAN:
AGRICULTURAL

USE:
AGRICULTURAL

TOTAL PROJECT AREA:
57.26 ACRES

EXISTING PARCELS:
1

PROPOSED PARCELS:
35

PROJECT DESCRIPTION:
SUBDIVISION OF AN EXISTING PARCEL TO
CREATE PARCELS FOR FUTURE MIXED-USE
DEVELOPMENT.

WATER:
CITY OF MADERA

SEWER:
CITY OF MADERA

STORM SEWER:
CITY OF MADERA

ELECTRICITY:
MADERA IRRIGATION DISTRICT

GAS:
P. G. & E

SOIL TYPES:
OAKDALE SANDY LOAM, HANFORD SANDY
LOAM, GREENFIELD SANDY LOAM, MADERA
LOAM

WATER TABLE DEPTH:
10-15 FEET

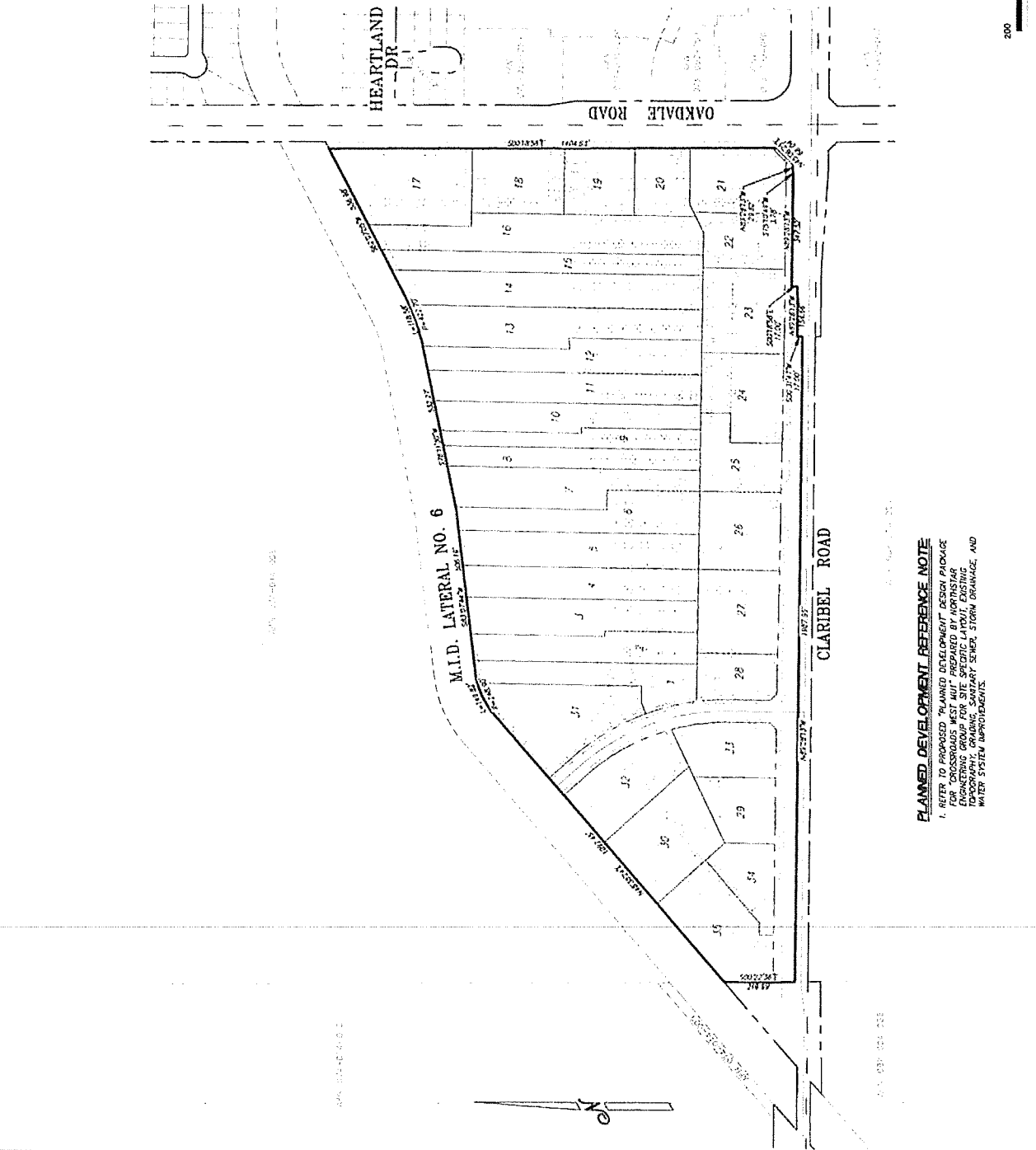
SLOPE OF LAND:
RELATIVELY FLAT, 0-1% SLOPE

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, M.D.M.

LEGEND:	
PROJECT BOUNDARY	PROPOSED RIGHT-OF-WAY
PROPOSED LOT LINE	EXISTING LOT LINE
SECTION LINE	PARCEL MAP
WATER	SEWER
STORM SEWER	ELECTRICITY
GAS	SOIL TYPES
WATER TABLE DEPTH	SLOPE OF LAND
RELATIVELY FLAT, 0-1% SLOPE	

-PM-	PARCEL MAP
-M-	MAPS
5'	SQUARE FEET
AC	ACRES
W	EXISTING WATER PUMP
SS	EXISTING WATER SPOUT
EW	EXISTING WELL
EC	EXISTING CURB, GUTTER & SIDEWALK

200 0 200 400
SCALE 1" = 200'
SHEET 1 OF 3



PLANNED DEVELOPMENT REFERENCE NOTE
1. REFER TO PROPOSED "PLANNED DEVELOPMENT" DESIGN PACKAGE FOR SITE SPECIFIC LAYOUT, EXISTING TOPOGRAPHY, DRAINAGE, SANITARY SEWER, STORM DRAINAGE, AND WATER SYSTEM IMPROVEMENTS.

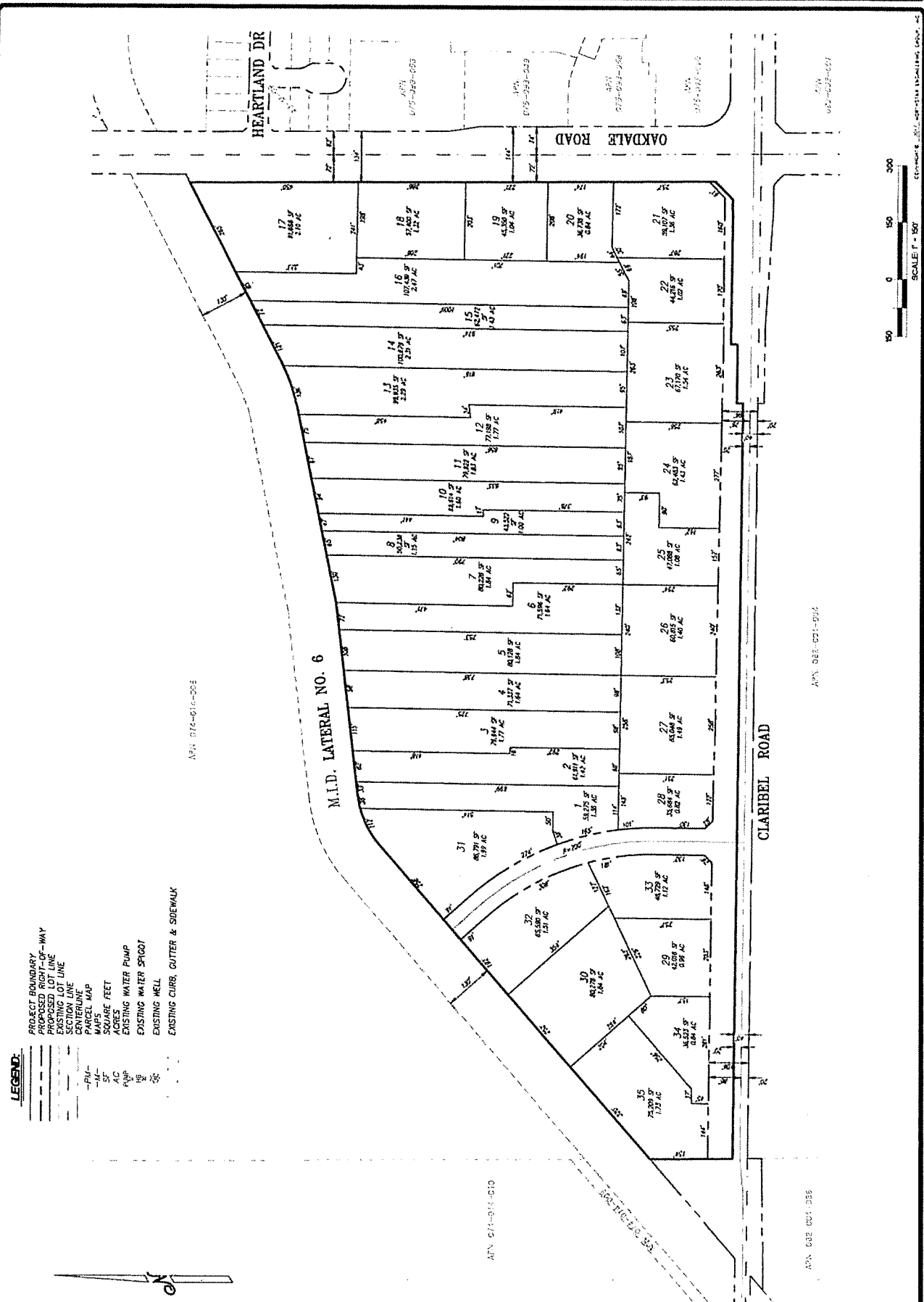


NO.	DATE	REVISIONS
1	01/14/2016	PRELIMINARY
2	02/11/2016	REVISED
3	03/01/2016	REVISED
4	03/15/2016	REVISED
5	03/22/2016	REVISED
6	03/29/2016	REVISED
7	04/05/2016	REVISED
8	04/12/2016	REVISED
9	04/19/2016	REVISED
10	04/26/2016	REVISED
11	05/03/2016	REVISED
12	05/10/2016	REVISED
13	05/17/2016	REVISED
14	05/24/2016	REVISED
15	05/31/2016	REVISED
16	06/07/2016	REVISED
17	06/14/2016	REVISED
18	06/21/2016	REVISED
19	06/28/2016	REVISED
20	07/05/2016	REVISED
21	07/12/2016	REVISED
22	07/19/2016	REVISED
23	07/26/2016	REVISED
24	08/02/2016	REVISED
25	08/09/2016	REVISED
26	08/16/2016	REVISED
27	08/23/2016	REVISED
28	08/30/2016	REVISED
29	09/06/2016	REVISED
30	09/13/2016	REVISED
31	09/20/2016	REVISED
32	09/27/2016	REVISED
33	10/04/2016	REVISED
34	10/11/2016	REVISED
35	10/18/2016	REVISED
36	10/25/2016	REVISED
37	11/01/2016	REVISED
38	11/08/2016	REVISED
39	11/15/2016	REVISED
40	11/22/2016	REVISED
41	11/29/2016	REVISED
42	12/06/2016	REVISED
43	12/13/2016	REVISED
44	12/20/2016	REVISED
45	12/27/2016	REVISED
46	01/03/2017	REVISED
47	01/10/2017	REVISED
48	01/17/2017	REVISED
49	01/24/2017	REVISED
50	01/31/2017	REVISED
51	02/07/2017	REVISED
52	02/14/2017	REVISED
53	02/21/2017	REVISED
54	02/28/2017	REVISED
55	03/06/2017	REVISED
56	03/13/2017	REVISED
57	03/20/2017	REVISED
58	03/27/2017	REVISED
59	04/03/2017	REVISED
60	04/10/2017	REVISED
61	04/17/2017	REVISED
62	04/24/2017	REVISED
63	05/01/2017	REVISED
64	05/08/2017	REVISED
65	05/15/2017	REVISED
66	05/22/2017	REVISED
67	05/29/2017	REVISED
68	06/05/2017	REVISED
69	06/12/2017	REVISED
70	06/19/2017	REVISED
71	06/26/2017	REVISED
72	07/03/2017	REVISED
73	07/10/2017	REVISED
74	07/17/2017	REVISED
75	07/24/2017	REVISED
76	07/31/2017	REVISED
77	08/07/2017	REVISED
78	08/14/2017	REVISED
79	08/21/2017	REVISED
80	08/28/2017	REVISED
81	09/04/2017	REVISED
82	09/11/2017	REVISED
83	09/18/2017	REVISED
84	09/25/2017	REVISED
85	10/02/2017	REVISED
86	10/09/2017	REVISED
87	10/16/2017	REVISED
88	10/23/2017	REVISED
89	10/30/2017	REVISED
90	11/06/2017	REVISED
91	11/13/2017	REVISED
92	11/20/2017	REVISED
93	11/27/2017	REVISED
94	12/04/2017	REVISED
95	12/11/2017	REVISED
96	12/18/2017	REVISED
97	12/25/2017	REVISED
98	01/01/2018	REVISED
99	01/08/2018	REVISED
100	01/15/2018	REVISED

STANISLAUS COUNTY
TENTATIVE PARCEL MAP
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 9 EAST, M.D.M.
CALIFORNIA

Engineering Group Inc.
1000 N. 1st St., Suite 100
Stockton, CA 95210
(209) 938-1234
FAX: (209) 938-1235
www.engrgrp.com

SHEET
NUMBER
2
OF
3

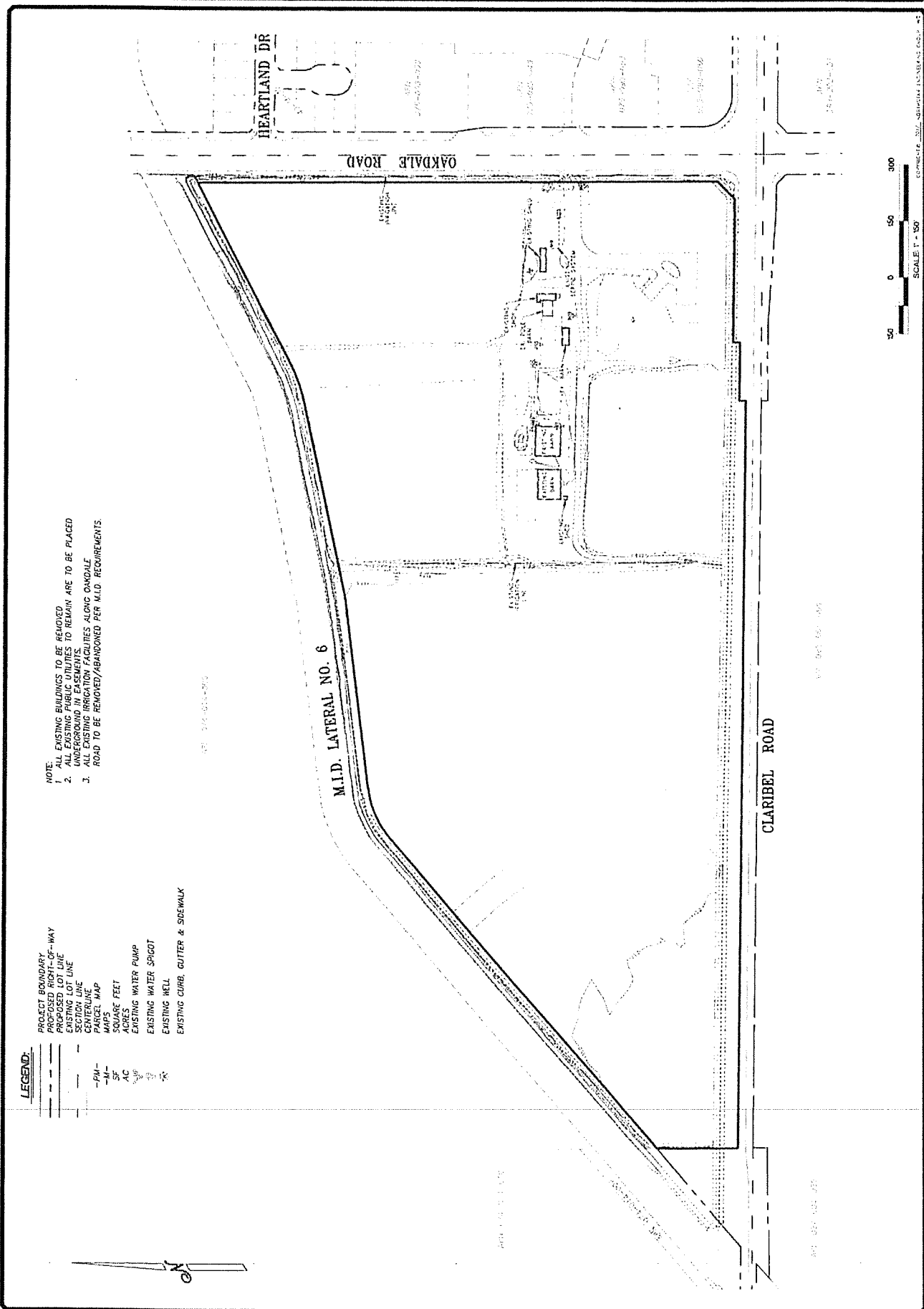


LEGEND:

- PROJECT BOUNDARY
PROPOSED RIGHT-OF-WAY
PROPOSED LOT LINE
SEVERING LOT LINE
CENTRUM
PARCEL MAP
MAIPS
SQUARE FEET
ACRES
EXISTING WATER PUMP
EXISTING WATER SPIGOT
EXISTING WELL
EXISTING CURB, GUTTER &

NOTE:

1. ALL EXISTING BUILDINGS TO BE REMOVED
2. ALL EXISTING PUBLIC UTILITIES TO REMAIN ARE TO BE PLACED UNDERGROUND IN EASEMENTS.
3. ALL EXISTING IRRIGATION FACILITIES ALONG OAKDALE ROAD TO BE REMOVED/ABANDONED PER M.I.D. REQUIREMENTS.



RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.7

SECTION 9: CONSENT CALENDAR

Meeting Date: August 22, 2023

Subject: Resolution approving the City Manager to enter into a Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus for the Construction of the Claribel Road Overlay Project

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION

It is recommended that the City Council approve the City Manager to enter into a Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus for the construction of the Claribel Road Overlay Project.

SUMMARY:

The Claribel Road Overlay Project begins at Squire Wells Way and ends approximately 1,280 linear feet west of the Roselle Avenue intersection. The City owns the north side of Claribel Road and the County owns the south side. Project consists of 2" asphalt grind and overlay of existing Claribel Road. Aggregate base rock will be added to the shoulder of the roadway, center line and fog striping will be replaced. Project adds a bike lane on the north side of Claribel Road.

The City intends to enter into a competitively bid contract for pavement rehabilitation including striping improvements. The scope of work for the Project will include areas that lie within both the City and County. The City agrees to include in its contract items to occur on County of Stanislaus's limits of Claribel Road as set forth in the Agreement as Exhibit A, and as shown in Project Location Map Exhibit B. The County agrees to reimburse City for the construction contract costs incurred by City for the portion of work on County of Stanislaus's limits of Claribel Road as identified in the Scope of Work. The parties have outlined the rates and method of payment to City for its performance of the Services under this Agreement, as further set forth in the Agreement as Exhibit C.

FISCAL IMPACT:

The engineer's estimated cost for the City's portion of the project is \$448,171 – The City will utilize Measure L funding for this project. The engineer's estimate for the County's portion of the project is \$280,013. The majority of the difference in cost is due to the addition of the bike lane on the north side of Claribel Road. Also, the replacement of the detector loops at the Squire Wells and Claribel Signal are the responsibility of the City.

ATTACHMENTS:

1. CC Resolution 2023-XXXX
2. Cost Sharing Agreement

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
APPROVING THE CITY MANAGER TO ENTER INTO A COST SHARING
AGREEMENT BETWEEN THE CITY OF RIVERBANK AND THE COUNTY OF
STANISLAUS FOR THE CONSTRUCTION OF THE CLARIBEL ROAD OVERLAY
PROJECT**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:

WHEREAS, the City intends to enter into a competitively bid contract for pavement rehabilitation including striping improvements. The scope of work for the Project will include areas that lie within both the City and County, and

WHEREAS, the City agrees to include in its contract for the above-described project contract items to occur on County of Stanislaus’ limits of Claribel Road as set forth in the Cost Sharing Agreement, herein incorporated, under Exhibit A, and as shown in Project Location Map Exhibit B; and

WHEREAS, the County agrees to reimburse City for the construction contract costs incurred by City for the portion of work on County of Stanislaus’s limits of Claribel Road as identified in Exhibit A - Scope of Work; and

WHEREAS, the parties have outlined the rates and method of payment to City for its performance of the Services under this Agreement, as further set forth in Exhibit C; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby declares the following:

1. The City Council authorizes the City Manager to enter into a Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus for the construction of the Claribel Road Overlay Project.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor

Attachment: Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus for the Construction of the Claribel Road Overlay Project

**COST SHARING AGREEMENT BETWEEN THE CITY OF RIVERBANK AND THE COUNTY OF
STANISLAUS
FOR THE CONSTRUCTION OF THE CLARIBEL ROAD OVERLAY PROJECT**

This Cost Sharing Agreement for Construction Services ("Agreement"), is made and entered into on _____, 2023 (the "Effective Date") by and between the City of Riverbank, a California municipal corporation ("City") and the County of Stanislaus, a political subdivision of the State of California ("County"). City and County may be individually referred to herein as a "Party" or collectively as the "Parties."

RECITALS:

- A. The City intends to enter into a competitively bid contract for pavement rehabilitation including striping improvements (the "Project"). The scope of work for the Project will include areas that lie within both the City and County.
- B. The City agrees to include in its contract for the above-described project contract items to occur on County of Stanislaus's limits of Claribel Road as set forth in Exhibit A, and as shown in Project Location Map Exhibit B (collectively, the "Scope of Work" or "Services") attached hereto and incorporated by this reference.
- C. The County agrees to reimburse City for the construction contract costs incurred by City for the portion of work on County of Stanislaus's limits of Claribel Road as identified in the Scope of Work.
- D. The Parties have outlined the rates and method of payment to City for its performance of the Services under this Agreement, as further set forth in **Exhibit C** (the "Compensation Schedule")

NOW, THEREFORE, it is agreed as follows:

- 1. **Scope of Work.** The parties agree that the construction of the Project improvements will conform to the plans and specifications approved by the City and the County. City will be the official Construction Manager and the lead agency for this project.
- 2. **Services.** The City agrees to bid the Services described in the Scope of Work as part of the Claribel Road Overlay Project, and the County shall compensate the City for the Services performed pursuant to the Compensation Schedule in **Exhibit C**.

3. **Term.** The term of this Agreement will commence as of the date first written above and shall remain in effect until completion of construction of the improvements in Exhibit A.
4. **Administration.** The City, as the party managing the construction contract, agrees to receive and maintain the funding from the County of Stanislaus and to manage the construction contract on behalf of the County with no additional charges to the County other than those costs identified in **Exhibit C** or as directed by the City and agreed upon by the County in writing.
5. **Compensation.** The parties have outlined the rates and method of payment to City for its performance of the Services under this Agreement in **Exhibit C**. Compensation from County to City will be based on actual construction bid plus associated project costs.
6. **Modification of Services.** In the event that it appears to either party that there will be cost overruns resulting from the construction change orders associated with the Scope of Work provided in **Exhibit A**, or either party determines that it would be prudent to expand the Scope of Work, then, in that event, the parties agree to meet in good faith and determine whether or not they should fund such additional costs or expand the Scope of Work. In meeting and conferring, the parties shall consider whether the basis of the additional change order originates from work regarding the County of Stanislaus's limits of Claribel Road, in which case the County shall be responsible for the change order, provided however that such change order must be approved by the County in writing.
7. **Indemnification.** The parties agree, pursuant to Government Code section 895.4, that each party shall fully indemnify and hold harmless the other party and its agents, officers, employees and contractors from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney fees, arising out of, resulting from, or in connection with any work delegated to or action taken or omitted to be taken by such party under this Agreement.
8. **Insurance.** Each party, at its sole cost and expense, shall carry insurance or self-insure its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance, for general liability, workers compensation, and business automobile liability adequate to cover its potential liabilities hereunder. Each party shall provide certificates of insurance and/or self-insurance to the

other party during the term of this agreement. Each party agrees to provide the other thirty (30) days advance notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverages.

9. **Amendments.** This Agreement may be amended, or provisions contained herein may be altered, changed, or amended for the Project only by mutual written agreement signed and approved by the respective approving authorities of County and City. No oral understanding or agreement, not incorporated herein, shall be binding on any of the parties hereto.
10. **Good Faith.** To the extent reasonably required, each party to this Agreement shall, in good faith, cooperate and assist the other party in meeting its obligations under this Agreement.
11. **Notice.** Any notice which may be required under this Agreement shall be in writing and shall be given by personal service, first-class mail, certified or registered mail return receipt requested, or overnight delivery to the addresses set forth below:

To City: Kathleen Cleek
Development Services Administration Manager
Development Services Department
City of Riverbank
6707 Third Street
Riverbank, CA 95367

To County: David A. Leamon
Director
Department of Public Works Director
1716 Morgan Road
Modesto, CA 95358

All notices and other communications shall be deemed communicated as of actual receipt or after the second business day after the notice has been dispatched. The parties may change their respective address by giving notice of such change to the other party in the manner provided in this Section.

12. **Termination.** Except as provided elsewhere in this Agreement, the Parties may not terminate this Agreement during the Term, and prior to the completion and payment for the Services described in **Exhibit A**, unless upon mutual written agreement signed and approved by the

respective approving authorities of County and City. This Agreement will automatically terminate upon completion of the Scope of Work and upon the full payment to the City.

13. **Necessary Documents.** As may become necessary for the construction and delivery of the Project, through County and City cooperation, the City's Authorized Representative and Stanislaus County Director of Public Works are authorized to administer and execute, by mutual written consent, all documents necessary to complete the Project, provided that such actions do not exceed the authority of this Agreement.
14. **Attorney's Fees and Costs.** In any action which a party brings to enforce its rights hereunder, the unsuccessful party shall pay all costs incurred by the prevailing party, including reasonable attorneys' fees.
15. **Entire Agreement.** This Agreement contains the entire understanding between the parties. All previous proposals, offers, and other communications relative to this Agreement, whether oral or written, are hereby superseded except to the extent that they have been incorporated into this Agreement. This Agreement may be amended only by written instrument executed by County and City.
16. **Waiver.** No waiver of or exception to any of the terms, conditions, and provisions of this Agreement shall be considered valid unless specifically agreed to in writing by both parties, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.
17. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect and shall be construed to give effect to the intent of this Agreement.
18. **Time is of the Essence.** Time is and shall be of the essence in this Agreement.
19. **Compliance.** Both parties agree to comply at all times, in its performance of this Agreement, with all applicable local, state and local labor and contracting laws, including but not limited to, prevailing wage laws and the Public Contract Code.

20. **Counterparts.** This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the County of Stanislaus, a California municipal corporation, has authorized the execution of this Agreement in duplicate by its Board of Directors and attestation by its County Clerk under authority of Resolution No. _____, adopted by the Board of Directors of County of Stanislaus on the ____ day of _____, 2023, and City has authorized the execution of this Agreement in duplicate by the City of Riverbank's City Manager under authority of Resolution No. _____, adopted by the City Council of the City of Riverbank on the ____ day of _____, 2023.

COUNTY OF STANISLAUS

CITY OF RIVERBANK

a political subdivision of the State of California

a California municipal corporation

By: _____
Jody Hayes
Chief Executive Officer

By: _____
Marisela H. Garcia
City Manager

ATTEST:
Elizabeth A. King
Clerk of the Board of Supervisors of the
County of Stanislaus, State of California

APPROVED AS TO FORM:

By: _____
CITY ATTORNEY

By: _____
Deputy Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO CONTENT:

By: _____
David A. Leamon
Director of Public Works

By: _____
Kathleen Cleek
Development Services Administration
Manager

APPROVED AS TO FORM:
Thomas E. Boze, County Counsel

ATTEST:

By: _____
Donya Nunes
Deputy County Counsel

BY: _____
Gabriela Hernandez, City Clerk

EXHIBIT A
CLARIBEL ROAD OVERLAY PROJECT

Scope of Work: The County is participating in the Claribel Road Overlay Project. County's portion consists of the following areas:

- From the Centerline of Claribel Road to the south edge of project limits starting at west side of the intersection of Squire Wells Way going east to approx. 1,300 feet west of Roselle Avenue.

The work for this segment of roadway may include, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for asphalt roadway damage dig-outs, asphalt roadway grinding, aggregate base, and asphalt concrete paving, striping, adjusting structures to grade and all other work included on the plans for the project. This work will be substantially consistent with the scope of work identified in Exhibit A, Project Location Map prepared by City of Riverbank.

City of Riverbank is acting as lead agency and will design, bid, secure construction contractor, inspect and process & manage all segments of the project.

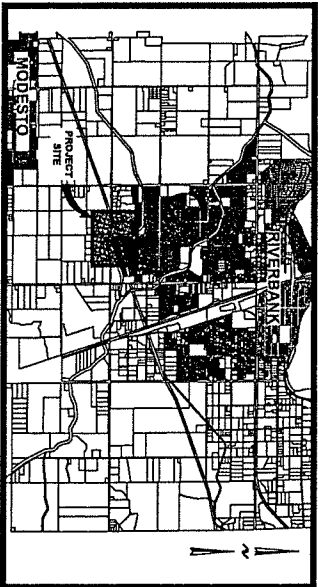
All questions, comments and concerns regarding the County's segment of road way will be directed through the City's project management team.

Compensation Schedule: The City will provide the County with progress payment invoices associated with the County's portion of the project for review and payment. The City will process progress payment invoices from the contractor and pay in full if approved by the City's Engineer and the County. In a timely manner, the County will pay and reimburse the City for all construction costs, reviewed and approved by the County, associated with the project within County limits.

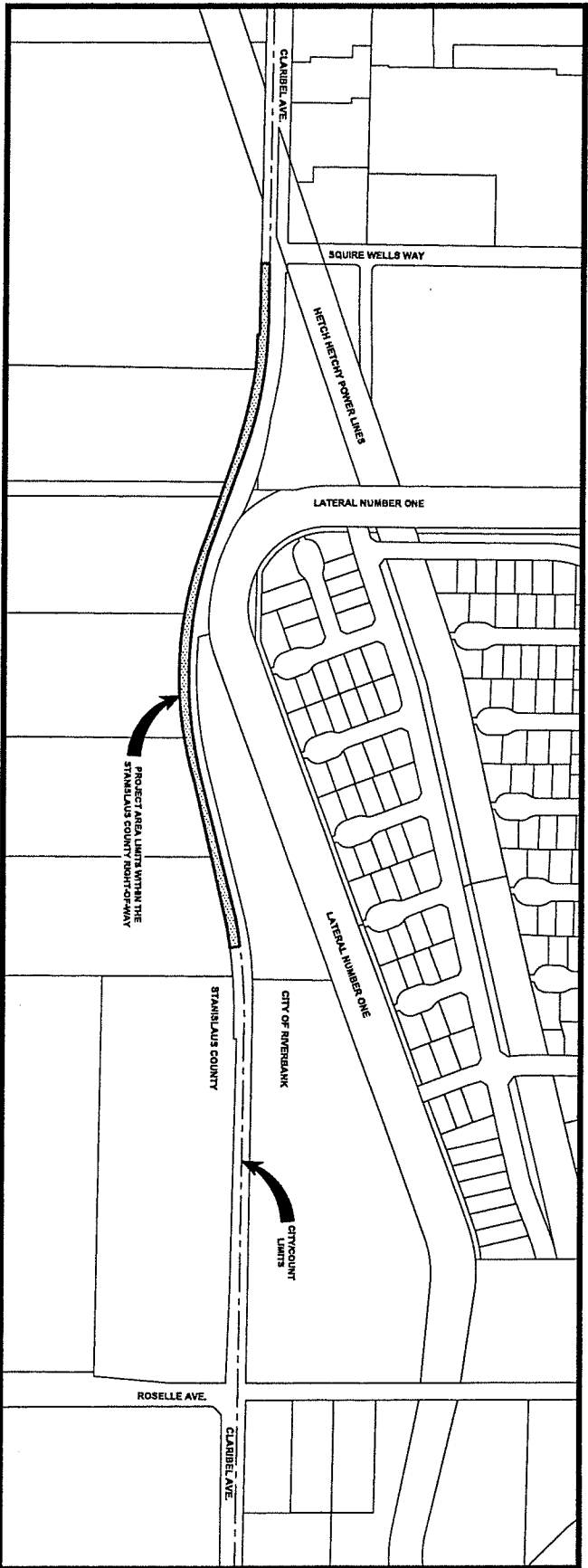
Project Cost: Currently the total project cost, including soft costs, is estimated to be \$661,985. Of which, County of Stanislaus's portion is estimated to be \$254,557. These amounts are based on engineer's estimate and shall not be used for determining actual compensation due to the City. The actual compensation due to the City shall be based on the actual construction bid amount and the associated project costs.

EXHIBIT B

CLARIBEL ROAD OVERLAY PROJECT BETWEEN SQUIRE WELLS WAY & ROSELLE AVE. CITY OF RIVERBANK, STANISLAUS COUNTY



VICINITY MAP
NOT TO SCALE



PROJECT AREA MAP
NOT TO SCALE

PROJECT AREA MAP CLARIBEL ROAD OVERLAY PROJECT BETWEEN SQUIRE WELLS WAY & ROSELLE AVE. CITY OF RIVERBANK STANISLAUS COUNTY, CALIFORNIA			440 S. Yosemite Avenue, Suite A Oakdale, CA 95361 Phone: (209) 847-8726 www.Ardurra.com	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV#</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				REV#	DESCRIPTION	DATE	APPROVED																																									1-800-277-2800
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RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARING

Meeting Date: August 22, 2023

Subject: A Resolution to Adopt the 2023-2024 Schedule of Park Amenity Rentals, Recreation Programs, and Facility Rental Fees for the City of Riverbank

From: Marisela H. Garcia, City Manager

Submitted by: Tony Lemonds, Recreation Supervisor

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution to approve the 2023-2024 fees for Park Amenity Rentals, Recreation Programs, and Facility Rentals. The recommended fee increases, and new classes/programs offered with associated fees are highlighted in Exhibit A.

SUMMARY

The schedule of new Park Amenity Rentals, Recreation Programs and Facility Rental Fees for the 2023-2024 Fiscal year is attached as Exhibit A for the City Council's consideration. A side-by-side comparison of old fees with the new fees is provided in Exhibit B.

BACKGROUND

The City Parks and Recreation Department periodically conducts an analysis of its park and Recreation Programs; the costs of providing those programs; the beneficiaries of those programs, as well as the revenues and expenses associated with those programs. One hundred percent (100%) cost recovery is the goal for the majority of the programs offered. We strive toward this goal through managing expenses as well as revenue. While active cost recovery does occur through most facility, park reservations, and special events; other programs struggle to achieve cost recovery while remaining affordable for the community. The aquatics program is a key example. While the swim team and swim lessons pay for a portion of the associated costs, the aquatics program recovers only about 70% of the annual operational costs. The Teen Center also requires General Fund support. In the past, the City Council has determined that these

programs provide public safety benefits and serve as an investment in the City's youth and general public welfare, thus ongoing General Fund subsidies have helped fund these programs.

SPECIFIC FEE INCREASES

The fee increases proposed this fiscal year are minimal. Our programs did very well over the past year. Due to salary increases for staff, there is a slight increase in some of these fees. The increasing cost of materials and utilities has also been a factor in the fee increase for facility rentals. We have also conducted research into other surrounding agencies and have found that our fees are lower, thus causing the increase to stay competitive.

FINANCIAL IMPACT:

The Financial Impact is reflected within the 2023-2024 Budget. Many programs and events are now self-sufficient with 100% recovery of costs with the exception of the Teen Center, the Aquatics Program, the Christmas Parade, and a few minor programs that are offered throughout the year.

The Enterprise Fund is supplemented by the General Fund to help support the Community Center and Scout Hall Building operation and maintenance as well as fee waivers that have been approved by the City Council.

The General Fund supports the operations of the Recreation and Park Program operations and maintenance.

STRATEGIC PLAN

This report has been prepared to accomplish the following Goal established at the 2022-2027 Strategic Planning Session:

“Ensure Financial Stability” and “Maintain Quality of Life”

ATTACHMENTS:

1. Resolution 2023-
Exhibit A: Schedule of New Fees
Exhibit B: Schedule of all Fees

CITY OF RIVERBANK

RESOLUTION 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK TO ADOPT THE 2023-2024 NEW SCHEDULE OF PARK AMENITY RENTALS, RECREATION PROGRAM, AND FACILITY RENTAL FEES FOR THE CITY OF RIVERBANK

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the City of Riverbank has conducted an analysis of its Parks and Recreation Programs, the costs of providing those Programs, the beneficiaries of those Programs and the revenues and expenses incurred for those programs; and

WHEREAS, the specific fees to be charged for programs is annually reviewed and adopted by the City of Riverbank City Council; and

WHEREAS, any new program fees or fee increases proposed will be presented to the City Council for consideration as needed: and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approve and establish the 2023-2024 New Park Amenity Rentals, Recreation Programs and Facility Rental Fees as outlined in Exhibit A to be effective October 1, 2023.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachments: 2023-2024 Parks, Recreation, and Facilities Fees

Exhibit A
CITY OF RIVERBANK
2023-2024 New PARKS, RECREATION, AND FACILITIES FEES

Park Rental (all parks with gazebos):	New Fee
Resident	\$110.00
Nonresident	\$135.00
Silva Park	New Fee
Resident	
Non-resident	\$135.00
Park Rental (JMP): Oak Grove, Rotary Area	New Fee
Resident	\$100.00
Non-resident	\$150.00
Park Rental (JMP): Large Picnic Shelter	New Fee
Resident	\$150.00
Non-resident	\$250.00
Wedding Gazebo @Jacob Myers Park	-
Electricity (Jacob Myers/Pavilion)	\$25.00
Bounce House permit (except JMP)	-
Parking Fee (April– September, Fri. Sat. Sun, Holidays)	
Castleberg Park – Ball Diamonds	New Fee
Lights (2 hour minimum)	-
Park Aide/Site Monitor	\$20.00
Field Use (Exception RYBSA)	\$30.00
Tournament (per field- includes maintenance)	-
Camps	New Fee
All Day Summer Camps (8 am to 5 pm)	
Half Day Camps (9 am to 12 noon)	-
Mini Camps (ages 3 to 5)	-
Classes	New Fee
Tot Time	
Ballet Folklorico (70/30) contract	
Zumba Gold	
Pound Fitness (70/30) contract	
Archery	
Open Gym @ Cardozo	\$3.00
Zumba	
Aquatics	New Fee
Aqua Fit	

<i>Special Events</i>	New Fee
Halloween Haunted Hayride	-
Children (ages 3-12)	-
Christmas Parade Entry Fee	\$25.00
Christmas Craft Fair Booth Fee	-
Día de los Muertos Booth fee	\$50.00
Día de los Muertos Catrín/a Contest	\$15.00
Día de los Muertos Altar fee	\$25.00
<i>Community Center</i>	New Fee
Resident	\$1,700
Non-resident	\$2,000
<i>Community Center</i>	New Fee
Service Group (Includes set up/take down)	-
Memorial Service (3 hours maximum)	-
	-
<i>Options:</i>	
Stage	\$200.00
Sound system	-
Set up the day before (4 hour max; prior to 10pm; NOT available Saturdays)	
Meeting Fee (2 hrs. Max)	\$50.00/hr.
<i>Scout Hall</i>	New Fee
Resident	-
Non-resident	-
Service Group	\$200.00
Meeting Fee (2 hrs.)	-
Memorial Service (3 hrs. max.)	-
<i>Teen Center</i>	
Resident (per hour)	-
Non-resident (per hour)	-
Meeting fee: NO FOOD (2 hrs. max)	
<i>Gym Rental</i>	New Fee
Refundable Deposit	-
Profit Groups	-
School/Non-profit (3 hours)	-
Additional hours after 3	-

Staff fee	\$20.00
Scoreboard	-
<i>Sports Complex</i>	New Fee
Deposit	-
Field Use Per Field (East/West)- For Profit Groups	-
Field Use Per Field (East/West)- Non-Profit	
Tournament	
Staff	\$20.00
Lights Per Field	-
Scoreboard Rental	-
Snack Bar Rental	-

Exhibit B
CITY OF RIVERBANK
2023-2024 All PARKS, RECREATION, AND FACILITIES FEES

PARKS – DESCRIPTIONS		
<i>Park Rental (all parks with gazebos):</i>	Current Fee	New Fee
Resident	\$100.00	\$110.00
Nonresident	\$125.00	\$135.00
<i>Silva Park</i>	Current Fee	New Fee
Resident	\$75.00	
Non-resident	\$125.00	\$135.00
<i>Park Rental (JMP): Oak Grove, Rotary Area</i>	Current Fee	New Fee
Resident	\$75.00	\$100.00
Non-resident	\$120.00	\$150.00
<i>Park Rental (JMP): Large Picnic Shelter</i>	Current Fee	New Fee
Resident	\$100.00	\$150.00
Non-resident	\$200.00	\$250.00
Wedding Gazebo @Jacob Myers Park	\$500.00	-
Electricity (Jacob Myers/Pavilion)	\$20.00	\$25.00
Bounce House permit (except JMP)	\$25.00	-
Parking Fee (April– September, Fri. Sat. Sun, Holidays)	\$7.00 residents \$10.00 non-resident	
<i>Castleberg Park – Ball Diamonds</i>	Current Fee	New Fee
Lights (2 hour minimum)	\$25.00/hour	-
Park Aide/Site Monitor	\$18.00	\$20.00
Field Use (Exception RYBSA)	\$25 per hour	\$30.00/hr.
Tournament (per field- includes maintenance)	\$150.00	-
PROGRAM – DESCRIPTIONS		
<i>Camps</i>	Current Fee	New Fee
All Day Summer Camps (8 am to 5 pm)	\$125.00 Resident (2 ND Child) \$115 \$135 non-resident (2 nd Child) \$125	
Half Day Camps (9 am to 12 noon)	\$65.00	-
Mini Camps (ages 3 to 5)	\$40	-
<i>Classes</i>	Current Fee	New Fee
Tot Time	\$125.00/session	
Ballet Folklorico (70/30) contract	\$40 Beginner \$45 Intermediate	

	\$25 2nd child	
Zumba Gold	\$3.00 drop in	
Pound Fitness (70/30) contract	\$5.00 drop-in	
Archery	\$30.00 for 6 week session Individual Drop in \$25/per day	
Open Gym @ Cardozo	\$2.00 drop in	\$3.00
Zumba	\$5.00 drop in	
Aquatics	Current Fee	New Fee
Aqua Fit	\$5.00 drop in	
Recreational Swim	\$3.00	
Lap Swim	\$3.00	
Swim Lessons (Resident)	\$70.00/session	
Swim Lessons (Non-resident)	\$75.00/session	
Sharks & Mermaids (Per 6 week session with scholarships available)	\$100/6-weeks	-
Private Swim Lessons	\$250.00 per child	
Swim Team	\$135.00 2 nd child \$125	
Pool Parties (Resident – with 1-60 guests)	\$150.00/hr.	
Pool Parties (Nonresident – with 1-60 guests)	\$170.00/hour	
Pool Parties (Resident – with 61-90 guests)	\$170.00/hour	
Pool Parties (Nonresident – with 61-90 guests)	\$190.00/hour	
Pool Parties (Resident – with 91-120 guests)	\$190.00/hour	
Pool Parties (Nonresident – with 91-120 guests)	\$200.00/hour	
Pool Pass (per individual)	\$100.00	
Pool Pass (Family of 4)	\$150.00 \$20 each added person	-
Special Events	Current Fee	New Fee
Halloween Haunted Hayride	\$12.00	-
Children (ages 3-12)	\$6.00	-
Christmas Parade Entry Fee	\$25.00	\$25.00
Christmas Craft Fair Booth Fee	\$50.00	-
Día de los Muertos Booth fee		\$50.00
Día de los Muertos Catrín/a Contest		\$15.00
Día de los Muertos Altar fee		\$25.00

FACILITY RENTALS – DESCRIPTIONS		
<i>Community Center</i>	CURRENT FEE	NEW FEE
Resident	\$1,500	\$1,700
Non-resident	\$1,800	\$2,000
FACILITY RENTALS – DESCRIPTIONS		
<i>Community Center</i>	CURRENT FEE	NEW FEE
Service Group (Includes set up/take down)	\$600.00	-
Memorial Service (3 hours maximum)	\$400.00	-
Options:		-
Stage	\$150.00	\$200.00
Sound system	\$100.00	-
Set up the day before (4 hour max; prior to 10pm; NOT available Saturdays)	\$300	
Meeting Fee (2 hrs. Max)	\$25.00/hr.	\$50.00/hr.
<i>Scout Hall</i>	Current Fee	New Fee
Resident	\$350.00	-
Non-resident	\$400.00	-
Service Group	\$100.00	\$200.00
Meeting Fee (2 hrs.)	\$25.00	-
Memorial Service (3 hrs. max.)	\$200.00	-
<i>Teen Center</i>		
Resident (per hour)	\$100.00	-
Non-resident (per hour)	\$125.00	-
Meeting fee: NO FOOD (2 hrs. max)	\$25.00/hr.	
<i>Gym Rental</i>	Current Fee	New Fee
Refundable Deposit	\$250.00	-
Profit Groups	\$200.00/day	-
School/Non-profit (3 hours)	\$50.00/day	-
Additional hours after 3	25.00/hour	-
Staff fee	\$18.00/hr.	\$20.00/hr.
Scoreboard	\$50.00	-
<i>Sports Complex</i>	Current Fee	New Fee
Deposit	\$250.00	-
Field Use Per Field (East/West)- For Profit Groups	\$25 hour	-
Field Use Per Field (East/West)- Non-Profit	\$20 hour	
Tournament	\$500/day	

Staff	\$18.00/hour	\$20.00/hour
Lights Per Field	\$30.00/hour	-
Scoreboard Rental	\$50.00/day	-
Snack Bar Rental	\$200.00/day	-

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	August 22, 2023
Subject:	Resolution to Approve the McRoy Wilbur Communities Deferral of System Development Fees for the River Terrace Subdivision
From:	Marisela H. Garcia, City Manager
Submitted by:	Donna M. Kenney, Planning and Building Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution approving the deferral of the McRoy-Wilbur Communities System Development Fees assessed on the construction of dwelling units in the River Terrace subdivision from building permit issuance to final inspection.

SUMMARY

McRoy-Wilbur Communities has submitted a written request to defer payments for System Development Fees (Attachment 2), which will be assessed on the construction of homes in the River Terrace (formerly Ward Villas) subdivision. They are not disputing these fees, only asking for an alternate timing of payments. There is currently no administrative process to consider these requests at staff level and therefore, the request has been brought forward to the City Council for consideration. Mcroy-Wilbur also requested that Council consider the possibility of allowing for the repayment of the PLHA grant that was provided to the development but has since asked that the City disregard the request at this time.

BACKGROUND

The City currently collects System Development Fees at Building Permit issuance to defray the impact of new development as authorized by Government Code §66000-

66025. The City's System Development Fee program is codified in §150.30 titled "System Development Fees" which establishes the authority for imposing and charging the fees. System Development fees are collected in order to:

- 1) To provide an adequate and constant method for the financing of the unfunded portion of need systems development costs throughout the city, reasonably related to projected community growth.
- 2) To promote the orderly and efficient expansion of public improvements to adequately meet the domestic and economic needs of the community and to minimize adverse fiscal and environmental impacts of new development.
- 3) To ensure the continuation of necessary services including, but not limited to, police and general administrative services.
- 4) To establish equitable methods for minimizing public facility and service costs to the city associated with new development.

As defined within Riverbank's municipal code, System Development Fees are ***charged to new construction, including the expansion of and/or the addition to an existing, nonresidential structure, to mitigate the unfunded portion of the determined impact of the development.***

On July 31, 2023, the City received a request from Ian Wilbur (Attachment 2) to defer the System Development Fees from payment at building permit issuance to final inspection. This project, the River Terrace subdivision, is assessed the following fees per dwelling unit:

System Development Fee Type	2023 Amount
Streets/Public Works	\$3,371.00
Water	\$8,650.00
Waste Water	\$3,228.00
Storm Drain	\$3,585.00
Parks and Recreation	\$4,301.00
Police/General Government	\$1,556.00
5% Administrative Fee*	\$1,237.00
Total System Development Fees	\$25,982.00
Plus \$100.00 deferral processing fee =	\$26,082.00 per dwelling unit

McRoy-Wilbur Communities had this same fee deferral on their Diamond Bar West, California Estates, Countryside I, Countryside II, and Countryside III subdivisions, which are built out or under construction. Without exception, the company has followed through and paid all their deferred fees at final inspection. For this proposed deferral, the initial payment at building permit issuance would include all the normal permit fees (building permit fees, administrative fee*, plan check fee, seismic residential fee, etc.) plus \$100 for processing the deferral.

The Total System Development Fees in the chart above minus the administrative fee*, would be deferred until the final building inspection of a dwelling unit. The City will process

and record a lien on the property with the Stanislaus County Recorder. In order to gain a final inspection, the lien must be cleared. Upon receiving payment, the City will place a record of release of lien on the property. This deferral would apply only to Riverbank's System Development Fees. It does not include any fees imposed by any other agencies such as the fire districts, school districts, or Stanislaus County.

ANALYSIS

The City Manager and Planning and Building Manager analyzed the request received from McRoy-Wilbur Communities. An evaluation of the potential impacts of this project was considered and the following determinations were made:

- 1) By allowing a portion of the fees to be paid prior to final inspection, it makes the financing of the project easier for the developer; and
- 2) As a small builder forced to use internal funding and private investors for construction, they are provided with leverage and can start more homes at one time; and
- 3) A faster build-out of the project is created, thus generating more and sooner tax revenue for the City.

Based on the analysis performed, staff recommends that the City Council consider the deferral of System Development Fees to encourage construction and thereby, job growth.

FINANCIAL IMPACT

The System Development Fee program is designed as a mechanism to collect impact fees to build infrastructure necessary to support new growth City-wide. Careful evaluation of each proposed project is necessary to understand potential funding shortfalls which might be created as a result of granting fee deferral or waiver requests. In the case presented above, partial fees would be deferred but not waived. Therefore, no financial impact is expected by the deferral other than a delay in payment.

STRATEGIC PLAN

This item is indirectly related to the City's Strategic Plan through the System Development Fee program update.

ATTACHMENT

- 1) CC Resolution 2023-TDB
- 2) McRoy-Wilbur Communities Deferment Request

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
DEFERRING SYSTEM DEVELOPMENT FEES FROM PERMIT ISSUANCE TO FINAL
INSPECTION
FOR MCROY WILBUR COMMUNITIES AND RIVER TERRACE**

**THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED
TO AS THE “CITY COUNCIL”) DOES HEREBY RESOLVE THAT:**

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, from time to time, the City Council reviews the fees to ensure that they are adequately supporting the operation of City Government; and

WHEREAS, McRoy Wilbur Communities has requested the City Council defer the System Development Fees assessed on the construction of River Terrace dwelling units from Building Permit issuance to Building Permit final.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves the deferment of the following Fees for the River Terrace Project:

System Development Fee Type	2023 Amount
Streets/Public Works	\$3,371.00
Water	\$8,650.00
Waste Water	\$3,228.00
Storm Drain	\$3,585.00
Parks and Recreation	\$4,301.00
Police/General Government	\$1,556.00
5% Administrative Fee*	\$1,237.00
Total System Development Fees	\$25,982.00
Plus \$100.00 deferral processing fee =	\$26,082.00 per dwelling unit

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August, 2023; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:
ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor



McRoy-Wilbur Communities, Inc.

2909 Coffee Road, Suite 12A Modesto, CA 95355 Phone: 209 491-5430 Fax: 209 577-2844
General Contractor's License # 690515

Aug 4, 2023

Donna Kenney:

Please consider this letter as a formal request to the Riverbank City Council for a fee deferral of the city's impact fees for our River Terrace project. As we have previously discussed, fee deferral has become customary in most cities. This practice, to the best of our knowledge, has had a positive result for both the builder and the municipality. Fee costs have risen to a point where they compose thirty-five to forty percent of the total construction costs. By allowing fees to be paid through title at closing it drastically helps make financing of the project easier. It also helps create a faster build-out of the project, thus generating more tax revenue for the city. The city of Riverbank has been generous enough to grant us deferred fees with previous projects, and under the current model initial payment would include permit fees, plan check fees, and state fees while all impact fees would be deferred.

Also, for this particular project, the city provided funds to the original developer for improvements through the PLHA grant from the state. This would restrict buyers to certain income limits. Although we have worked to keep costs down as much as possible, we have come to the conclusion that with high building costs and high interest rates, affordability for those within the required income bracket is near impossible. We would like to repay the funds that were granted in the same manner that we would pay the impact fees, through title at each closing.

We appreciate your time and consideration, along with your willingness to work together to achieve the best results for the city of Riverbank and its current and future residents.

Sincerely,

Ian Wilbur
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RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.2

SECTION 11: NEW BUSINESS

Meeting Date: August 22, 2023

Subject: Consideration of the Options for the Appointment of a Riverbank Representative to the Stanislaus Consolidated Fire Protection District Board (SCFPD):

- 1) Adopt a Resolution to Reappoint Mr. Charles E. Neal for a Four-Year Term,
- 2) Adopt a Resolution to Reappoint Mr. Charles E. Neal for Less than a Four-Year Term; or
- 3) Open a Recruitment to Select a Representative for a Term Beginning January 1, 2024

From: Marisela H. Garcia, City Manager

Submitted by: Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that City Council evaluate and discuss the options for the appointment of a Riverbank Representative to the Stanislaus Consolidated Fire Protection District. (SCFPD). Should the City Council decide to re-appoint the existing representative, Council should consider approval of a Resolution to appoint Mr. Charles E. Neal to a new term.

SUMMARY

On January 12, 2021 the City Council adopted Resolution 2021-001 to appoint applicant Charles E. Neal for the remaining (3 years) of an unexpired 4-year term vacancy. A recruitment was held, at the time of recruitment four (4) applicants were considered and interviewed by City Council. Mr. Neal's current appointment term will expire on December 31, 2023. This term expiration will leave a vacancy for the Riverbank Representative on the SCFPD Board that will need to be filled within 90 days of that open vacancy. The City Council may consider Mr. Neal's request to be reappointed to another four (4) year term beginning January 1, 2024, and expiring on December 31, 2027. Representatives are authorized to serve up to two (2) terms. Another option is to consider reappointment for

less than four years, as chosen by City Council; and then, open a Recruitment at the end of that term. City Council may also consider denying the request, and open the recruitment process to fill the upcoming vacancy, before the seat is vacant.

BACKGROUND

The SCFPD Board of Directors is a five-member board that serves as a unit of authority within the District. The SCFPD Board of Directors are charged with strategic leadership, policy and direction, and fiscal oversight. Established March 3, 1995, the “District” is the consolidation that includes unincorporated sections of East Modesto, the cities of Riverbank and Waterford and the communities of Empire, La Grange and Hickman. Board Members serve a four-year term, with a two-term limit. The Board’s regular meetings are held on the second Thursday of each month at 6:00 p.m., with Special meetings conducted as needed. Riverbank’s Representative will provide an update of the Board’s business and actions to the City Council on a quarterly basis.

STRATEGIC PLAN

The mission of the City of Riverbank is to provide high quality, professional services and a safe family-oriented community for our diverse residents to thrive. The Fire District provides essential fire and medical services, safeguarding the residents of the City of Riverbank. Appointing a Riverbank Representative to serve on the SCFPD Board of Directors provides the opportunity for the City to collaborate with District leadership and other District territory Board representatives to assist in the development, operation, and maintenance of a strong, responsible Fire District; all of which is consistent with the City’s mission.

FINANCIAL IMPACT

The SCFPD provides a stipend of \$100 per day and/or evening for attendance of a meeting. Should the City Council proceed with an open recruitment, the City would have staff costs associated with the recruitment.

ATTACHMENTS

- 1) Draft Resolution 2023-
- 2) Request Letter from Charles E. Neal

CITY OF RIVERBANK

RESOLUTION 2023-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA TO APPROVE THE REAPPOINTMENT
OF CHARLES E. NEAL TO THE STANISLAUS CONSOLIDATED FIRE
PROTECTION DISTRICT BOARD OF DIRECTORS AS THE CITY OF RIVERBANK
REPRESENTATIVE**

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the Stanislaus Consolidated Fire Protection District (SCFPD) Board of Directors was established March 3, 1995, under the legal authority of the Health and Safety Code Section 13800, known as the Fire Protection District Law of 1987, which complied with the California Government Code Section 56001, Cortese-Knox Reorganization Act; and

WHEREAS, a five (5) member Board of Directors was created, with one (1) Director being a resident of the City of Riverbank, who is appointed to the Board by the City Council; and

WHEREAS, members appointed to the Board serve a four-year term, with a limit of two terms; and

WHEREAS, all members who serve on the Board of Directors shall meet the Fair Political Practices Commission, conflict of interest filing requirements; and

WHEREAS, Charles E. Neal has submitted a request to be considered for reappointment, to serve for a [REDACTED] year term; and

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

1. To re-appoint the current SCFPD Board of Directors Riverbank Representative, Charles E Neal, to a [REDACTED] year term, beginning on January 1, 2024 and ending on [REDACTED].

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 22nd day of August, 2023; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Richard D. O'Brien
Mayor



REVEREND CHARLES E. NEAL

John 8:32 "then you will know the truth, and the truth will set you free"

CITY OF RIVERBANK

AUG 14 2023

Received By: 

August 10, 2023

To: Mayor O'Brien and The Riverbank City Council

I am requesting to serve on the Stanislaus Consolidated Fire Protection District Board for another term. Thank you for your time and consideration.

Sincerely,



Rev. Charles E. Neal