

CITY COUNCIL / LRA BOARD

Mayor/Chair

Richard D. O'Brien

Council/Authority Members

District 1 - Luis Uribe

District 2 - Rachel Hernandez

Vice Mayor, 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 Street, Suite B
Riverbank, CA 95367



TUESDAY, APRIL 9, 2024 – 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 Proclamation-National Library Week April 7, 2024- April 13, 2024-

It is recommended that the City Council read and present the Proclamation for National Library Week to Vicky Holt, Library Assistant.

Item 7.2 Riverbank Representative Update by Stanislaus Consolidated Fire Protection District Board Director Charles E. Neal- It is recommended that the City Council receive an update by Director Charles E. Neal the City's representative on the Stanislaus Consolidated Fire Protection District's Board of Directors.

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.

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 March 12, 2024.

Item 9.3 **Acceptance** of the Sierra House Remodel Project and Authorization to File a Notice of Completion.

Item 9.4 **Resolution** to Award Bid for the Claribel Road Overlay Project to George Reed, Inc. and Authorize Execution of Future Change Orders.

Item 9.5 **Resolution** accepting the Public Improvements from SCM Hearthstone, LLC for The Heritage Collection Subdivision.

10. PUBLIC HEARING- No Items Scheduled.

11. NEW BUSINESS

Item 11.1 **City of Riverbank 2023 Annual General Plan Progress Report and 2023 Housing Element Annual Progress Report of the City's General Plan Housing Element.** Staff recommends adopting Resolution 2024-XX, adopting the 2023 Annual General Plan Progress Report and ratifying the submittal of the 2023 Housing Element Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development

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 Government Code §54957)

Title: Director of Community Development

14. REPORT FROM CLOSED SESSION

Item 14.1 Report from Closed Session **Item 13.1**
PUBLIC EMPLOYMENT
(Pursuant to Government Code §54957)
Title: Director of Community Development

15. ADJOURNMENT

The Next Regular City Council Meeting will be on: [Tuesday, April 23, 2024](#)

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 4th day of April, 2024

/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 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn. City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** 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/83840813274>

Join by accessing website: <https://zoom.us/join>, enter **Webinar ID: 838 4081 3274**

Join by telephone: **1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 838 4081 3274**

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:	April 9, 2024
Subject:	National Library Week April 7, 2024 – April 13, 2024
From:	Marisela H. Garcia, City Manager
Submitted by:	Jessica Barragan, Administrative Assistant – Confidential

RECOMMENDATION

It is recommended that the City Council read and present the Proclamation for National Library Week to Vicky Holt, Library Assistant.

SUMMARY

Riverbank Library offers a range of services for the community whether it is in person or online. Online services provided include eBooks, eMagazines, downloadable audio books, music, movies, online language instruction, and research databases. These services are key to achieve success in all stages of life.

BACKGROUND

First sponsored in 1958, National Library Week is a national observance sponsored by the American Library Association (ALA) and libraries across the country each April. It is a time to celebrate the contributions of our nation's libraries and librarians and to promote library use and support. National Library Week also highlights the valuable role of libraries, librarians, and library workers play in transforming lives and strengthening our communities.

STRATEGIC PLAN

While not directly related to the Strategic Plan it is important to provide support to our libraries and to enrich the library experience. The library is a learning and community hub, supporting literacy, life-long learning, equity, diversity, and inclusivity.

FINANCIAL IMPACT

There is no financial impact with the report.

ATTACHMENTS

1. Proclamation



**CITY OF RIVERBANK
PROCLAMATION
NATIONAL LIBRARY WEEK
APRIL 7-13, 2024**

WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life;

WHEREAS, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all;

WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships;

WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs;

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals;

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

NOW, THEREFORE, be it resolved that the City Council of the City of Riverbank proclaim National Library Week, April 7-13, 2024. During this week, I encourage all residents to visit their library to explore the wealth of resources available.

April 9, 2024

**Richard D. O'Brien
Mayor**

**RIVERBANK CITY COUNCIL
DISTRICT 1, LUIS URIBE- DISTRICT 2, RACHEL HERNANDEZ- DISTRICT 4, DARLENE BARBER-MARTINEZ
VICE MAYOR, DISTRICT 3, LEANNE JONES CRUZ- MAYOR, RICHARD D. O'BRIEN**

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date:	April 9, 2024
Subject:	Riverbank Representative Update by Stanislaus Consolidated Fire Protection District Board Director Charles E. Neal
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that the City Council receive an update by Director Charles E. Neal the City's representative on the Stanislaus Consolidated Fire Protection District's Board of Directors.

SUMMARY

The Stanislaus Consolidated Fire Protection District ("SCFPD") is a five -member Board of Directors 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.

Director Neal is scheduled to provide quarterly updates on the activities and business of the Board.

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

There is no financial impact associated with this report.

ATTACHMENTS

There are no attachments to this item.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 9, 2024
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:	April 9, 2024
Subject:	Approval of the City Council and Local Redevelopment Authority Board Minutes for March 26, 2024.
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 March 26, 2024.

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. March 26, 2024 City Council and Local Redevelopment Authority Board Minutes.
2. Written Public Comment

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



TUESDAY, MARCH 26, 2024 – 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 Randy Richardson 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 2 Rachel Hernandez
Council Member / Authority Member District 4 Darlene Barber-Martinez
Vice Mayor / Vice Chair District 3 Leanne Jones Cruz
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.*

None Declared.

7. PRESENTATIONS (Informational only)

Item 7.1 **Proclamation – RYBSA Recognition-** It is recommended that the City Council read and present a Proclamation to Eddie Carrillo in recognition of RYBSA.

Mayor O'Brien presented the proclamation in recognition of the Riverbank Youth Baseball Softball Association to Eddie Carrillo, President of RYBSA.

Item 7.2 **Certificate of Recognition – Damaris Diaz, 2024 Outstanding Young Woman of Stanislaus County** -It is recommended that the City Council read and present a Certificate of Recognition to Damaris Diaz, Stanislaus County Award Winner for 2024 Outstanding Young Woman.

Mayor O'Brien presented a Certificate of Recognition to Damaris Diaz for being the 2024 Outstanding Young Woman of Stanislaus County.

Item 7.3 **Certificate of Recognition – Riverbank High School Boys Varsity Soccer Team 2024 Trans Valley League (TVL) Champions**-It is recommended that the City Council read and present a certificate of recognition to the Riverbank High School Varsity Soccer Team and coach, Juan Harvey.

Mayor O'Brien presented a Certificate of Recognition to Coach Juan Harvey and the RHS Soccer Team for winning the 2024 TVL Soccer Championship.

Item 7.4 **Certificate of Recognition – Riverbank High School Girls Varsity Basketball Team 2024 Trans Valley League (TVL) Champions**- It is recommended that the City Council read and present a Certificate of Recognition to the Riverbank High School Girls Varsity Basketball Team and coaches, Janelle Luu, Aimee Felix, and Fred Berry.

Mayor O'Brien presented a Certificate of Recognition to coaches Janelle Luu, Aimee Felix, and Fred Berry for winning the 2024 TVL Basketball Championship.

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 6:19P.M.

Miltree Whether, Stanislaus County Resident, I was born in Stanislaus County, and I lived in Stanislaus County all of my life. I brought a globe tonight, and this represents our world, our planet and we all live on this home. Earth is the same size it's always been for the last 10,000 years, last 100,000 years and last 1 million years. Population growth in our planet has changed. In 1803 it's estimated there were 1 billion people. In 1945, when I was born, there were 2.5 billion. Today, there are 8 plus billion people. In my lifetime of 78 years our population has tripled and 2060, 36 years from now, there will be 10 billion people. Every one of us needs clean air to breathe, clean water to drink, and food to stay alive. The prime farmland in the proposed River Walk project is a natural resource that cannot be replaced or mitigated because its unique nature, its quality soils, its water availability and its good climate. You can't find any farmland to retrieve, replace it because there is no other farmland in the world like it. Because you are the City of Riverbank's Council, you represent all the people of Riverbank, not just the developers and the builders. We must plan for the good of our descendants because they are not old

enough to do it for themselves. We have to do what's best for them, just like our ancestors did for us. 130 years ago, our ancestors formed MID and TID to provide water to irrigate our farmland for hundreds and hundreds of years. We can build up instead of out. We can build high-rise apartment units and high-rise condominiums in the infill areas of Riverbank. There is also an abundance of poor soils in Stanislaus County for the developers to build houses on like the areas west of I5. In the areas east of Oakdale and northwest of Patterson. How is it that so many people worship money, power and pleasure? My biggest disappointment with people is, there are too many of them that are dishonest, untrustworthy, and unethical. My closing comments are, how can someone get control of you. Who are people that are honest, trustworthy, and ethical. There are 3 ways they can try to bribe you. They can try to blackmail you, and they can try to intimidate you. Be strong, do the right thing. Save the River Walk farmland for our children. Vote no on the proposed River Walk project save this 2.4 square miles of prime farmland from destruction, so our descendants will have food to eat. It is our responsibility to take care of our children, and the way we can do that is by saving our farmland. We're not getting any more farmland on this planet, and we have the best right here in Riverbank. I thank you for that, and I wish that you will please save our farmland.

Rob Christensen, Riverbank Resident I wanted to briefly talk tonight about the proposed River Walk project. I attended the Community Forum on February 27th, and I thank staff and Council for hosting it. My purpose in speaking to you tonight is that I wanted to respond to one of the concerns that was expressed during the public comment portion of that meeting. In particular water demand of the future development was brought up as a concern and I think we can all agree that water should be a concern in here in the Central Valley. But in response I wanted to provide some additional background for consideration. The development of the project will, of course, create a demand for water and that water will be supplied by groundwater wells. However, that demand will be offset by savings in groundwater use from agriculture that will be converted to development, regarding the city's ability to provide a reliable groundwater supply. I'd like to point out that the EIR and supporting documents estimate an annual surplus of over 9,300-acre feet between the city's current, reliable supply capacity and the expected demand, in the year 2045. These figures are discussed in depth in section 3.1 4.2. The EIR see, also table 3.1 4-11. We don't often use words like surplus when talking about water here in the valley. Still, the analysis in the EIR and supporting documents indicates that there is sufficient and reliable capacity to supply water for the project. I'll also briefly mention that section 3.9 of the EIR provides an in-depth discussion on the total available storage and annual recharge of the Meso groundwater sub basin. The analysis in this section determines that the build out demand of the entire city will be less than point 2% of the total sub basin groundwater storage and less than 5% of the annual recharge volume. Very small percentage. This further demonstrates that the project will have very little impact on the regional groundwater supply. Lastly, the project itself will also provide recharge to the groundwater basin through the infiltration of captured stormwater and drainage basins. In fact, the project will be required to retain and infiltrate a certain amount of rainfall volume in order to comply with the State permit for stormwater discharge, again here in the Central Valley water should always be a concern.

However, the analysis present presented in the EIR, and supporting documents clearly indicates that the project water demands can be reliably met and will not pose a significant impact on groundwater supplies.

Olivia Arambula, owner of Timeless Real Estate here in Riverbank, and I am here tonight on behalf of the Riverbank Chamber of Commerce. We just like to invite you guys out to some more events we have coming up. We do have an event on April 8th. It's going to be held at Perko's at 5:30PM in the evening. It's going to be 2 of our businesses are going to be doing ribbon cuttings. One of them is going to be celebrating her anniversary, which is Miss Lorri, Hooked on Bling Nails, five-year anniversary ribbon cutting, and then we have a new member to our Riverbank Chamber, Cam's Heating and Air, and they'll have a grand opening ribbon cutting that day. So, if you guys would like to come out that night to Perko's, there will be pie and ice cream and drinks, Lorri's providing. And then also we do have a Riverbank membership, a Riverbank Chamber of Commerce membership drive that's going to occur at Perko's as well, and they are on April 23rd from 4PM to 5:30PM. So, if you're not a member, don't know he's a member come out, come out, even if you are, everybody just come out and just have fun. We'll just go ahead and mingle and get some new members going and build our businesses strong here in Riverbank. We also have a multi chamber mixer which is going to be held in Modesto at The Park at Modesto on April 4th, from 5:30PM. to 7:30PM. And that's just a combination of all of our local chambers of commerce coming out. So, please come out to our events. We love when you guys are there, you make it more fun and we appreciate your support.

Randy Richardson, Love Riverbank just wanted to make mention that Love Riverbank is coming up April 27th. We'll be meeting at the Community Center Park at 8 AM. And it's an opportunity for us as a community to come together to help clean up our city and pay attention to areas that don't get paid attention, you know, throughout the year. But we'll get to do it together as a team. We'll provide everybody with a T-shirt, and also purchase lunch for you, because one of the amazing things that happens is the Founders Fair, is where we all gather at the end of the day all the volunteers, and so they have a food vendors, and so by coming out and volunteering, we'll get you a lunch, a T-shirt, and the best thing about it is just coming together as a community and getting to know other community members and working together to help beautify our city. And the way that you would register is loveriverbank.com. You'll go on and you can just look at the 5 projects that we have going, and you can figure out which one you want to participate with it, and then sign up. It's filling up fast. We're expecting 200 people this year. We had just over 100 last year, and we just look forward to all of you. I know I look across the Council and the Mayor, everyone was involved last year, and it was just a wonderful time. And we're looking forward again this year. April 27th, 8AM Community Center Park.

There being no further public comments, Mayor O'Brien closed the Public Comment period 6:29P.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 March12, 2024.

Item 9.3 **Acceptance** of the Storm Basin Ramp Repair Project and Authorization to File a Notice of Completion.

Item 9.4 **Resolution 2024-011** to Award Bid for the Patterson Road Sidewalk Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders.

Item 9.5 **Resolution 2024** Continuing the Approved River Cove River Access Closure Plan.

Councilmember Hernandez asked to pull item 9.5 for further discussion.

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

ACTION: *By motion moved and seconded (Uribe / Barber-Martinez 5/0) to approve the **consent calendar** with the exception of item 9.5.*

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

Item 9.5 **Resolution 2024-012** Continuing the Approved River Cove River Access Closure Plan.

Councilmember Hernandez, tell us a little bit more about it? And considering this because, this is annual, what we are doing right now. If there is consideration for permanent closure?

City Manager Garcia, clarified, Yes, so currently we bring this back to the City Council to consider a closure on an annual basis for the high season. This would be a consideration for council to do that on permanently. So, we would no longer have to come back to you to do that closure.

Councilmember Barber-Martinez, I had a question. So, have you heard from the community that lives there, and if they have a concern, will they have the opportunity to bring back their concerns to the city council?

City Manager Garcia, they do so. I know Michael has been in contact with the River Cove residents. There's a group of them that represent the majority of those that are out there. They expressed their support for our recommendation, and did not express any concerns.

Councilmember Hernandez, I had also asked some questions that you tell us about it. You know I had some concerns about it impacting the attendance or the visitation for Jacob Myers Park, and just any negative impacts on that.

City Manager Garcia, but there's no negative impacts of having the closure because it helps us to avoid the residents who were going well, Not even the residents there. It was folks from outside of the community accessing what we call the beach area whenever the river was low and that was causing some significant safety issues, health concerns as well, because they would take barbecues down there. They would leave trash. And then, of course, there was just a large influx of outsiders coming into the community. And so, those were the concerns that were expressed by the River Cove residents themselves, which led us to starting to do the closure during the high season. So, there is no impact necessarily Jacob Myers Park itself, because the folks at Jacob Myers Park cannot access that beach area from that side. So really it does not impact that.

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 **consent calendar item 9.5.** Continuing the Approved River Cove River Access Closure Plan for permanent closure during the high season.*

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

AYES: Uribe, Hernandez, Barber-Martinez, Jones Cruz and Mayor O'Brien

NAYS: None / ABSENT: None / ABSTAINED: None

10. PUBLIC HEARINGS

The Public Notice for Item 10.1 was published on 3/06/2024 in the Riverbank News.

Item 10.1 **A Resolution to Adopt the 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 fees for Park Amenity Rentals, Recreation Programs, and Facility Rentals. The recommended fee increases, and new events offered with associated fees are highlighted in Exhibit A.*

Director Parks & Recreation Patton gave a comprehensive staff report and PowerPoint presentation on the proposed schedule of Park Amenity Rentals, Recreation Programs, and Facility Rental Fees.

City Council discussed item with City Staff.

Mayor O'Brien opened the Public Hearing at 6:47P.M.

Lorri Faile, Riverbank Resident and vendor I have been a resident now since 2016 came from the Bay Area fast moving, and I'm in love with Riverbank, So I'm so happy to be here. I am also a business vendor generated, so I participated outside of Riverbank last year, because the fees were so outrageous, and even for a two-day event, and so I would

have to sell a tremendous amount of nail strips in order to make my money back from my vendor fees and etc. So, I'm happy to hear, because I want to keep my business, and in Riverbank, and I don't want to go outside and entertain other people out there, so I thank you for the opportunity to speak, and also for the consideration that's coming our way

Written Comment Submitted by Sammi Martinez (as attached).

Olivia Arambula, Timeless Real Estate, I was here one of the nights that we spoke on our pricing. I do appreciate the change in prices. So, I would just like to say, I hope you do approve. That sounds like it's a great plan. Michael put a lot of work into this. We appreciate that everybody listens to what we had to say and brought it down because we really want our Riverbank businesses to participate. So, we appreciate it.

Mayor O'Brien Closed the Public Hearing at 6:53P.M

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

ACTION: *By motion moved and seconded (Uribe/ Hernandez 5/0) to approve **Resolution 2024-013** adopting the schedule of Park Amenity Rentals, Recreation Programs, and Facility y Rental Fees with the **exception of the Informational Booth Fees.***

*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*

11. NEW BUSINESS

Item 11.1 **A Resolution Approving Allocation of an Additional Community Resource Deputy and Authorizing the City Manager to Request a Community Resource Deputy Position from the Stanislaus County Sheriff's Office.** It is recommended that the City Council consider adopting a Resolution that would approve the allocation of an additional Community Resource Deputy position and provide authorization for the City Manager to request the position to the Stanislaus County Sheriff's Office.

Police Chief Ridenour gave a comprehensive staff report for an allocation of an additional Community Resource Deputy and Authorizing the City Manager to Request a Community Resource Deputy Position from the Stanislaus County Sherri's Office.

City Council Discussed item with City Staff.

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

ACTION: *By motion moved and seconded (Barber-Martinez/ Jones Cruz 5/0) to adopt **Resolution 2024-014** approving the allocation of an additional Community Resource Deputy and authorizing the City Manager to Request a Community Resource Deputy Position from the Stanislaus County Sheriff's Office.*

*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 **Strategic Plan Progress Report and Feedback for Future Strategic Planning Sessions-** It is recommended that the City Council receive a progress report on the status of the 2022 – 2027 Strategic Plan and provide feedback to staff regarding future strategic planning sessions.

City Manager Garcia gave a comprehensive staff report and power point presentation on the Strategic Plan Progress report and asked for feedback for future strategic planning sessions.

City Council discussed item with City Staff.

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

ACTION: *Guidance and direction was provided to staff. We are going to bring back an item where we are going to review all of the strategic plan objectives that have been completed as Councilmember Barber- Martinez said, so that we can celebrate our accomplishments, but then prioritize those with established timelines that have not been completed. We will then revisit the proposals that we received from the 2 firms to look at a future strategic plan update that would involve all of the Council, including any new Council members we may receive as part of the November elections. We would come back with both firms if they're willing and able to kind of pare them down, or maybe the one who's at 17,000 might be able to add some options and bring their cost. So, of the 50 plus items that we all have on here as we're reviewing them. Do we have the opportunity then, to then remove some of the oh, certainly, if there are any objectives on there that you feel we unite. You may not want to move forward with. Then we can certainly do that at that point.*

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:

- The city has launched 2 new portals that will provide access to city records, both of which are accessible via the city clerk's web page on the city's website. This goes towards achieving the city's core value of being transparent.
- First is our online public records request portal called NextRequest. It allows residents to submit their request online, and immediately notifies the city clerk that a request has been received. It ensures that staff that is associated with providing the information that's being requested does so on a timely basis, because it sends us some very annoying emails all the time.
- The second is, we now have our Laserfiche link which allows residents to search electronic records, such as previously adopted city council and planning commission ordinances, resolutions. Past agendas, minutes on their own, without requiring a records request to be submitted. And so those, as I mentioned, are both accessible via our website.

Item 12.2 Council/Authority Member

Councilmember Hernandez reported on the following:

- Attended Cal Cities Policy gathering. Cal Cities is a collaboration of over 480 cities from across the State and Riverbank is a member, where we are able to advocate at the State Level and with each other as fellow elected officials to be able to prioritize general priorities. So, I sit on the Community Services Policy Committee as a vice chair. So, I was able to co-facilitate a meeting, this last week about things like homelessness, mental health policy. Right now, the State legislature has proposed some policy at that state level, and one of the things that we focused on is homelessness encampments and a bill that potentially penalizes encampments near public spaces like city halls. It was a good conversation, different opinions, and as a committee we decided to not take a position on it, and to give recommendations around other ways to address encampments rather than criminalizing them. So, there's more to come with that.

Councilmember Uribe reported on the following:

- I've been doing a little outreach to some small businesses here locally, just in the hopes of kind of just touching base with them, seeking feedback as on how we as city, can just be more supportive. Had a meeting with the SBDC today. Thank you to Mayor and Marisela for joining me on that meeting. Very informative, German shared a lot of great ideas, super informative, looking forward to all these initiatives that he's going to try to push and hopefully bring into Riverbank. And I think that should kind of reflect the contract that we do have with Opportunity Stanislaus, that our desire to prioritize small businesses. Maybe we should look a little bit deeper into the contract and make sure a portion of that is helping the SBDC. Since they're housed there also.

Councilmember Barber-Martinez reported on the following:

- *I sit on the Public Safety Committee with the League of California Cities, and our discussion on Friday was mostly about retail theft. And so, legislation has been proposed about new penalties. I'm looking at you know, the \$950 worth of goods is a misdemeanor. So, looking at just changing that, and then the aggregation, the value of different thefts committed in the past 3 years. Also to increase penalties on that. And then to extend the organized retail theft statute, sunset date until 2031, and then to look at multiple jurisdictions. Because, you know, people commit a crime in this city commit a crime in this city, commit a crime in this city sort of looking at, just trying to tie all that together. So, our committee decided just to watch, because there's just so many bills are out there right now, and everybody has a totally different thought about it. And does it really go down to what's going on with Prop 47. Which started all this in the first place. So, we just decided to watch and to see you know what is going to happen with Prop 47, too.*
- *Happy Easter Everyone!*

Vice Mayor Jones Cruz reported on the following:

- *I just had just one comment. And it's just kind of tagging along with strategic planning thing. I just remember being brand new council member years ago, and I remember thinking, how in the heck do they get anything done? You got 5 people up there. And with this Brown Act you can't talk to anybody. It's like what do you do? So? And I'm sharing this because, one, I can, and two, I just wanted to kind of get out there for me what strategic planning meant. And I remember going to the very first strategic planning that I went to, and it was all the department chairpersons there, and all of us council members and mayors, and it was open to the public, and there were one or two people there from the public, and when we sat down, and I think the biggest thing I remember was coming to some consensus, and I remember the lady talking about consensus and what consensus meant, and it was just really powerful to sit there and go. Aha! This is how they do it. They have a plan. So, it was just really eye opening for me. So, some of my emotion and enthusiasm for strategic plan really kind of drives home with me because I feel like it kind of gets all of us on the same page. And you get on this bus that's going down the road and you can get some stuff done. And I'm looking forward to that.*
- *Happy Easter!*

Item 12.3 Mayor/Chair

Mayor O'Brien reported on the following:

- *This goes to a couple of public comments that were made over the last 3 or 4 times. I can speak about that correct, because one individual kind of pointed at us, saying that you know, if you don't agree with him, you are doing something nefariously. And we are not, because we don't agree with somebody does not necessarily mean we're evil or they're evil. Okay, as a difference of opinion on how directions go forward. And so, I kind of took offense a little bit last 3 times, when it was just pointed out, yeah, you're doing something wrong. You're in a*

- pocket, or however they phrased it, we are not and I know that. So, I want people to understand that we're going to have a difference of opinion, and there's going to be a difference of opinion and then we move on wherever those opinions take us.*
- *One of the things I want people to also understand that we're not in an inflationary process period. But your grocery bills at 20% higher than they were 6 months ago. Your homes, if you look online, Riverbank has 17 homes on the market. The most of them are in the high, 400's and the high 500,000's, and so, we do not have the inventory that people believe we do, we're not growing because we have no inventory. So, as we move forward, we'll be talking more and more about inventory and how we can achieve it. And I don't believe going to Nevada or someplace else to build homes was satisfied.*
 - *The way the city will grow and safe route to school, which is always in our strategic plans. We have to do something different, and I believe we have to involve the chief and his forces on that safer route to schools can be as safe as we possibly can. But when somebody is a distracted driver, accidents can happen and that seriously happened earlier this year. And safe route to schools, no matter what we can do unless they're crossing the streets with automatic bollards coming on up protecting them. That's you're going to have an idiot. So, in the future I'd like to have a little bit more concerted effort. I know. Chief, I'm not telling you how to do your job, but especially while schools going, and to and from the protection of the students.*

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 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Pursuant to Government Code Section 54956.8

Property: 5300 Claus Road Parcels 1 and 1A – Southern Portion of
APN 062-031-005

Agency Negotiator: Marisela H. Garcia, City Manager

Property Negotiator: U.S. Army Corps of Engineers, Real Estate Division

Under Negotiation: Price, terms of payment, or both

There being no further Public Comments, Mayor O'Brien moved to Closed Session at 7:51P.M.

Reconvened from Closed Session at 8:19P.M.

14.1 REPORT FROM CLOSED SESSION

Item 14.1 Report from Closed Session Item 13.1 **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property: 5300 Claus Road Parcels 1 and 1A – Southern Portion of
APN 062-031-005

Agency Negotiator: Marisela H. Garcia, City Manager
Property Negotiator: U.S. Army Corps of Engineers, Real Estate Division
Under Negotiation: Price, terms of payment, or both

ACTION: *Direction has been provided to staff.*

15. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair O'Brien adjourned the regular meeting at 8: 20P.M.to the next regular scheduled City Council / LRA Meeting of April 9, 2024 at 6:00 P.M.

ATTEST: (Adopted 04/09/2024)

APPROVED:

Gabriela Hernandez
City Clerk / LRA Recorder

Richard D. O'Brien
Mayor/ Chair

From: [REDACTED]
To: [City Clerk](#)
Subject: Agenda Item 10.1
Date: Tuesday, March 26, 2024 11:07:48 AM

Good Morning,

I'm reaching out as it is my understanding that the City Council will be reviewing and voting on the fees for Park Amenity Rentals, Recreation Programs and Facility Rentals. My concern upon reviewing the fee schedule are the vendor fee for the upcoming annual Riverbank Cheese & Wine event. My family has lived in Riverbank since the 1930s and I grew up attending every year. I also Administer the Riverbank Neighborhoods Facebook group which has close to 6k members that are Riverbank residents. I am a small business owner who crafts handmade items and travels throughout California, selling at festivals, street fairs and other established community events. I also oversee an Instagram networking group of over 50 vendors from across California who actively share our experiences and recommendations of events to apply for and attend. Many of us, including myself, have wanted to participate in the Cheese & Wine Festival. However, the fees are too high and there is a lack of attendance and marketing of the event, that would severely impact sales. Therefore, I and many other vendors choose to apply and attend other events in and out of Riverbank, instead. I am asking that the fee schedule for the Cheese & Wine be reviewed for changes. The majority of events have a tiered fee schedule based on the type of business, i.e. handmade/craft, non-profit, direct sales, commercial, and food. Or they have a set fee for all vendors. I fear that if the current fee schedule is approved it will severely impact this year's event which based on the previous Council Meetings is a "make or break" event for any future festivals. Many of the residents have voiced in the Riverbank Neighborhoods Facebook group that there needs to be a focus on unique quality handcrafted items, not mass produced cheap items found at flea markets. To do this, we want to attract quality vendors, with fees at an affordable price. My suggestion is to tier the prices as follows or have a flat fee for everyone set at \$75.00;

Non-Profit/Handmade Crafts/ Pre-Packaged Food- \$75

Direct Sales/Commercial- \$100

Food- \$125-150

I also would like to suggest the event be renamed and refocused to the Riverbank Fall Festival. I feel that wine and cheese tasting is no longer a unique activity as there are many wineries and tasting rooms within minutes of Riverbank. Instead the money spent on the wine and cheese tasting sessions, can instead be used towards funding other family inclusive activities.

I appreciate you taking the time to read this and hope that you strongly consider reviewing and restructuring the fee schedule. This is a beloved event for our community and many would love to see it revived to what it once was. Riverbank deserves to be the shining star it has potential to be and what better time than now, with new businesses and families establishing it as their chosen place to thrive.

Thank You,

Sammi Martinez

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 9, 2024
Subject:	Acceptance of the Sierra House Remodel Project and Authorization to File a Notice of Completion
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Development Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION:

It is recommended that the City Council accept the completion of the Sierra House Remodel Project and authorize staff to file a Notice of Completion.

SUMMARY:

Harris Builders Inc. completed the construction of the Sierra House Remodel Project. City Building Inspector and staff have completed a final inspection and determined that construction has been completed per the plans and specifications.

The contract was awarded on July 25, 2023 to Harris Builders Inc. in the amount of \$507,300.00. Ten contract change orders were issued for this project in the amount of \$26,413.97. The total cost of construction is \$533,713.97. There is one outstanding change order that the City didn't accept and the Contractor disagrees with. Staff will be meeting with the contractor to discuss and resolve.

It is recommended that the Council accept the Sierra House Remodel Project as complete and authorize the Senior Project Coordinator to record the Notice of Completion.

FISCAL IMPACT:

Funding has been programmed for this project via the CA-ESG-CV2 #2 (Fund 152) awarded to the City by Stanislaus County. Total cost of construction is \$533,713.97.

ATTACHMENTS:

1. Notice of Completion
2. Before and After Photos
3. Site Map

CITY OF RIVERBANK

AND WHEN RECORDED MAIL TO

NAME
STREET
ADDRESS
CITY &
STATECITY OF RIVERBANK
ATTN: DEVELOPMENT SERVICES
6707 THIRD STREET
RIVERBANK, CA 95367SPACE ABOVE THIS LINE
FOR RECORDER'S USE

Exempt from Recording Fees (Per Government Code Section 27388.1)

NOTICE OF COMPLETION**NOTICE IS HEREBY GIVEN THAT:**

1. The undersigned is the owner of the interest or estate stated below in the property hereinafter described.

2. The full name of the undersigned is City of Riverbank

(Print Full Name)

3. The complete address of the undersigned is 6707 Third Street, Riverbank, CA 95367

(Address, City, State, Zip)

4. The nature of the title of the undersigned is:

☒ Owner in Fee, **or**☐ Vendee (Buyer) under Contract of Purchase, **or**☐ Lessee, **or**☐ Other

If "Other," briefly list or describe appropriate designation or title _____

5. The full names and complete addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A

6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to, include, but are not limited to the following individual(s) (if no transfer was made, insert the word "none"):

Co-owner's Name(s)

Co-owner's Complete Address (Number and Street, City, State, Zip)

N/A7. A work of improvement on the property described below was completed on April 9, 2024

(Date of Completion)

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either expressed or implied, as to the merchantability or fitness for a particular purpose, or as to the legal validity of any provision or the suitability of these forms in any specific transaction.



8. The name of the original contractor, if any, for the work of improvement was (if no contractor for the work of improvement as a whole, insert the word "none") Harris Builders Inc.

If notice covers completion of contract for only part of the work of improvement, check box and complete:

☐ The kind of work done or finished was to fully remodel house including but not limited to electrical, plumbing, HVAC, windows, doors, lighting, appliances, communication wiring, LVP flooring, stucco, roofing, insulation, structural requirements, ADA compliance, ADA ramps, and all other work included on the plans.
(Give General Description of Work Completed, e.g., Furnishing of Concrete for Sidewalks, etc.)

9. The property on which the work of improvement was completed is in the City of Riverbank,
County of Stanislaus, State of California, and is described as follows:
Sierra House Remodel Project
(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is 3344 Sierra Street, Riverbank, CA 95367
(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 9th day of April, 2024
(Day) (Month) (Year)

(Owner's Signature)

City of Riverbank
Laura Graybill, Senior Project Coordinator

(Owner's Typed or Printed Name)

VERIFICATION

I the undersigned, say:

I am the person who signed the foregoing notice. I have read and understand the above notice and know its contents, and the facts stated therein are true and correct to the best of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed in City of Riverbank, County of Stanislaus, State of California
on this 9th day of April, 2024
(Day) (Month) (Year)

(Signature of Person Signing Notice of Completion)

City of Riverbank
Laura Graybill, Senior Project Coordinator

This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, or repaired, whether the interest or estate is in fee, as a vendee (buyer) under contract or purchase, as lessee, or other interest or estate less than fee. If the interest is held by two or more persons as joint tenants or tenants in common, any one or more of the co-tenants may be deemed to be the owner. (CA Civil Code §§ 3092(g), 3093). **This form is for use with a private work of improvement only, and is not intended for public sector applications.**

If the owner records the notice within the applicable time period, the original contractor has sixty (60) days from the day the notice is recorded to record a claim of lien against

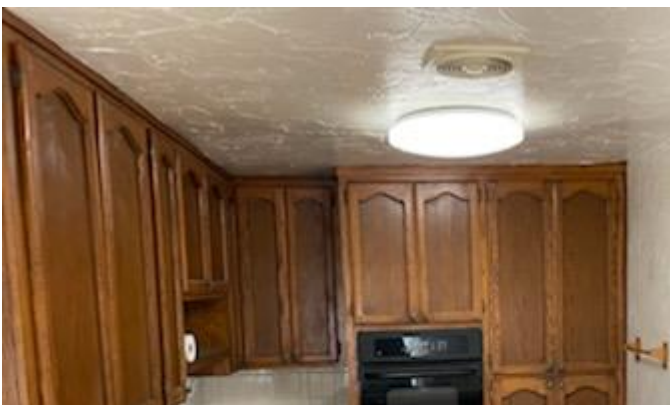
the project (CA Civil Code § 3115); and all other persons who furnished labor, services, equipment, or materials must record their liens within thirty (30) days after the notice of completion is recorded (CA Civil Code § 3116). Otherwise, all persons who furnished labor, services, equipment, or materials have ninety (90) days after completion of the work of improvement in which to record their liens (CA Civil Code §§ 3115, 3116).

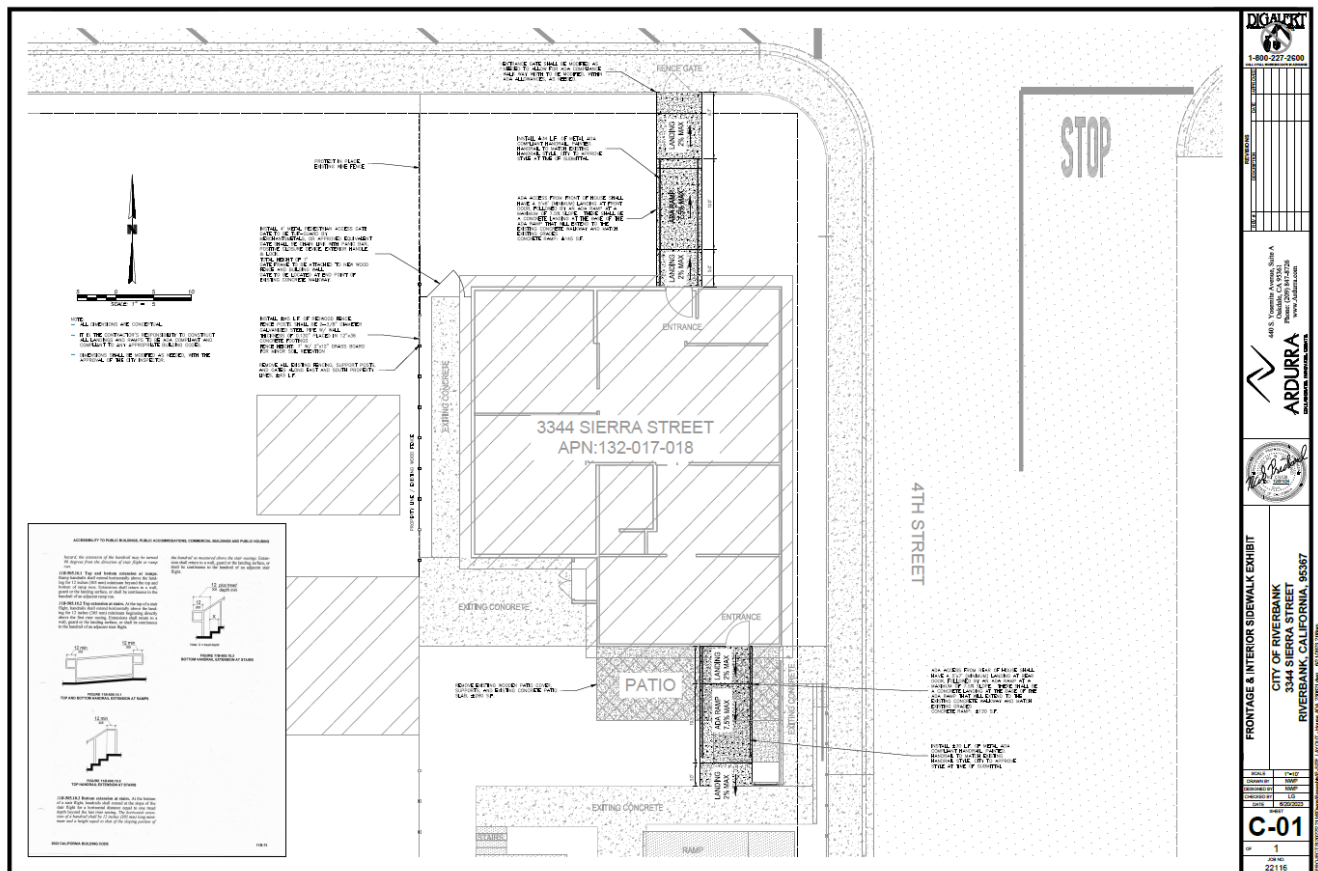
The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed within ten (10) days after the completion of each phase of the project to shield owner properly (CA Civil Code § 3117).

Sierra House Remodel Project Photos



Sierra House Remodel Project Photos





RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date:	April 9, 2024
Subject/ Title:	Resolution to Award Bid for the Claribel Road Overlay Project to George Reed, Inc. and Authorize Execution of Future Change Orders
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Development Services Administration Manager Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that City Council approve two (2) actions by a roll call vote:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, George Reed, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget.

SUMMARY

On November 28, 2023 the City of Riverbank entered 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 is acting as lead agency for the design, bidding, awarding, inspections and the process & management of all additional segments of the project. Measure L Funds will be used by both agencies for the funding of this project.

On November 8, 2016 the Stanislaus County voters approved a ½ cent sales tax measure (Measure L) to fund local and regional transportation projects and programs.

The City's portion of the project area is from the centerline of Claribel Road to the north edge of the project limits and the County's portion consists of the area from the centerline of Claribel Road to the south edge of the project limits. The project limits start at the west side of the intersection of Squire Wells Way going east to approx. 1,300 feet west of Roselle Avenue.

The bid opening was held on Tuesday, March 26, 2024 to consider the bids for the Claribel Road Overlay Project between Squire Wells and Roselle. The following bids were received:

George Reed, Inc.	\$602,516.00
Tom Mayo Construction, Inc.	\$639,176.00
DSS Company dba Knife River Construction	\$699,345.00
Hensley's Paving & General Engineering Inc.	\$715,196.89
United Pavement Maintenance, Inc.	\$743,555.90
B&M Builders Inc.	\$969,854.15

Per the Cost Sharing Agreement, compensation from County to City will be based on actual construction bid plus associated project costs. The bid from George Reed, Inc. in the amount of \$602,516 is broken down as follows:

City's share of bid from George Reed, Inc.	\$409,975.51
<u>Contingency</u>	<u>\$ 60,024.49</u>
City of Riverbank Budget Allocation	\$470,000.00
County's share of bid from George Reed, Inc.	\$192,540.49
<u>Contingency</u>	<u>\$ 57,459.51</u>
County of Stanislaus Budget Allocation	\$250,000.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary to construct all asphalt dig-outs, asphalt grinding, and asphalt concrete paving, striping, adjusting structures to grade and all other work included on the plans for the above mentioned project.

Bids have been reviewed and George Reed, Inc. has been identified as the lowest responsible bidder for the project.

It is requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

FINANCIAL IMPACT

Funding has been programmed for this project with Measure L Funds, City of Riverbank \$470,000.00 and County of Stanislaus \$250,000.00.

ATTACHMENT

- 1) Draft City Council Resolution 2024-
- 2) Site Map

CITY OF RIVERBANK

RESOLUTION 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK,
CALIFORNIA, TO AWARD A CONTRACT FOR THE
CLARIBEL ROAD OVERLAY PROJECT WITH GEORGE REED, INC.,
IN THE AMOUNT OF \$602,516.00, AND AUTHORIZE THE CITY MANAGER TO
EXECUTE SAID CONTRACT AND APPROVE THE CHANGE ORDERS UP TO
THE PROJECT CONTINGENCY FUND OF \$117,484.00**

THE CITY OF RIVERBANK CITY COUNCIL (hereafter referred to as the “City Council”) DOES HEREBY RESOLVE THAT:

WHEREAS, the Claribel Road Overlay Project includes construction of all asphalt dig-outs, asphalt grinding, and asphalt concrete paving, striping, adjusting structures to grade, and traffic control; and

WHEREAS, the City entered into a Cost Sharing Agreement between the City of Riverbank and the County of Stanislaus dated November 28, 2023; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on March 26, 2024, the City of Riverbank received six (6) bids and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is George Reed, Inc., in the amount of \$602,516.00; and

WHEREAS, per the Cost Sharing Agreement, compensation from County to City will be based on actual construction bid plus associated project costs as follows:

City of Riverbank	\$409,975.51
Stanislaus County	\$192,540.49

WHEREAS, staff also recommends that the City Council approve a project contingency of \$117,484.00 for the Project to fund additional work as needed during renovation and construction the breakdown is as follows:

City of Riverbank	\$60,024.49
Stanislaus County	\$57,459.51

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with George Reed, Inc., in the amount of \$602,516.00; and

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute said contract and approve change orders up to the project contingency funds of \$117,484.00.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of April, 2024; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

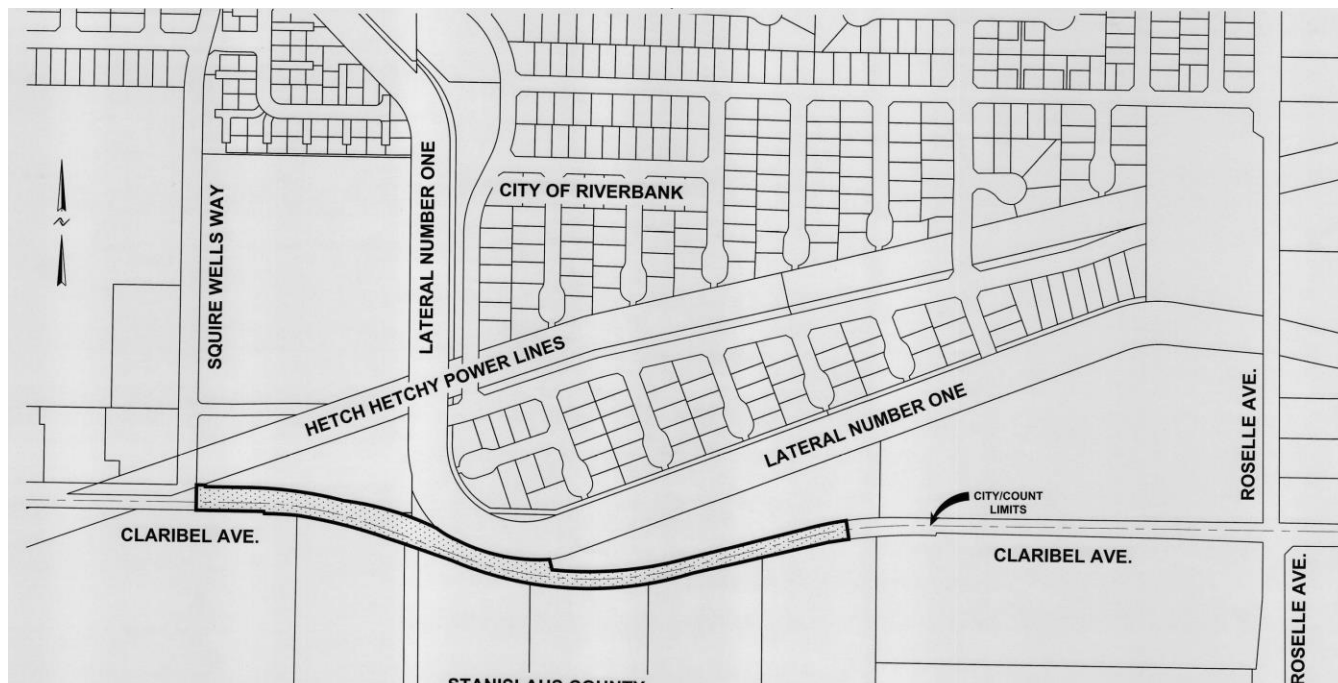
APPROVED:

Gabriela Hernandez
City Clerk

Richard D. O'Brien
Mayor

Attachment: Contract

SITE MAP
CLARIBEL ROAD OVERLAY PROJECT
Between Squire Wells and Roselle



RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT CALENDAR

Meeting Date: April 9, 2024

Subject: Resolution Accepting the Public Improvements from SCM
Hearthstone, LLC for The Heritage Collection Subdivision

From: Marisela H. Garcia, City Manager

Submitted by: Kathleen Cleek, Development Services Administration Manager

RECOMMENDATION:

Council to adopt Resolution accepting the public improvements required by the Planning Commission and City Council constructed by SCM Hearthstone, LLC for The Heritage Collection Subdivision.

SUMMARY:

SCM Hearthstone, LLC has completed the construction of public improvements for The Heritage Collection Subdivision as required by the Planning Commission and City Council of the City of Riverbank.

The public improvements completed by SCM Hearthstone, LLC for The Heritage Collection Subdivision have been inspected by the Sr. Construction Inspector and are acceptable. These public improvements consist of pavement, curb, gutter, sidewalk, storm drain collection system, water distribution system, sewer collection system, street lighting system, and landscaping. SCM Hearthstone, LLC will provide a one (1) year maintenance bond for the public improvements as required by City Ordinance. Before release of the one (1) year maintenance bond SCM Hearthstone, LLC will Slurry Seal the roads within The Heritage Collection Subdivision.

It is recommended that the Council adopt a resolution accepting the public improvements as required by the Planning Commission and City Council.

FINANCIAL IMPACT:

A Community Facilities District was formed to cover the maintenance of this development. There is no financial impact to the City.

ATTACHMENT:

1. Resolution 2024-

CITY OF RIVERBANK

RESOLUTION 2024 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, ACCEPTING
THE PUBLIC IMPROVEMENTS CONSTRUCTED BY SCM HEARTHSTONE, LLC FOR
THE HERITAGE COLLECTION SUBDIVISION**

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

WHEREAS, SCM Hearthstone, LLC is the property owner and applicant for The Heritage Final Map 04-2022; and

WHEREAS, The Council adopted Resolution 2023-065 on June 13, 2023, authorizing the City Engineer to record the final map for SCM Hearthstone, LLC, for Heritage Collection Subdivision, upon determination that all conditions, fees and bonding required with the map have been provided; and

WHEREAS, SCM Hearthstone, LLC for Heritage Collection Subdivision has completed the construction of the public improvements; and

WHEREAS, Sr. Construction Inspector has inspected the public improvements and determined they were constructed in accordance with the approved improvement plans and City of Riverbank Standards.

WHEREAS, SCM Hearthstone, LLC for Heritage Collection Subdivision will provide a one (1) year maintenance bond for the public improvements as required by City Ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RIVERBANK DOES HEREBY FIND that the City Council of City of Riverbank hereby accepts the public improvements constructed by SCM Hearthstone, LLC for Heritage Collection Subdivision consisting of pavement, curb, gutter, sidewalk, storm drain collection system, water distribution system, sewer collection system, street lighting system, and landscaping:

PASSED AND ADOPTED by the City Council of the City of the City of Riverbank at a regular meeting held on the 9th day of April 2024; 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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.1

SECTION 11: NEW BUSINESS

Meeting Date: April 9, 2024

Subject: City of Riverbank 2023 Annual General Plan Progress Report and 2023 Housing Element Annual Progress Report of the City's General Plan Housing Element.

From: Marisela H. Garcia, City Manager

Submitted by: Michael Arroyo, Contract Planner – J.B. Anderson Land Use Planning

RECOMMENDATION:

Staff recommends adopting Resolution 2024-XXX, adopting the 2023 Annual General Plan Progress Report and ratifying the submittal of the 2023 Housing Element Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

SUMMARY:

California Government Code Section 65400(a)(2) requires that public agencies prepare a General Plan status report on the General Plan and progress in its implementation of the Housing Element. It also requires that public agencies annually report on the progress in meeting the City's Regional Housing Needs Allocation (RHNA). The Housing Element Annual Progress Report is to be reported on forms and tables prepared by the State Department of Housing and Community Development (HCD), see Attachment 2 - Tables A- K. The annual reports are to be presented for acceptance by the City's legislative body (City Council), and subsequently submitted to the Governor's Office of Planning and Research, and the California Department of Housing and Community Development. The annual report does not require approval by State Agencies.

The 2023 General Plan and Housing Element Annual Progress Report addresses both State General Plan requirements and is attached to this Staff Report as Attachment 2.

The purpose of this Annual Report is to:

- 1) Remain compliant with Government Code Section 65400(a)(2) and Housing Element Law;
- 2) To update City Council on housing development and implementation of General Plan Housing Element; and
- 3) Ensure eligibility for State grant funding.

For the City to be eligible for State funding for a variety of grants, the State requires the City's Housing Element to be in compliance with State Housing Law (certified) and for the City to submit Annual Progress Reports to OPR and HCD annually (by April 1 of each year). The 2023 Housing Element Annual Progress Report was submitted to OPR and HCD on March 29, 2024.

The City's Fifth Cycle Housing Element (2015 – 2023) was adopted in February, 2016. Prior to its adoption, City staff had consulted with HCD and received notification on December 15, 2015, that upon adoption the Housing Element would be in compliance. The proposed Annual Progress Report ensures that the City will remain up-to-date in regards to the reporting requirements imposed by future grant opportunities. A variety of grant programs are available for the City to pursue.

Annual General Plan Progress Report

Attached Table D, (attached under Attachment 2) provides a list of adopted Housing Programs, along with a status report on the implementation of each of the adopted housing programs during the 2023 reporting period.

Progress Towards RHNA Goals:

The Regional Housing Needs Allocation table for the current Housing Cycle has been updated to reflect progress made during 2023 towards addressing the City's RHNA goal is presented in Table B (to Attachment 2 to this Staff Report). In summary the City has completed:

- Ten (10) percent of the Very Low-Income goal;
- Eighteen (18) percent of the Low-Income goal;
- Less than three (3) percent of the Moderate-Income goal; and
- Eighty (80) percent of the Above Moderate-Income goal.

The number of the building permits issued for new housing units for each calendar year from 2015 through 2023 are summarized in the table below.

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1		2										3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	321	-	-	33	-	-	-	-	-	-	-	33	288	
	Non-Deed Restricted														
Low	Deed Restricted	206	-	-	38	-	-	-	-	-	-	-	38	168	
	Non-Deed Restricted														
Moderate	Deed Restricted	217	-	-	-	-	-	-	-	-	-	1	5	212	
	Non-Deed Restricted										4				
Moderate		536	-	52	-	13	40	18	25	47	98	140	433	103	
Total RHNA		1,280													
Total Units			-	52	71	13	40	18	25	47	98	145	509	771	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161	

New Home Construction

The City of Riverbank issued building permits for one hundred forty (140) above moderate-income residential units in 2023; all were for Single-Family Dwellings (SFDs). The majority of the building permits were issued in Crossroads West Specific Plan area. Five (5) building permits were issued for moderate-income category Accessory Dwelling Units. No permits were issued for very low- and low-income categories.

The cumulative number of building permits for new housing units totals 509. The total number of RHNA units was 1,280 units leaving a balance of 771 housing units. The City is not required to construct these units, but it was required to identify sites that could be developed privately to meet the projected housing need. There are no penalties to the City if the unit constructed did not meet the RHNA number of 1,280.

Architectural and Site Plan Review (ASPR) Applications Processed in 2023

In calendar year 2023, the City of Riverbank received nine ASPR applications and approved six ASPR applications for the development of new housing and they are listed below:

- ASPR for an 8 single family unit project- Morrill Tiny Homes Village
- ASPR for a 40 single family unit project - Countryside No. 2 Subdivision
- ASPR for an 85 single family unit project – Diamond Bar East subdivision
- ASPR for a 47 single family unit project - Heritage Subdivision
- APSR for a 28 single family unit project – Ward Villas

Annual General Plan Progress Report

Attached Table D, (attached) provides a list of adopted Housing Programs along with a status report of 2023 activities conducted to implement of each of the housing programs.

PLANNING COMMISSION:

The 2023 General Plan Housing Element Annual Progress Report was presented to the Planning Commission on March 19, 2024, and the Commission recommended forwarding the report to City Council for approval.

ENVIRONMENTAL DETERMINATION:

The proposed Housing Element Annual Progress Report for Calendar Year 2023 is not considered a project as prescribed by the California Environmental Quality Act. No environmental review is necessary for this item.

FINANCIAL IMPACT:

Consultants, J.B. Anderson Land Use Planning, acting as City Staff prepared the 2023 Housing Element Annual Progress Report. Submittal of the report to the State agencies ensures that the City of Riverbank is eligible for certain grant funding opportunities.

ATTACHMENTS:

1. City Council Resolution 2024-XX
2. Housing Element Annual Progress Report Tables A- K for Calendar Year 2023

CITY OF RIVERBANK

RESOLUTION 2024-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ADOPTING AND RATIFYING THE SUBMITTAL OF THE 2023 ANNUAL GENERAL PLAN PROGRESS REPORT AS WELL AS THE 2023 ANNUAL PROGRESS REPORT OF THE GENERAL PLAN HOUSING ELEMENT TO THE GOVERNOR’S OFFICE OF PLANNING AND RESEARCH AND THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

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

WHEREAS, the City of Riverbank is required by Government Code Section 65400(a)(2) to provide an Annual Progress Report on the General Plan for the preceding year; and

WHEREAS, the Annual General Plan Progress Report must be transmitted to the City Council, the California Office of Planning and Research, and the California Department of Housing and Community Development; and

WHEREAS, the Annual General Plan Progress Report must include all of the following: a) the status of the General Plan and progress in its implementation, b) the progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, the degree which its approved General Plan complies with the guidelines adopted pursuant to Section 65040.2 as well as the date of the last revision to the General Plan.

NOW, THEREFORE, BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF RIVERBANK HEREBY adopts the City’s 2023 Annual General Plan Progress Report and 2023 Housing Element Annual Progress Report and also ratifies submittal of said report to the California Office of Planning and Research and California Department of Housing and Community Development.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of April, 2024; 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

Jurisdiction	Riverbank
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 12/1/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10	11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see Instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	40	8	0	0	194	242	202	0						
62022019		Companion Lane	Countryside 2	ASPR 01-2023	SFD	O	1/17/2023							34	34	34		NONE	No	No	Approved	Discretionary	
62020010		4424 Santa Fe Street	Diamond Bar East	ASPR 02-2023	SFD	O								85	85	85		NONE	No	No	Approved	Discretionary	062-022-022
62020001		6448 Claus Road	Heritage	ASPR 06-2023	SFD	O	1/30/2023							47	47	47		NONE	No	No	Approved	Discretionary	062-020-025
132036003		2912 Ward Avenue	Ward Villas	ASPR 03-2023	SFD	O	8/9/2023							28	28	28		NONE	No	No	Approved	Discretionary	Approved on 5/16/2023
75010065		Ward Avenue	Lucky House Tiny Home Village	ASPR 08-2023	SFD	R	2/21/2023			40					40			NONE	No	No	Pending	Discretionary	Approved 3/22/2023
7505703		2201 Morrill Road	Riverbank Village	ASPR 07-2023	SFD	R	10/25/2023				6				6	6		NONE	No	No	Approved	Discretionary	
							8/16/2023									0							Approved 09/07/2023, 075
																0							
																0							

Jurisdiction	Riverbank	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	321	-	-	33	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	33	288
Low	Deed Restricted	206	-	-	38	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	38	168
Moderate	Deed Restricted	217	-	-	-	-	-	-	-	-	-	-	1	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	4	212
Above Moderate		536	-	52	-	13	40	18	25	47	98	140	433	103
Total RHNA		1,280												
Total Units			-	52	71	13	40	18	25	47	98	145	509	771
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		161		-	-	-	-	-	-	-	-	-	-	161

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Riverbank		
Reporting Year	2023 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1a	The City shall revise, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's Housing Needs.	2014-2023	The City has sufficient land within its SOI to accommodate the City's Housing needs. The City annexed 404 acres of land into City limits in 2019 and expects +/- 2,100 housing units with this project. In 2023, the City approved a zone change from R-1 to PD zoning to allow the development of 36 single family lots. The City is currently processing an Annexation and Specific Plan application for the River Walk project, which intends to construct +/- 2,500 units of housing (80% senior). River Walk's EIR is currently under review.
Program 1.1b	Annexation and Prezone of the Crossroads West Specific Plan Area.	By End of Year 2017.	Stanislaus County LAFCO approved the annexation of the Crossroads West Specific Plan Area into the City in June 2019.
Program 1.2a; Program 1.2b	Track changes in land availability and accomplishments in multi-family development in order to determine if further rezoning is necessary to better facilitate high-density developments.	On-Going	The City is presently processing an application to expand the City's Sphere of Influence, annex to the City and consider a specific plan to permit development of upto 2,500 single and multi-family dwelling units.
Program 2.1a	Seek assistance from non-profit developers to develop homes for lower-income families.	On-Going	The City continues assistance through two CDBG programs: the Homebuyers Downpayment Assistance Program and the Housing Rehabilitation Program. In 2023, the City approved an ASPR application for the development of an eight unit tiny house village at 2201 Morrill Ave. The City also issued a RFP to develop housing on City owned property located at the northwest corner of Jackson Ave and Stanislaus St.
Program 2.1b	Continue to assist developers in the development of extremely low, very low, and low income housing in the grant preparation process to help fund their developments.	On-Going	The City recently partnered with a developer to construct 28 affordable housing units. The infrastructure is currently under construction. The City approved an eight-unit Tiny House project on Morrill Road
Program 2.1c; Program 2.1d	Encourage developers to include second dwelling units in new subdivisions.	On-Going	All applicants of new developments receive a copy of the City's Accessory Dwelling Unit regulations. Further, the Planning and Building Manager shares this information at Developer meetings held early in the design process. In addition, the City developed an ordinance to permit and regulate Tiny House Villages. This was adopted in January 2023.
Program 2.1e; Program 2.1f	Housing for Farmworkers	On-Going	The City received an SB2 grant award to develop fully engineered accessory dwelling unit plans sets (8) to be given to our citizens for free. It will encourage homeless, farmworker, senior, and aged-out foster child housing. The plans are complete and available.
Program 2.1g; Program 2.1h	2.1g: Updates to the R-1 and R-2 Zoning Districts to include Transitional and Supportive Housing; 2.1h: Amend Zoning Ordinance to comply with Health and Safety Code 17021.5 and 17021.6 and allow farmworker housing in the R-1 Zoning District.	12/31/2017	These items were completed in 2017.
Program 2.i	The City shall refer residents to the Valley Mountain Regional Center for housing and services available to persons with developmental disabilities	On-Going	As needed, the City will refer residents to the Valley Mountain Regional Center. The City has not yet pursued State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.
Program 2.1j	The City shall encourage housing development within the General Plan Infill Opportunity Area and specifically, sites designated Mixed Use.	On-Going	As development applications are received, the City will encourage and provide opportunities for development within the Infill Opportunity Area. Further, in 2023, the City continued to update its profile on Oppsites.com, which features areas of the City that are undeveloped or underutilized. Many of the sites listed are Infill areas of opportunity.
Program 2.1k	Participation in the Stanislaus County and Support Service Collaborative and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County.	On-Going	The City of Riverbank continues to participate in the Stanislaus County Housing and Support Collaboration and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County.
Program 2.2a; Program 2.2b	No net loss of Housing Units within the Downtown Specific Plan Area. Work with developers and Non-Profit Providers on the Implementation of Downtown Specific Plan.	On-Going	The City continues to work with developers seeking to redevelop property within the Downtown Specific Plan Area. Further, the City continues to encourage two to one replacement of any existing housing units displaced by redevelopment projects in Downtown Area. In 2023, there were no projects within the Downtown Specific Plan Area that displaced any housing units.
Program 2.2c	The City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Specific Plan.	On-Going	In 2023, the City worked with various developers interested in the Downtown Specific Plan Area and encouraged mixed-use development within the City.

Program 3.1a	Continue to promote the use of Planned Development zones for developers who wish to deviate from setback, parking, or other standards which may limit their ability to develop at a desired density.	On-Going	The City continues to work with developers who seek to use Planned Development Zones to deviate from City Standards to create more economically feasible projects.
Program 3.1b	Waive fees for General Plan Amendments which increase density.	On-Going	The City received 2 General Plan Amendment Applications in 2022.
Program 3.1c	Utilize computer software to help fast-track building permits, saving both developer and staff time.	On-Going	The City is using 2021 LEAP grant monies to obtain iWorQ Systems' cloud based permit processing software to streamline our development processes, including online submittals and payments. The system will be fully functional in 2023.
Program 3.1d	Parking as a development constraint	On-Going	The City continues to work with developers who state that parking standards are a constraint for development. The City is working to lower or exempt parking for Tiny House Villages.
Program 3.1e	System development fee deferral	3/31/2016	This program was completed in 2016. Upon request, the City will defer Building Permit fees and System Development Fess from Permit issuance to Permit final.
Program 4.1a-c	Continue to actively seek State and Federal Funding for the rehabilitation of homes.	On-Going	As a three-year member of Stanislaus Urban County, the City is working with Self Help Enterprises to create affordable housing options and/or assistance through two CDBG programs: the Homebuyers Program and the Housing Rehabilitation Program.
Program 4.2a	Discourage land division of sites currently zoned high-density residential	On-Going	The City did not receive a development application to divide land currently zoned for high density residential in 2023.
Program 4.2b	Monitor any units which may be deemed at-risk for conversion into market-rate housing.	On-Going	No units in 2023 were at risk of being converted from affordable to market rate.
Program 5.1a	Continue to promote equal housing for ALL persons	On-Going	In 2022, the City purchased a home in the downtown to convert to a homeless shelter plus day use center. The City also purchased vacant land to use for transitional housing.
Program 5.1b	Maintain the draft General Plan Housing Element Review on the City's Website. Develop an evaluation matrix to determine the consistency between the Housing Element policies and programs and other Elements of the General Plan.	On-Going	The 2023 Housing Element Annual Progress Report will be posted on the City website. In addition, the Planning Commision and City Council will review the Annual Progress Report at regularly scheduled meetings. Staff continues to develop a consistency matrix.
Program 6.1a-c	Continue to implement state energy-efficient standards	On-Going	The City enforces the 2022 California Building Code which Implements State standards.

Jurisdiction	Riverbank	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Riverbank	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Riverbank	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	