

**CITY COUNCIL / LRA BOARD**

Mayor/Chair  
Rachel Hernandez  
Council/Authority Members:  
District 1-Luis Uribe  
Vice Mayor -District 2-Cindy Fosi  
District 3-John Pimentel  
District 4-Stacy Call



**CITY OF RIVERBANK**

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



**TUESDAY, MARCH 11, 2025 – 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 Hernandez called the meeting to order at 6:00pm
2. **FLAG SALUTE** – Vice Mayor Fosi led the pledge of allegiance.
3. **INVOCATION** – Reverend Randy Richardson provided the invocation.
4. **ROLL CALL** – Asst. City Manager Alcantor conducted Roll Call.

Members of the City Council / Local Redevelopment Authority Board present:  
Council Member / Authority Member District 1 Luis Uribe  
Council Member/ Authority Member District 3 John Pimentel  
Council Member / Authority Member District 4 Stacy Call  
Vice Mayor / Vice Chair District 2 Cindy Fosi  
Mayor / Chair Rachel Hernandez

**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 – Women’s History Month-** It is recommended that the City Council read and present a Proclamation for Women’s History Month to Elizabeth Rodarte, Assistant Superintendent of Student Services & Interventions with Riverbank Unified School District.



*Mayor Hernandez read and presented the proclamation in honor of Women's History Month to Elizabeth Rodarte, Assistant Superintendent of Student Services & Interventions with Riverbank High School.*

**Item 7.2**      **Presentation – Finance Department-** It is recommended that the City Council receive a presentation from Tammy Alcantor, Assistant City Manager.

*Asst. City Manager Alcantor gave a PowerPoint presentation on the Finance Department and the many tasks and duties they handle in their department.*

## **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 Hernandez opened Public Comment Period at 6:20 P.M.*

*Olivia Arambula, Riverbank Chamber of Commerce to extend an invitation for upcoming community events.*

*Rich Holmer, Riverbank resident spoke on the preservation of the Zerrillo mansion  
(Letter provided to City Council as Attached in Exhibit A)*

*Karen Conrotto, Stanislaus County resident to express her opposition regarding the River Walk project.*

*Mayor Hernandez closed the Public Comment Period at 6:29 P.M.*

## **9. CONSENT CALENDAR**

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

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

**Item 9.2**      **Approval** of the City Council and Local Redevelopment Authority Board Minutes for February 11<sup>th</sup> and February 25<sup>th</sup>, 2025.

**Item 9.3**      **Resolution 2025-013** to Award Bid for the Oakdale Road Overlay Project to DSS Company dba Knife River Construction and Authorize Execution of Future Change Orders.

**Item 9.4**      **Resolution 2025-014** to Award Bid for the Patterson Road Overlay Project between Claus Road and Snedigar Road to Consolidated Engineering Inc. and Authorize Execution of Future Change Orders.

*There being no public comments, Mayor Hernandez brought the item back to City Council.*



**ACTION:** By motion moved and seconded (Uribe/Fosi 5/0) to approve Consent Calendar **with amendment to the minutes of February 25, 2025 for item 11.2 Action to be changed to Direction provided to staff.**

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

*AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez*

*NAYS: None / ABSENT: None / ABSTAINED: None*

## **10. PUBLIC HEARING**

*No Items Scheduled.*

## **11. UNFINISHED BUSINESS**

**Item 11.1** Resolution Approving a Land Lease Agreement and Memorandum of Land Lease Agreement with Verizon Wireless to Install a Cellular Tower at Castleberg Park and Authorizing the City Manager to Execute Said Agreements- It is recommended that the City Council consider the proposed Land Lease Agreement and Memorandum of Land Lease Agreement with Verizon Wireless for the installation of a cellular tower at Castleberg Park and provide direction on whether to authorize the City Manager to execute the agreements.

*Director of Parks & Recreation Patton gave a comprehensive Staff Report and PowerPoint presentation on the proposed Land Lease agreement with Verizon Wireless to install Cellular Tower at Castleberg Park.*

*Yvonne Pinto and Carmina de Guzman with Verizon provided a presentation on the need for the site and why the location was chosen.*

*David Witkowski, CEO with Oku Solutions, provided a presentation with the science behind the risk of cell towers to resident's health near the tower.*

*City Council discussed the item with staff and asked questions of Verizon and Oku Solutions.*

*Mayor Hernandez opened Public Comment Period at 7:22 P.M.*

*Randy Richardson, Riverbank resident Is it possible to expand the other sites already established within the city?*

*Yvonne with Verizon responded that those towers are at capacity and cannot be expanded.*

*Olivia Arambula, Riverbank resident expressed her concern with Item 11.1.*

*Mayor Hernandez closed the Public Comment Period at 7:27 P.M.*



*There being no public comments, Mayor Hernandez brought the item back to City Council.*

**ACTION:** *By motion moved and seconded (Uribe/Pimentel 4/1) for Item 11.1 to be continued to future meeting, to provide additional data and alternate sites.*

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

*AYES: Uribe, Pimentel, Call, and Mayor Hernandez*

*NAYS: Fosi*

*ABSENT: None / ABSTAINED: None*

## **12. NEW BUSINESS**

**Item 12.1** **A Resolution Approving the Appointment of Armando Rodriguez Jr. as Alternate to the Planning Commission Effective April 1, 2025-** It is recommended the City Council consider Mayor Hernandez's applicant recommendation to fill one (1) expired Alternate Planning Commissioner seat, for a full 2-year term effective April 1, 2025 and ending March 31, 2027.

*Mayor Hernandez gave her candidate recommendation for the appointment of Alternate Planning Commissioner of Resident Armando Rodriguez Jr. and her reasons for him being the adequate candidate.*

*City Council discussed item with staff.*

*Armando Rodriguez Jr. spoke about his background in construction management and as a Mortgage Lender that will assist him in his position with the Planning Commission.*

*There being no public comments, Mayor Hernandez brought the item back to City Council.*

**ACTION:** *By motion moved and seconded (Uribe/Fosi 5/0) to approve the **Resolution 2025-015** appointing Armando Rodriguez Jr. as an Alternate Planning Commissioner.*

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

*AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez*

*NAYS: None / ABSENT: None / ABSTAINED: None*

**Item 12.2** **Consideration of a Fee Waiver Request and Permanent Local Housing Allocation Plan Amendment Request by Central Valley Community Resources, Inc. for the Riverbank Residential Home Village Project-**It is recommended that the City Council consider the Fee Waiver Request and Permanent Local Housing Allocation Plan Amendment Request submitted by Central Valley Community Resources, Inc. for the Riverbank Residential Home Village Project. Should Council be open to the request, Council can adopt the proposed Resolution



*City Manager Garcia gave a comprehensive staff report and PowerPoint presentation on the fee waiver request submitted by Central Valley Community Resource for the Permanent Local Housing Allocation Plan Amendment for the Riverbank Residential Home Village Project.*

*City Council discussed item with staff.*

*Brad Hawn, Chairman of the Stanislaus Homeless Alliance responded to City Council's questions and provide clarification in regards to Item 12.2.*

*Mayor Hernandez opened public comment period at 8:19 P.M.*

*Roseline Chandra, Riverbank resident spoke out against the project and location.*

*Chessie Garcia, Riverbank resident spoke out against the project and location.*

*Jag Sandhu, Riverbank resident spoke out against the project and the location.*

*Deanna Garcia – Spoke in favor of the project and the value that it will bring to its residents.*

*Maricris Garaza, Riverbank resident Spoke out against the project and the location. Turned in a sample of the petition that is being circulated against the Project (**As Attached Exhibit B**)*

*Sue Barnes, Riverbank resident Spoke out against the project and the location.*

*Malon Hughes, Thurman Consulting working with CVCR as the grant writer for this project to provide some clarification on Item 12.2.*

*Olivia Arambula, Riverbank resident to express her support and opinion on Item 12.2.*

*Mayor Hernandez closed public comment period at 8:55 P.M.*

*There being no public comments, Mayor Hernandez brought the item back to City Council.*

**ACTION:**     *By motion moved and seconded (Fosi/Uribe 5/0) for Item 12.2 to be considered at a future meeting once the pre-development application process is complete.*

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

*AYES: Uribe, Fosi, Pimentel, Call, and Mayor Hernandez*

*NAYS: None / ABSENT: None / ABSTAINED: None*

### **13. 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 13.1**     Staff



City Manager Garcia

- No Comments

**Item 13.2** Council/Authority Member

Councilmember Uribe

- No Comments

Councilmember Pimentel:

- *Friday the Sister City Committee met at the Historical Museum. They now have 7 members, and President Calvin Campbell. Thank you, Cal, for doing a great job at the meetings. They have several projects coming up if you'd like to get involved. See me or Councilman Uribe. Thank you.*

Councilmember Call:

- *Today I got to ride with the Stanislaus Consolidated fire. I didn't get put to work like councilmember Uribe, but I did use the hose, and that thing really has a lot of pressure coming out of it. I fell a couple times. But I was also able to gather information on our partnerships with Modesto Fire and our Drop Boundaries to ensure our community is safe. I know previously we've heard concerns with the railroad tracks and potentially stopping 1st responders from getting over the tracks, but for those who don't know we have a Drop Boundary Agreement with Modesto Fire Department where in the event of an emergency that there could be a delay in the call time because of the train on Mabel by Byer High School there is a Fire Department who can also respond to the Riverbank community. So that's the Drop Boundary Agreement, essentially. And I was able to go over all of the different things that the fire department does. They don't just put out fires. We have the Paramedics. Some of the shifts do have a Paramedic, and they just wear multiple hats with the saving measures they have bulletproof vests. They have CPR gear. So, it just was really enlightening for me.*
- *RYBSA had their opening day. Mayor Hernandez and I were both able to throw out the 1st pitch, and I just wanted to read something that the President sent to me, Eddie Carrillo "On behalf of Riverbank Youth Baseball Softball Association I'd like to thank our Mayor, Rachel Hernandez, and our City council Stacy Call for coming out on Saturday, March 8th for our Opening Day Ceremony. They each threw a strike to help us kick off the season. I invite you all to come out during the season. We play games Monday, Tuesday, Thursday, and Saturdays from now until May 10th and closing ceremony is May 17th".*
- *The last thing that I'll talk about is Stanislaus Latino Chamber. Cooper Lane did their grand opening. And there was quite a few of us there. Actually. So that was actually a lot of fun. Super cute store.*
- *March 26th is the Business Learning series with an emphasis on Human Resources, and as a small business owner I cannot stress the importance of knowing how to handle employee situations. So, I encourage everyone to go there.*
- *Red Shield is having an open house March 25th for those who don't know what the Red Shield is. It's in South Modesto, and it's a community recreation area. They have a pool. They offer services to that lower income neighborhood. I went*



to day camps there when I was a kid. So, I'm super excited to go back and see everything that they've done to it.

- And then they have a Chamber Mixer March 20th at Mistlin Honda.
- If anybody needs to get a hold of me, my email is scall@riverbank.org, my phone number is (209) 719-9254.

Vice Mayor Fosi:

- March 18th if you've ever wanted to know what's happening at the Riverbank Industrial Park. I'm having an open house for you. Please come out, see me, talk to me. They will have a description of the businesses that are there. They have employment opportunities. So, if you know somebody who is looking for a job, we'll have coffee and food. Aemetis is sponsoring it with me, who also is going to be building a project out there. So, I look forward to seeing people there.
- Also, for those that live in crossroads. I have been concerned about what I'm seeing on Facebook. I live on Roselle and so I travel through Crossroads. Please be aware that it is a housing development. It is not a speedway. The stop sign is not optional. It's a stop sign. Please be aware people are walking their animals. People are walking and slow down, and please be careful. I've been seeing a little bit too much of not cool things happening.

### **Item 13.3** Mayor/Chair

Mayor Hernandez:

- So today was a meeting actually for the Board of Supervisors, where there was an item to discuss our 911 receiving dispatch. We'll provide a full report in the next meeting. But there's essentially potential addition with Sheriff looking to wanting to incorporate a new system to respond to calls called Oracle. Did it move forward with the county?

City Manager Garcia: So, for those that are not familiar with how we have dispatch services here we have a joint power authority between Stanislaus County and the City of Modesto. Who oversee SR 911. So, when we talk about SR 911. Those are the 2 agencies that are participants within that. We contract with the sheriff's department, which is a division underneath the County. Therefore, we participate in SR 911 dispatch services. There have been some ongoing discussions about improving the software that they currently use for dispatch services to ensure that there's no dropped calls, to add some more information availability between all of the different agencies, including Fire and EMS, to make sure that your calls are getting responded to as quickly as possible, and that we can dispatch those services to you as quickly as possible. There had been some concerns with regards to the new software that's being proposed. And so ongoing discussions at the county level have been, how do we address those software concerns? So, at their meeting today they did move forward with the software that was originally proposed to be used Central Square, but also working with the Sheriff's Department, with regards to their preferred software, which is called Oracle, to be able to incorporate that within that Central Square System as well. So, it looks like they were able to reach kind of a happy medium of the 2 Software's, and being able to have them work together.



- *Thank you for that. And though this is a Sheriff Board of Supervisors led discussion and decision. We have made it clear that the cities want to be involved in the conversations, because ultimately this will affect our response times and costs. But we will keep you posted on that.*

#### **14. 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 14.1 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8  
 Property: 3300 Atchison Rd. (APN: 132-009-069)  
 Agency Negotiator: Marisela H. Garcia, City Manager  
 Property Negotiator: Del Rio City Center, LLC.  
 Under Negotiation: Price, terms of payment, or both

##### **Item 14.2 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8  
 Property: 2161 & 2173 Morrill Rd. (APN 074-006-024)  
 Agency Negotiator: Marisela H. Garcia, City Manager  
 Property Negotiator: Albert & Susie Dadesho 2005 Trust  
 Under Negotiation: Price, terms of payment, or both

##### **Item 14.3 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8  
 Property: Morrill Rd. (APN 074-006-023)  
 Agency Negotiator: Marisela H. Garcia, City Manager  
 Property Negotiator: MorrillRd, LLC  
 Under Negotiation: Price, terms of payment, or both

*There being no Public Comment, Mayor Hernandez moved to Closed Session at 9:11 P.M.*

*Reconvened from Closed Session at 9:43 P.M.*

#### **15. REPORT FROM CLOSED SESSION**

##### **Item 15.1 Report from Closed Session Item 14.1 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8  
 Property: 3300 Atchison Rd. (APN: 132-009-069)  
 Agency Negotiator: Marisela H. Garcia, City Manager  
 Property Negotiator: Del Rio City Center, LLC.  
 Under Negotiation: Price, terms of payment, or both

**ACTION:** *Direction was provided to Staff*

##### **Item 15.2 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8  
 Property: 2161 & 2173 Morrill Rd. (APN 074-006-024)



Agency Negotiator: Marisela H. Garcia, City Manager  
Property Negotiator: Albert & Susie Dadesho 2005 Trust  
Under Negotiation: Price, terms of payment, or both

**ACTION:**     *Direction was provided to Staff*

**Item 15.3**     **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS**

Pursuant to Government Code Section 54956.8

Property: Morrill Rd. (APN 074-006-023)

Agency Negotiator: Marisela H. Garcia, City Manager

Property Negotiator: MorrillRd, LLC

Under Negotiation: Price, terms of payment, or both

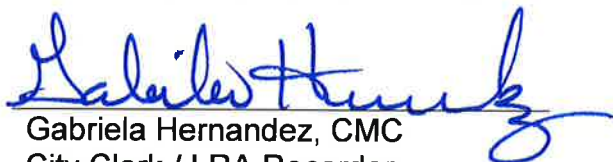
**ACTION:**     *Direction was provided to Staff*

**16. ADJOURNMENT OF THE REGULAR MEETING**

*There being no further business, Mayor / Chair Hernandez adjourned the regular meeting at 9:44 P.M. to the next regular scheduled City Council / LRA Meeting of March 25, 2025.*

ATTEST: (Adopted 03/25/2025)

APPROVED:

  
Gabriela Hernandez, CMC  
City Clerk / LRA Recorder

  
\_\_\_\_\_  
Rachel Hernandez  
Mayor/ Chair



## **Resolution**

### **Recognition of the Importance of the Preservation and Significance of the Historic Value of the Zerillo Mansion to the City of Riverbank**

**Whereas, The 14-room Zerillo Mansion was built at the corner of Callender Avenue and Topeka Street in 1912 by O.J. Hobart, a Santa Fe Railroad executive; and,**

**Whereas, Lorenzo Zerillo, who founded the Riverbank Canning Company that became the largest tomato processing plant in the world, soon after purchased the mansion; and,**

**Whereas, Lorenzo Zerillo married Frances Gettys, an Italian opera singer, and brought her to California to enjoy the lavishly furnished Zerillo Mansion; and,**

**Whereas, The Mansion had four fireplaces, faced with Italian made tiles, a marble floor in the basement, mahogany, oak and cherry wood paneling and other high end fixtures throughout the house; and,**

**Whereas, Music lovers from throughout the United States gathered in the living room for recitals by the talented Mrs. Zerillo; and,**

**Whereas, In the early 1940s, Mr. Zerillo built the Catholic Church across the street from the Mansion and named it St. Frances of Rome in honor of his wife; and,**

**Whereas, Concealed among large trees, the mansion on its exterior looks much the same as it did in Zerillo's day;**

**Now Therefore, Be it Resolved, The City Council of the City of Riverbank recognizes the significant and historical importance of the Zerillo Mansion and its iconic place in Riverbank History.**



John Branch

Published: Jun 19, 2012, 9:00 PM

The storied home of Lorenzo Zerillo, who founded the Riverbank Canning Company that became the largest tomato processing plant in the world, married an opera singer who had debuted in Rome, and built the St. Frances of Rome Catholic Church in her honor, was discussed at a local meeting this past week.

Former Superintendent of Schools Martin Petersen bought and lived in the Riverbank landmark from 1979 to 1984 and entertained local historical society members with tales of the mansion during a "Memories" story telling period slated for each second Tuesday of the month. The public is invited to the 11 a.m. meetings at the museum.

Located at Callander Avenue and Topeka Street where Highway 108 curves around the church, the 14-room Zerillo Mansion was built in 1912 by O.J. Hobart, a Santa Fe Railroad executive at a reported cost of \$22,000, according to a newspaper story by Walt Williams that is now a historical society document.

Zerillo bought the house in 1927, married opera singer Frances Gettys and brought her to California to enjoy his lavishly furnished home complete with a rose garden, grape arbor, a swimming pool and 70 acres of land.

The mansion at that time was reputed to host members of the Alioto and other prosperous families from San Francisco at basement parties that went on for days besides more sedate music lovers who came to hear Mrs. Zerillo sing in the living room.

Discovery of a staircase leading from the second floor to the roof brought rumors that visiting members of the Mafia kept a lookout stationed there, said Petersen. He and his family used it simply to climb to the flat, railed roof to watch the stars on summer nights.

There is another rumor there are ghosts in the basement. Petersen said his 10 year-old son Matt heard noises there and their old dog Princess refused to go down to the basement although the animal would sleep on the landing at the top of the stairs. He hired a psychic to investigate and dispel the myths. She spent an hour in the basement, reported she heard noises and sensed a presence and believed there was a body buried beneath the foundations, said Petersen.

Decorating the house with antiques (Petersen's wife is an interior decorator) they held family gatherings of 60 or more relatives, hosted dances and political fundraisers in the marble floored basement and opened the house to the public including one year for a Cheese and Wine festival



tour.

He recalled an old, red-flagged Cadillac belonging to John Seaman Sr., when he ran for Governor, standing in the driveway. On another occasion, he invited Governor Jerry Brown who wrote back he was unable to attend but sent a staff member.

One of two crystal chandeliers disappeared from the dining room during his stay but he tracked it down to an antique store in Empire, bought it back and restored it to its original place.

Following Zerillo's death in 1966 and his wife's sale of the mansion, it passed through the hands of numerous other owners including Petersen. The mansion is now owned by Gil Wymond who formerly owned the Burger King restaurant chain and used it as his headquarters for that and other businesses.

Concealed among large trees, the house on its exterior looks much the same as it did in Zerillo's day with an orchard, formal rose garden and grape arbor leading over marble paving blocks to a swimming pool and guest house that is a miniature replica of the mansion.

Interior features include floors of polished oak and wall paneling of mahogany, oak and cherry wood, four fireplaces faced with tiling imported from Italy, bathroom fittings of brass and ivory and numerous other expensive furnishings.



## **Zerillo Mansion**

**I must needs tell this story as it was handed to me when I attended the Tuesday Riverbank Historical Society in June! This is as Told by BEE Staff writer Walt Williams.**

**The 14 room Mansion was built in 1912 by O.J. Hobart a Sante Fe Railroad executive and Banker at a reported cost of \$22,000.00**

**When the Railroad established its division Headquarters in Stockton, Hobart moved on and rented the showplace home to several tenants and eventually to Lorenzo Zerillo a recent arrival from Sicily who was setting up the Riverbank Canning Co. which was to become the world's largest tomato processor.**

**Lorenzo bought the house in 1927 and moved in with his valet. During a trip to New York four years later, he met and married Frances Gettys, an opera singer who had debuted in Rome, and brought her west to live in the big house surrounded by 70 acres of tomato and sweet basil fields.**

**The Zerillo house has four fireplaces, which Lorenzo faced with hand carved tiles imported from Italy. A marble floor was laid in the basement Ballroom. A formal rose garden and Family orchard with Twenty Five varieties of fruit trees. A 70 foot long grape arbor built over marble paving blocks led to a swimming pool and guest house that is a scaled down replica of the Mansion.**

**Floors in the Mansion are polished oak and wall paneling is mahogany, oak and cherry wood. Door knobs are milk glass, crystal or brass. Fixtures in the tiled bathrooms are fitted with brass and ivory. Sliding French doors and cabinet fronts are beveled glass. Original chandeliers are cut crystal and silver leaf, and one in the parlor was fashioned by Hobart from a railroad signal lantern.**

**The four upstairs bedrooms open onto spacious verandas that overlook the surrounding farm land and the river.**

**All sorts of colorful stories were told about the Mansion during the years the Zerillos lived there. Elaborate parties reportedly went on for days int he marble basement with its well stocked bar and cellar big enough for several huge vats.**

**Rumors of underworld ties surfaced when it was revealed that a full - size staircase from the second floor led to what has been variously described as either a rooftop lookout or a gun turret. Some neighbors said basement windows were walled in during prohibition to hide speakeasy and gambling activities that went on there; others said the windows were covered during world war II to create a bomb shelter for the Zerillos and their guests.**



Expensive Limousines often crowded the driveways and members of the San Francisco's Alioto's clan were reported to be frequent Visitors. Music lovers from all over the United States gathered in the living room for recitals by the talented Mrs. Zerillo.

In the early 1940's, Zerillo built the Catholic Church across the street from the Mansion and named it St. Francis of Rome in honor of his wife. A well worn brick walkway still leads from the Mansion to the Chapel, where Mrs. Zerillo attended mass everyday!

Zerillo died in 1966, and his wife sold the Mansion and moved into a smaller home on Riverside Drive, where she died a few years later. The house passed through several owners during the next 15 years, there were attempts to convert it to a boutique and a restaurant but city officials turned down the request to change the zoning.

In 1982 Delane and Linda Wetzel owners of Riverbank Nursery bought the house and spent thousands of dollars and uncounted hours restoring.

Note: As I learned of the Mansion and the Church where I was baptized as a child and finished my first communion, where my parents married after first meeting and dancing on Sierra St. at the Riverbank Club House. Oh what a history we have here nestled against the Stanislaus River! Riverbank City of Action! your Stories and pictures are welcome tell us your story here! Thank you Jeffrey R. White Sr.

Note: I am not related to anyone in politics.



burden on our community and could lead to reduced access to essential services for existing residents.

5. **\*\*Alternative Solutions for Addressing Community Needs\*\***: We strongly believe that that resources should be directed toward sustainable and well-supported programs that assist those in need, while also preserving the integrity and safety of our community. In particular, we urge the city council to consider allocating the available \$1.5 million to further support established programs, such as **Sierra House**, which have a proven track record of effectively providing services to individuals in need. These programs are already addressing housing and support needs in a responsible manner, without putting undue strain on our neighborhood.

Additionally, we request that the council consider the forthcoming estimate of \$20.1 million in state funding, which is expected to be determined in October 2025. We propose that these funds be used to continue supporting established programs to ensure their longevity. Alternatively, if new housing initiatives are pursued, we urge careful consideration of areas that are better suited to accommodate this type of housing without potentially destabilizing communities like ours, which are still in the early stages of development.

In light of these concerns, we respectfully request that this development be reconsidered for relocation in favor of more thoughtful and balanced approaches that focus on responsible growth and community well-being. We encourage the city to explore alternatives such as mixed-income housing or developments in areas with the infrastructure to better support additional residents and in areas that don't directly affect neighborhoods with so many young and vulnerable children nearby.

Thank you for your attention to this important matter.

Sincerely,

## Homeowners and Concerned Residents

### of Crossroads West and Surrounding Area

The contact person for this petition is:

Katrina Kocheri 2111 Satinleaf Drive Riverbank, CA 95367 (209) 604-0787

| Name | Address | Phone Number |
|------|---------|--------------|
|------|---------|--------------|

| Name | Address (Number, Street Name, and suburb or PO Box in full) | Signature |
|------|-------------------------------------------------------------|-----------|
|      |                                                             |           |
|      |                                                             |           |

*A petition is a public document. By signing it, it is agreed that the names, addresses and signatures on the petition will be made available in the public realm, including publishing in a Council/Committee meeting agenda on the Council website.*

Petition Page \_\_\_\_\_ of \_\_\_\_\_

**Petition to Stop Proposed Low-Income Housing Development on the northwest corner of Oakdale Road and Morrill Road Due to Concerns Regarding Property Values, Community Safety, and Long-Term Impact**

To: City of Riverbank Officials / Zoning Board

At: Council Chambers 6707 Third Street, Suite B Riverbank, CA 95367

From: Homeowners and Concerned Residents of Crossroads West and Surrounding Area

Date: March 3rd, 2025

Dear City Officials and Members of the Zoning Board,

We, the homeowners and residents of Crossroads West, and surrounding areas respectfully oppose the proposed low-income housing development at the intersection of Morrill Road and Oakdale Road in Riverbank, CA. While we understand the need to provide affordable housing options, we have significant concerns regarding the proposed development, particularly its potential impact on the safety, property values, and long-term well-being of our community.

Our main concerns are as follows:

1. **\*\*Impact on Property Values\*\***: Studies have consistently shown that high-density, low-income housing can lead to a decrease in property values. The potential reduction in property values could create significant financial hardships for long-time homeowners and negatively affect the overall stability and growth of our neighborhood. Many of us have worked extremely hard to establish and create a place where we proudly call home.
2. **\*\*Safety Concerns for Families and Children\*\***: Crossroads West is a family-oriented community with many children. We are concerned that an influx of transitional or supportive housing could increase safety risks for families. Higher density housing without appropriate planning can lead to overcrowding, increased traffic, and the potential for higher crime rates, all of which compromise the safety of our children and families.
3. **\*\*Lack of Long-Term Oversight and Sustainability\*\***: Our concern is not only about the immediate impact but also about the long-term sustainability of such a development. If not well-integrated and properly managed, this type of housing could create ongoing challenges for our community. Without sufficient support services and oversight, the long-term success of the development could be at risk, potentially leading to disruptions in the neighborhood's stability.
4. **\*\*Strain on Local Schools, Services, and Resources\*\***: Local schools, emergency services, and public infrastructure are already operating near capacity. Adding a significant number of new residents without corresponding investments in these critical resources would place an undue

*A petition is a public document. By signing it, it is agreed that the names, addresses and signatures on the petition will be made available in the public realm, including publishing in a Council/Committee meeting agenda on the Council website.*

Petition Page \_\_\_\_ of \_\_\_\_