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

choose civility

TUESDAY, AUGUST 26, 2025 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT 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 **Sierra House Homeless Services Update-** It is recommended that the City Council receive a presentation on homelessness in the City of Riverbank and the services provided at Sierra House by Cambridge Academies.

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.

IN PERSON COMMENTS
PLEASE FILL OUT A COMMENT CARD AND RETURN TO THE CITY CLERK

9. CONSENT CALENDAR (No Obligation to Read Aloud)

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

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

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for July 22, 2025.

Item 9.3 **Acceptance** of the Oakdale Road Overlay Project between Patterson Road and the MID Canal and Authorization to File a Notice of Completion.

Item 9.4 **Resolution** for Approval of the Amended and Restated Central San Joaquin Valley Risk Management Authority (CSJVRMA) Joint Powers Agreement.

Item 9.5 **Resolution** Accepting the Public Improvements from LGI Homes – California LLC for Diamond Bar East Subdivision.

10. PUBLIC HEARING

The Notice for Item 10.1 was published on 07/02/2025 in the Riverbank Newspaper.
The Notice for Items 10.2 & 10.3 was published on 07/30/2025 in the Riverbank Newspaper.

Item 10.1 **Public Hearing to Adopt Resolution of the City Council of the City of Riverbank Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3; and**
Resolution of the City Council of the City of Riverbank Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.- It is recommended that the City Council hold a public hearing and adopt resolutions annexing territory to the City of Riverbank Community Facilities District 2016-1 (Public Services) and to authorize the levy of a special tax therein to finance certain City services.

Item 10.2 **First Reading by Title Only and Introduction of an Ordinance Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development; Resolutions to Consider Approval of (1) Vesting Tentative Subdivision Map (VTSM 02-2024); and (2) Architecture and Site Plan Review (ASPR 09-2024)-**Hold public hearing for the First Reading by Title Only and Introduction of an Ordinance approving a Rezone to Planned Development of approximately 1.94± Acres, and consider the adoption of two (2) Resolutions approving the request by Benchmark Engineering, Inc. for a Vesting Tentative Subdivision Map, and Architecture and Site Plan Review to allow development of twenty-seven (27) single-family lots within the proposed Sierra Village, located at 6509 Claus Road (APN: 132-048-016).

Item 10.3 **First Reading by Title Only and Introduction of an Ordinance Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and Two Resolutions to Approve Vesting Tentative Subdivision Map 01-2025 and Architectural and Site Plan Review 04-2025, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010).** Hold a public hearing and for the first reading of one ordinance and two resolutions approving the request of Cary Pope for Rezone No. 01-2025, Vesting Tentative Subdivision Map No. 01-2025, and Architecture and Site Plan Review No.04-2025 to create thirty-one (31) single-family residential lots for the proposed Meadowview subdivision (Department File No. 25-0010).

11. NEW BUSINESS

Item 11.1 **A Resolution of Concurrence and Support of the Fiscal Year 2024-2025 Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)-** It is recommended that the City Council gather public input on the Fiscal Year 2024-2025 HOME Program and Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) as prepared by Stanislaus County and adopt a resolution of concurrence and support. A Community Meeting was also held on August 18, 2025, at 4:00 PM via Zoom to gather resident input from the community.

Item 11.2 **Resolution Approving the Creation of an Adopt a Storm Drain Program-**It is recommended that Council select an option for an Adopt a Spot Storm Drain Program and approve the creation of the program via resolution.

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 **CONFERENCE WITH LABOR NEGOTIATORS**
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Miscellaneous Employees

Item 13.2 **CONFERENCE WITH LABOR NEGOTIATORS**
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Mid-Management Employee Association

Item 13.3 **LIABILITY CLAIMS**
Pursuant to Government Code § 54961)
Claimant: Rosemary Sandoval
Agency Claimed Against: City of Riverbank

14. REPORT FROM CLOSED SESSION

Item 14.1 **Report from Item 13.1**
CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Miscellaneous Employees

Item 14.2 **Report from Item 13.2**
CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Mid-Management Employee Association

Item 14.3 **Report from Item 13.3**
LIABILITY CLAIMS
Pursuant to Government Code § 54961)
Claimant: Rosemary Sandoval
Agency Claimed Against: City of Riverbank

15. ADJOURNMENT

The Next Regular City Council Meeting will be on: **Tuesday, September 9th, 2025**

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 21st Day August of 2025 /s/Gabriela Hernandez, CMC, 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.

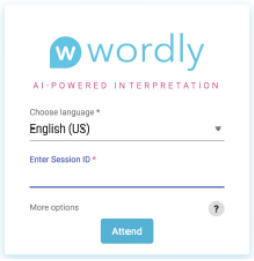
wordly

How to Use Live Spanish Translation/ Como Usar Traducción en Español En Vivo

STEP 1/PASO 1

Scan QR Code
Escanea el código

STEP 2/ PASO 2



Choose Spanish language
Escoja el idioma Español

STEP 3/ PASO 3

Read Captions on Device
Use headset for Audio
Lea subtítulos en su aparato
Use auriculares para audio

https://attend.wordly.ai/join/LHDA-5715

TELECONFERENCE/VIRUAL 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 5:00 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/89443415826

Join by accessing website: https://zoom.us/join , enter **Webinar ID: 894 4341 5826**
Join by telephone:**1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: 894 4341 5826**

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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.1

SECTION 7: PRESENTATIONS

Meeting Date:	**August 26, 2025**
Subject:	**Sierra House Homeless Services Update**
From:	**Marisela H. Garcia, City Manager**

RECOMMENDATION

It is recommended that the City Council receive a presentation on homelessness in the City of Riverbank and the services provided at Sierra House by Cambridge Academies.

SUMMARY

City staff will provide an overview of the demographics of our unhoused population in the City of Riverbank based on the 2025 Point-In-Time Count. In addition, Cambridge Academies will provide an update on the services offered by Sierra House.

STRATEGIC PLAN

This item is related to the City Council's goal to "Improve Public Communications."

FINANCIAL IMPACT

There is no financial impact associated with this presentation.

ATTACHMENTS

None.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	**August 26, 2025**
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 REDEVELPOMENT AUTHORITY

AGENDA ITEM NO. 9.2

SECTION 9: CONSENT CALENDAR

Meeting Date:	**August 26, 2025**
Subject:	**Approval of the City Council and Local Redevelopment Authority Board Minutes for July 22, 2025.**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Gabriela Hernandez, City Clerk/LRA Secretary**

RECOMMENDATION

It is recommended that the City Council/ Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes of July 22, 2025.

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. City Council/LRA Meeting Minutes for July 22, 2025
2. Correspondence- Letter from League of Women Voters of Stanislaus County

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

choose civility

TUESDAY, JULY 22, 2025 – 6:00 P.M.

(THE AGENDA PACKET IS ONLINE AT 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 – *Pastor Mynor Merlo provided the invocation.*

4. ROLL CALL – *City Clerk Hernandez conducted Roll Call.*

Members of the City Council / Local Redevelopment Authority Board present:
Council Member / Authority Member District 1 Luis Uribe
Council Member/ Authority Member District 3 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- National Health Center Week- August 3-9, 2025-** It is recommended that the City Council read the Proclamation for National Health Center Week August 3-9, 2025; and present to Golden Valley Health Centers.

Mayor Hernandez read and presented the proclamation in honor of Health Center Week to Golden Valley Health Centers.

Item 7.2 **Presentation- City of Riverbank Parks & Recreation Department**- It is recommended that the City Council receive a presentation about the City of Riverbank Parks and Recreation Department.

Director of Parks & Recreation Patton provided a PowerPoint overview of the Parks & Recreation Department's programs and services.

Item 7.3 **Presentation-RPS Overview** – Presentation by Ed Ridenour, Chief of Police-It is recommended that the City Council receive a presentation from Chief Ridenour on the history and structure of Riverbank Police Services.

Police Chief Ridenour provided a PowerPoint overview on Riverbank Police Services structure and history.

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 6:36 P.M.

Colleen O'Brien Preston, board member for League of Women's Voters of Stanislaus County read a letter on behalf League President Amy Wolfe. (see attached, exhibit A)

Eddie Cuellar, Riverbank resident commented on the River Walk project and requested the city explore the use of red-light cameras for traffic safety.

Sammi Martinez, LOVE Riverbank, expresses her gratitude to all who came out to support the 4th of July bicycle parade. Extended an invitation for the upcoming Community Closet and Narcan training. And as a Riverbank resident wants to express her concern regarding a potential conflict of interest involving River Walk developers and Sister Cities Committee members.

Lorri Faile, Riverbank resident, expresses her gratitude to our Sheriff department and Parks & Recreation Department. And as a Chamber of Commerce representative extend an invitation for upcoming community events.

Fred Walton, Stanislaus County resident, opposed to the River Walk project.

Eric Grubeck, Riverbank resident, expresses his concern with fundraising and its potential conflict of interest between River Walk developers and Sister Cities Committee members.

Barney Aggers, Stanislaus County resident, expresses his gratitude to Sheriff patrol for enforcement of speed. Expresses his opposition to the River Walk project.

Karen Conrotto, Stanislaus County resident, opposed to the River Walk project.

Mayor Hernandez closed the Public Comment Period at 6:57 P.M.

9. CONSENT CALENDAR (No Obligation to Read Aloud)

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

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

Item 9.2 **Approval** of the City Council and Local Redevelopment Authority Board Minutes for June 24, 2025 and Joint City Council-Planning Commission Special Meeting Minutes of July 9, 2025

Item 9.3 **Authorization** for Out of State Travel to have Finance Staff Attend the Caselle Training in Provo, UT

Item 9.4 **Resolution 2025-077** to Approve Amendment #1 of the Memorandum of Understanding with Stanislaus County to Host Library Operations at the Teen Center during Renovation of the Riverbank Public Library.

Item 9.5 **Resolution 2025-078** to Approve the Application for the Land and Water Conservation Fund Riverbank Sports Complex Expansion Project.

Item 9.6 **Resolution 2025-079** to Award a Civil Engineering Services Contract to MCR Engineering to Perform General Municipal Engineering Services for the City of Riverbank and Authorize the City Manager to Execute Said Contract

Item 9.7 **Resolution 2025-080** of the City Council of the City of Riverbank Declaring Its Intention to Annex Territory to a Community Facilities District and to Authorize the Levy of Special Taxes Therein, the City of Riverbank CFD No. 2016-1 (Public Services) Annexation No. 3.

Item 9.8 **Resolution 2025-081** to Award Bid for the Silverock Road Overlay Project between Patterson Road and Oakdale Road to Dirt Dynasty, Inc. and Authorize Execution of Future Change Orders.

Item 9.9 **Resolution 2025-082** to approve a Subdivision Improvement Agreement for the Heritage II with Summerfaire Commerce Center, LLC and Authorizing the City Manager to Execute the Agreement.

Item 9.10 **Resolution 2025-083** to approve a Final Map for the Heritage II Subdivision at 6648 Clauds Road – APN: 062-039-048

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

ACTION**: By motion moved and seconded (Uribe / Call 5/0) to approve Consent Calendar **as presented.

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

The Notice for Items 10.1 & 10.2 was published on 07/02/2025 in the Riverbank Newspaper.

Item 10.1 **Resolution Authorizing the Application and Amending the PLHA Program Plan for the Permanent Local Housing Allocation Program-** It is recommended that the City Council consider adopting a Resolution to amend the Permanent Local Housing Allocation (PLHA) Formula Allocation Plan originally approved in July 2020, and subsequently amended in 2021 and 2024.

City Manager Garcia provided a comprehensive report and PowerPoint presentation on the Permanent Local Housing Allocation (PLHA) Formula Allocation Plan proposed amendment.

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 7:09 P.M.

Mayor Hernandez Closed the Public Hearing at 7:10 P.M.

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 2025-084** authorizing the application and amending the PLHA Program Plan with Option 1 (allocating 60% of PLHA to Sierra House)*

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 10.2 **Public Hearing for Proposed Solid Waste Rate Increase. -** It is recommended that the City Council consider adopting a resolution approving a 1.3% Consumer Price Index (CPI) increase in rates for solid waste disposal services pursuant to the executed franchise agreement with Gilton Solid Waste, Inc.

Assistant City Manager Alcantor, provided a comprehensive staff report and PowerPoint presentation on the proposed Solid Waste Rate increase.

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 7:15 P.M.

Mayor Hernandez Closed the Public Hearing at 7:15 P.M.

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

***ACTION**: By motion moved and seconded (Fosi / Pimentel 5/0) to approve the **Resolution 2025-085** approving a 1.3% Consumer Price Index (CPI) increase in rates for solid waste disposal services*

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

11. NEW BUSINESS

Item 11.1 **Direction on the Proposed Use of the Interim/Permanent Supportive Housing Funds Provided by Senator Eggman-** It is recommended that the City Council provide direction to staff regarding the use of the funds granted to the City by Senator Eggman as part of the 2021-2022 State of California Budget bill.

City Manager Garcia, provided a comprehensive staff report and PowerPoint presentation on the Interim/Permanent Supportive Housing funds provided by Senator Eggman.

City Council discussed item with staff.

Cynthia Prieto-Diaz, Stanislaus County resident express support for option 2 in regards to Item 11.1.

***ACTION**: By motion moved and seconded (Hernandez / Uribe 5/0) to move forward with Option 2 - Issuing a Notice of Funding Availability.*

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 11.2 **Designation and appointment of a Primary and Alternate Member to the City Youth Council; nomination of community members to serve in the Youth Council Interview Panel; and Resolution setting the meeting stipend for Youth Council Members-** Staff recommends the City Council:1.) Appoint a Primary and Alternate Councilmember to the Youth Council 2.) Request that each Councilmember nominate one community member to serve on the Youth Council Interview Panel; and 3.) Approve a Resolution setting the meeting stipend for Youth Council Members

City Clerk Hernandez provided a comprehensive staff report and PowerPoint presentation on the Youth Council Program to appoint a primary and alternate councilmembers, nominating community members to interview panel, and setting a meeting stipend.

City Council discussed item with staff.

Emily Ramirez, Riverbank High School student expressed her support and ideas towards Item 11.2.

Christian, Riverbank High School student expressed his support and ideas towards Item 11.2.

Janeth Reyes, Riverbank resident expressed her interest and support towards Item 11.2.

Juan Tellez, Stanislaus County resident expressed his support towards Item 11.2.

Yarely Reyes, Riverbank High School student expressed her support towards Item 11.2.

ACTION:** **Mayor Hernandez appointed as Primary and Councilmember Uribe appointed as Alternate.

Panel Interview Community Member Nominees:
Councilmember Call: Kelly Velasco
Councilmember Pimentel: Elias Cordova Jr.
Vice Mayor Fosi: Sammi Martinez

***ACTION**: By motion moved and seconded (Call / Pimentel 5/0) to approve the **Resolution 2025-086** approving stipend of $25 per meeting, per youth councilmember, with a meal and the remainder of the budget if any, for Scholarship opportunity.*

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 11.3 **Designation of a Voting Delegate and Alternate(s) to Represent the City During the 2025 League of California Cities Annual Business Meeting-**It is recommended that City Council designate a member of the Council as the Voting Delegate, plus one or two alternates. The voting delegate will participate in the Annual Business Meeting during their attendance at the 2025 League of California Cities Annual Conference and Expo, to be held in Long Beach on October 8-10, 2025, and will represent the City during the consideration of resolutions that establish Cal Cities policy. The City Council is to ratify the designations by roll call vote.

ACTION**: **Primary voting delegate: Councilmember Stacy Call
Alternate Voting Delegate: Vice Mayor Cindy Fosi

12. COUNCIL REFERRALS

Item 12.1 **City Flag-** It is recommended that Council receive a presentation from Councilmember District 1, Luis Uribe regarding the City Flag.

Councilmember Uribe provided a presentation on the current City Flag and proposed changes.

City Council discussed item with staff.

Direction was provided to staff to move forward with this item.

Item 12.2 **Adopt a Storm Drain-** It is recommended that Council receive a presentation from Mayor Hernandez regarding an Adopt a Spot Storm Drain Program.

Mayor Hernandez provided a presentation on the Adopt a Spot Storm Drain Program.

City Council discussed item with staff.

Direction was provided to staff to move forward with this item.

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:

- *Our last movie in the park is showing this Saturday at Silva Park. We will be showing Inside Out 2. The movie will begin at dusk and we will be having games, activities, and free Raising Canes before the movie. The movie is free to all that would like to attend. So, you get a free movie, free food. Come and enjoy!*
- *Stanislaus County has released the draft Comprehensive Economic Development Strategy for 2025-2030 for public review and comment. What is that? Some of you may not be familiar with what that document is. The CEDS, as it is commonly known, is a document that helps to aid communities in applying for Economic Development Administration grants to implement projects and programs identified in the project and are designed to spur economic development in your community. The document is available on the Stanislaus County CEO website, and comments are being accepted through August 20th, 2025 by 5 p.m. There is a section that's dedicated to Riverbank. So if Council is interested in seeing that section, we can send it out individually as it is a pretty large document. That way you can provide some feedback on that specific section to the County.*

Item 13.2 Council/Authority Member

Vice Mayor Fosi:

- *I attended the groundbreaking for North County Corridor. This is a really exciting addition to the Modesto, Riverbank area. Once it's completed, we will really relieve a lot of traffic on our Claribel and Patterson roads. We just have to survive the three years for it to get done. So, I'm asking all of our citizens to have patience and remember, everybody's trying to get to the same place you are. So, don't try to rush because they are all trying to rush. We will let you know all of the dates of when Roselle will close or when anything's closing. So, keep yourself informed by watching the agenda or going to the City website. They will be posting that information.*
- *I also attended the workshop on Riverwalk, and I just want to thank all those that attended the meeting and gave your comments. We appreciate it. I know it's hard to not hear anything from Council, but that was our job was to sit there and listen*

to you and hear your comments and suggestions and what you would like us to do. So, thank you all for coming.

- *On the 15th, I had my meet and greet tours at the Industrial Park and I was so excited to see about 25 to 30 people there come and do a tour of the Riverbank Industrial Park. Everybody really was amazed at what is out there. I understand Stacy's going to be doing the same thing. What date is yours? July 31st. She'll be offering tours also, if you have not ever been out there, or if you haven't been out there for ten years, sign up for the tour because it's pretty amazing.*
- *Lastly, I will be out of the Country for the next three weeks, so if you try to contact me you will get Rachel because I'm going to put on my email to forward to her if you would like to, or you will get my voicemail. So, have a fun three weeks I will see you when I get back.*

Councilmember Uribe:

- *This past July 19th, Riverbank Sister Cities held a fundraiser we raised $340. We are going to turn around and support our Sheriff's toy drive. So next week, the entire committee is going to go out to target. Trying to keep the money locally, trying to, you know, support your guy's program as well. We are just going to buy a bunch of toys and make it fun and support your cause.*
- *We're also going to be out at the National Night Out event that you guys are hosting on August 5th. We received a pretty large donation of seed packets, vegetables, gardening, a bunch of items. So, we are going to be giving them out for free. We are just encouraging gardening, self-sufficiency. It's going to be August 5th from 5 to 8 p.m. at Silva Park. We will see you there.*

Councilmember Pimentel:

- *On July 11th Sister Cities, we met at Cal's house. Thank you, Cal, for opening your home. It's nice to see the Sister Cities banners are going up throughout Riverbank promoting the September 13th Mexican Independence dinner and a raffle. Sister Cities is a very important outreach to the Community. Having said that, I would like to comment on what was said about me tonight. Eric was very respectful and I appreciate the words that he chose. On the other hand, Sammi Martinez had mentioned me in a recent social media post regarding Sister Cities, which is taking the focus off of the purpose of Sister Cities and was putting it on myself. She was implying that I could be bribed for an upcoming project, which is an insult in what I call keyboard courage. I am not going to partake in people trying to use City Council as a mockery. Everything that I do is about a project, not a title it is for our people. Having said that, I want to encourage the residents of Riverbank if you have questions about anything, it is your right to reach out to the City staff and our legal not to take second hand information. Because at the end of the day it is all about an important cause and not someone's five minutes of fame with their reality show mentality.*

Councilmember Call:

- *I went to the State of the County where Chair Buck Condit earlier this month talked about the resilience and progress within our County, specifically focusing on the technology homeless advocacy, our partnerships within the County, and Economic Development.*
- *I, too, was at the North County Corridor groundbreaking, it's nice to see a safer, smarter way for our community to travel. And again, three years, it'll go by in a jiffy. I did ask the City Manager to revisit a timeline for those closures, because there has been some conflicting information that has come to me from community members so getting an accurate timeline of the Claus Oakdale upgrades as well as the Roselle closure. So, looking to get that coming in soon.*
- *I did open office hours at Get Toasted last week Small bites and Big conversations. We had actually quite a few people come through was really excited and super respectful conversations.*
- *The Stanislaus County Fair just finished and they actually had a large group of people advocating for the County Fair this year, and really trying to get more people in. So always fun.*
- *Save the date I have the Aemetis tour future and focus on July 31st from 6 to 8 p.m. I already have a good number of tourists scheduled, so please email me to schedule and they will be doing root beer floats.*
- *National Night Out I am going to actually have a booth there at Silva Park on August 5th, and so bring your children out to come fish for rubber duckies and prizes at 5 p.m.*
- *Then I want to invite everyone to the Stanislaus Homeless Alliance meeting on August 13th at the County Chambers, Modesto City Council Chambers at 5:30 p.m. I go to these meetings the second Wednesday of every month. There's not a huge turnout, and I really wish there was more of a turnout. And it doesn't always have to be positive conversations. It could be constructive criticism. There's a lot of presentations given at the SHA meetings, and it's nice to hear community feedback on what they are seeing, because we see the presentations. But I'm only in a small section of the county, so it's really nice to see hear what everyone else is seeing within our County.*
- *Riverbank Night at the Nuts is August 15th, and we have cute Hawaiian shirt for that. I'm really excited.*
- *Lorri mentioned the Chamber event at 108 on August 20th, and it's a karaoke night. She didn't mention that, so make sure you bring your singing voices.*
- *Save the date for November 8th. We were doing a shop with a cop fundraiser at 108 as well for the Santa shopping.*
- *I want to mention two things that I've previously mentioned. I would like to add a Patrol Deputy with our growing population and with the 1 to 2 year wait. So, I would like to revisit the possibility of that with the numbers that we've seen, where we have a 0.92 per 1000 residents, I'd really like to see one full deputy per 1000 residents, and then also Opportunity Stanislaus, we have a presentation*

pending, and it's been about two months since we started having these conversations. I would like to revisit terminating that agreement.

Item 13.3 Mayor/Chair

Mayor Hernandez:

- *I just want to mention one thing. Obviously, there's been a lot of conversation around StanCOG and some of the Grand Jury reports that came out. I just want to hopefully affirm and reassure the Council that though I am bound by a lot of Closed Session items that are discussions that have happened, unfortunately, every step of the way I have considered, you know, what is best for the City moving forward as we do in Council and I think it's been reflective of how we have made decisions, bringing data, best practices, standards, all the things considering, you know, potential litigation, all of that. It was a difficult decision to make but I feel confident in the direction but it is a volatile. And so, I'm trying to figure out how much I can share and when. I want to show you that I'm going to do that as soon as possible. You know, when, when all of this happened. So, there is a public meeting on August 13th, I believe do you have that off the top of your head Marisela? 3rd Wednesday of August the 20th.Yeah, the 20th. So, you know, if you want to listen in, there's definitely zoom accessibility. But regardless, I want to make a point of reporting back to you all moving forward. So, you're apprised of all the information possible.*

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 LABOR NEGOTIATORS**
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Miscellaneous Employees

Item 14.2 **CONFERENCE WITH LABOR NEGOTIATORS**
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Mid-Management Employee Association

Item 14.3 **CONFERENCE WITH LEGAL COUNSEL – EXISITNG LITIGATION**
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al., Stanislaus County Superior Court Case No. CV-23-002593

Item 14.4 **CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION**

(Pursuant to Gov. Code, § 54956.9) Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al., Stanislaus County Superior Court Case No. CV-23-004578

Item 14.5 **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
(Pursuant to Government Code §54957(b)(1))
Title: City Manager

There being no public comment, Mayor Hernandez motion to closed Session at 8:26pm.

Reconvened from Closed Session at 9:42 pm.

15. REPORT FROM CLOSED SESSION

Item 15.1 **Report from Item 14.1**
CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Miscellaneous Employees

Item 15.2 **Report from Item 14.2**
CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency representative: City Manager Marisela H. Garcia
Employee Organizations: Riverbank Mid-Management Employee Association

Item 15.3 **Report from Item 14.3**
CONFERENCE WITH LEGAL COUNSEL – EXISITNG LITIGATION
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al., Stanislaus County Superior Court Case No. CV-23-002593

Item 15.4 **Report from Item 14.4**
CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
(Pursuant to Gov. Code, § 54956.9) Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al., Stanislaus County Superior Court Case No. CV-23-004578

Item 15.5 **Report from Item 14.5**
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code §54957(b)(1))
Title: City Manager

16. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair Hernandez adjourned the regular meeting at 9:43 P.M.to the next regular scheduled City Council / LRA Meeting of August 26,2025 at 6:00 P.M.

ATTEST: (Adopted 08/22/2025)

Gabriela Hernandez, CMC
City Clerk / LRA Recorder

APPROVED:

Rachel Hernandez
Mayor/ Chair

LEAGUE OF WOMEN VOTERS®
OF STANISLAUS COUNTY

July 18, 2025

City of Riverbank
Members of the Planning Commission
c/o Gabriela Hernandez, CMC, City Clerk
6707 Third Street
Riverbank, CA 95367

Dear Members of the City of Riverbank Planning Commission,

The League of Women Voters of Stanislaus County has a history of study and advocacy regarding land use decisions, including comments on the 2006 Riverbank General Plan Update. We recognize that farmland is an irreplaceable resource and prime farmland, in particular, needs to be preserved and protected.

Riverbank's current Sphere of Influence contains land, which can be developed for housing, avoiding unnecessary conversion of the prime farmland in the proposed River Walk Development area.

The League of Women Voters advocates for urban development that is contiguous with existing development. Contiguous development provides more economical provision of urban services allowing for adequate funding for infrastructure (water, sewer, parks, schools, transportation, etc.).

Our organization also supports water policies and practices that protect and ensure coordinated, sustainable use of ground water and surface water supplies for urban, agricultural and environment purposes. We are concerned that the urbanized land use proposed for River Walk will affect the ability of the land to serve the purpose of aquifer re-charge that can occur when the land is in agricultural use.

The League of Women Voters also believes in the citizen's right to vote and that the Riverbank Planning Commission and City Council should be responsive to the will of the people. The League of Women Voters of Stanislaus County supports a delay in moving forward with the River Walk project until after the people have voted on the anticipated ballot initiative specific to agricultural or open space lands located west of Riverbank City limits in 2026.

We thank you for your time and consideration of our position. Should you have any questions, do not hesitate to reach out to me at amy@mujeres-poderosas.com or 209-499-4091.

Respectfully,

amy wolfe

Amy Wolfe, CFRE
President, League of Women Voters of Stanislaus County

CC: Riverbank City Council Members
Riverbank Planning Commission Members

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	**August 26, 2025**
Subject:	**Acceptance of the Oakdale Road Overlay Project between Patterson Road and the MID Canal and Authorization to File a Notice of Completion**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Capital Projects/Regulatory Compliance Manager** **Laura Graybill, Senior Project Coordinator**

RECOMMENDATION:

It is recommended that the City Council accept the completion of the Oakdale Road Overlay Project between Patterson Road and the MID Canal and authorize staff to file a Notice of Completion.

SUMMARY:

DSS Company dba Knife River Construction, completed the construction of the Oakdale Road Overlay Project between Patterson Road and the MID Canal. William Kull, City Engineer and City staff have completed a final inspection and determined that construction has been completed per the plans and specifications.

The contract was awarded on March 11, 2025 to DSS Company dba Knife River Construction in the amount of $460,935.50. One contract change order was issued for this project in the amount of $25,038.30. The total cost of construction is $485,973.80.

It is recommended that the Council accept the Oakdale Road Overlay Project between Patterson Road and the MID Canal as complete and authorize the Senior Project Coordinator to record the Notice of Completion.

FISCAL IMPACT:

Funding was programmed for this project with Measure L funds; the total cost of construction is $485,973.80.

ATTACHMENTS:

1. Notice of Completion
2. Photos
3. Site Map

ATTACHMENT 1

RECORDING REQUESTED BY

CITY OF RIVERBANK

AND WHEN RECORDED MAIL TO

NAME
STREET ADDRESS
CITY & STATE

CITY OF RIVERBANK
ATTN: DEVELOPMENT SERVICES
6707 THIRD STREET
RIVERBANK, CA 95367

SPACE 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/A	
7. A work of improvement on the property described below was completed on August 26, 2025.
   (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.

Cowdery's Form No. 34809 • NOTICE OF COMPLETION (Civil Code Section 3093) • (Revised 12.03) • © Cowdery's 2005

www.CowderyForms.com

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") DSS Company dba Knife River Construction

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 construct and furnish all labor, materials, equipment, transportation, and incidentals necessary for asphalt grinding & paving, micro-surfacing, striping, traffic control 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: Oakdale Road Overlay Project between Patterson Road and the MID Canal
(Set Forth Description of Jobsite Sufficient for Identification, Using Legal Description if Possible)

10. The street address of the said property is Oakdale Road between Patterson Road and the MID Canal in Riverbank, CA 95367
(Address, City, State, Zip, or if No Official Street Address, Insert the Word "None")

Dated this 26th (Day) day of August (Month), 2025 (Year)

City of Riverbank
Laura Graybill, Senior Project Coordinator

(Owner's Signature)

(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 26th (Day) day of August (Month), 2025 (Year)

(Signature of Person Signing Notice of Completion)

City of Riverbank
Laura Graybill, Senior Project Coordinator

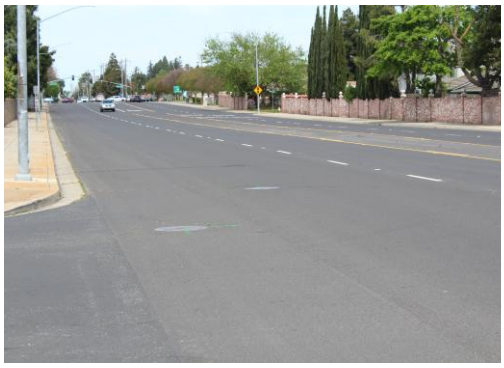
This form is the notice of completion that a property owner may record to limit the time in which mechanics' liens may be recorded against a construction project (see CA Civil Code § 3093). For this purpose an "owner" is the person who causes a building, improvement, or structure to be constructed, altered, 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 that 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).

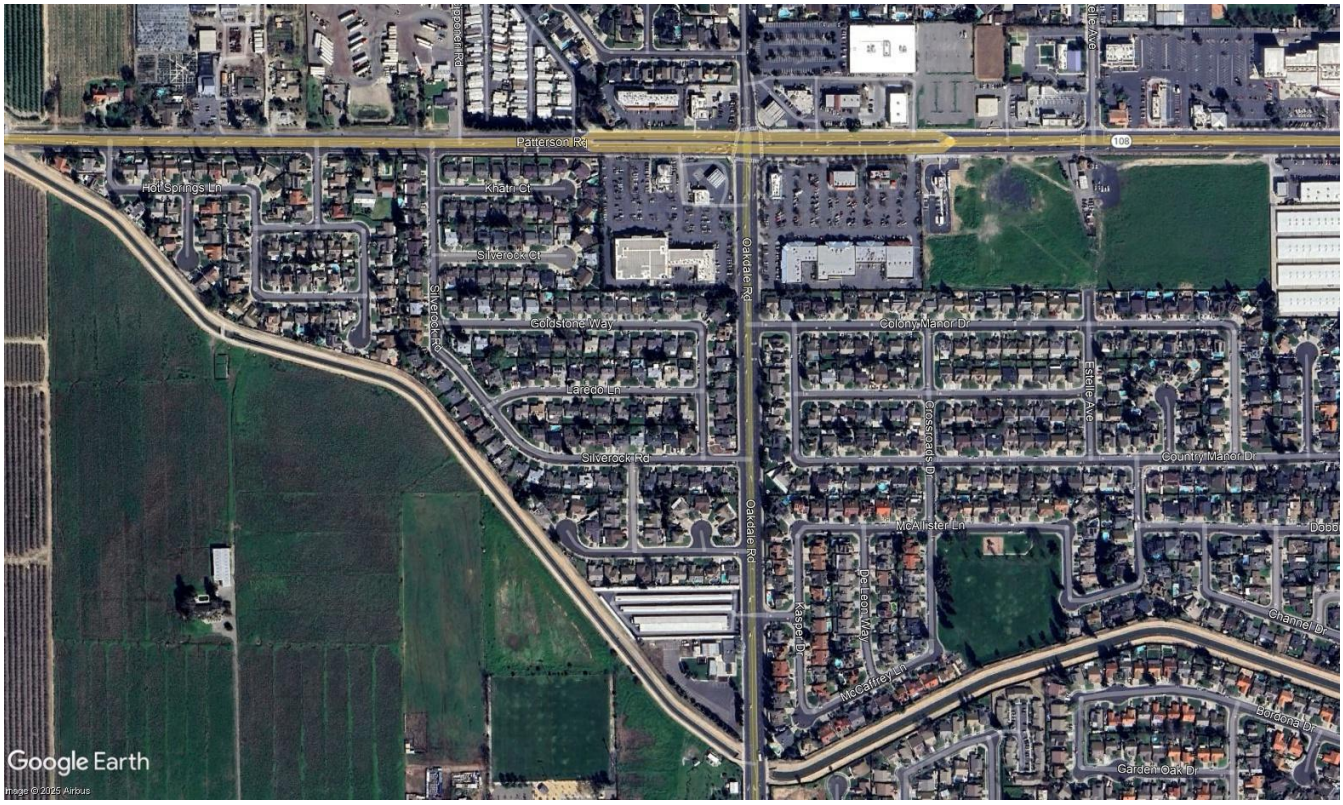
The owner must record the notice in the office of the county recorder of the county where the site is located within ten (10) days after the work of improvement is completed (CA Civil Code § 3093(e)). This applies equally to the project which is completed in phases. A notice of completion must be filed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

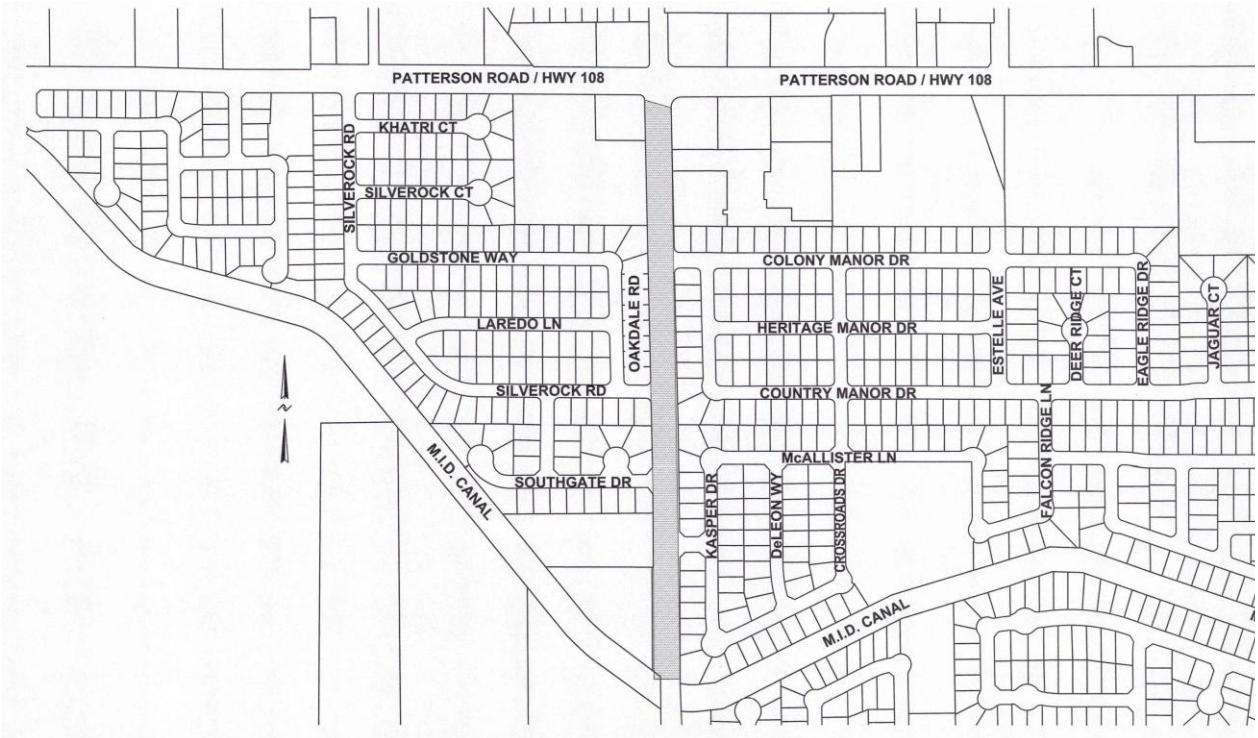
ATTACHMENT 2

Oakdale Road Overlay Project
Between Patterson Road and the MID Canal Photos

Before	During	After
		

SITE MAP
OAKDALE ROAD OVERLAY PROJECT
BETWEEN PATTERSON ROAD AND THE M.I.D. CANAL





RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.4

SECTION 9: CONSENT CALENDAR

Meeting Date:	**August 26, 2025**
Subject:	**Resolution for Approval of the Amended and Restated Central San Joaquin Valley Risk Management Authority (CSJVRMA) Joint Powers Agreement**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Tammy Alcantor, Assistant City Manager/Admin Services Director**

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving the Amended and Restated Joint Powers Agreement (JPA) of the Central San Joaquin Valley Risk Management Authority (CSJVRMA), and authorize the City Manager to execute the agreement on behalf of the City of Riverbank.

SUMMARY

The CSJVRMA has proposed amendments to its Joint Powers Agreement to reflect current practices, legal requirements, and operational needs. The updated JPA has been reviewed and approved by the CSJVRMA Executive Committee and is now being presented to all member agencies for formal approval. The revised agreement requires adoption by two-thirds of member city councils. Failure to adopt may result in involuntary termination from the Authority.

BACKGROUND

The Central San Joaquin Valley Risk Management Authority (CSJVRMA) is a joint powers authority established for the purpose of pooling insurance and risk management resources among member cities. The last comprehensive amendment to the JPA occurred in 1994.

In 2025, CSJVRMA staff and legal counsel conducted a thorough review of the agreement, resulting in proposed amendments to better align with current laws and practices. Key updates include:

- Clarification of definitions and terms.

- Provisions to allow for the formation or participation in a captive insurance entity.

- Updates to comply with Government Code Section 6509, designating the City of Ripon (with Madera as alternate) as the statutory restriction model city.

- Organizational improvements regarding meetings, board authorities, and responsibilities of members.

- Codification of governance, audit, and withdrawal processes in alignment with current practices.

A redlined version, final version, and sample resolution have been provided by CSJVRMA to assist with local adoption.

FINANCIAL IMPACT

There is no direct financial impact associated with adopting the amended and restated JPA. However, continued participation in the CSJVRMA provides significant long-term financial and risk mitigation benefits to the City.

ATTACHMENTS

1. CSJVRMA Memo – Amended Joint Powers Agreement Overview
2. Resolution 2025-
3. Amended and Restated Joint Powers Agreement – Final Version
4. Redlined Version of the Joint Powers Agreement

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

1750 Creekside Oaks Drive, Suite 200 ■ Sacramento, CA 95833
(916) 244-1100 ■ (800) 541-4591
Fax (916) 244-1199 ■ E-Mail jeanette.workman@sedgwick.com

Northern Region

Angels Camp
Atwater
Ceres
Escalon
Gustine
Hughson
Lathrop
Livingston
Newman
Oakdale
Patterson
Ripon
Riverbank
Sonora
Sutter Creek
Tracy
Turlock
Waterford

Central Region

Chowchilla
Clovis
Dinuba
Dos Palos
Firebaugh
Fowler
Huron
Kerman
Kingsburg
Los Banos
Madera
Mendota
Merced
Orange Cove
Parlier
Reedley
San Joaquin
Sanger
Selma

Southern Region

Arvin
Avenal
Corcoran
Delano
Exeter
Farmersville
Lemoore
Maricopa
McFarland
Porterville
Shafter
Taft
Tehachapi
Tulare
Wasco
Woodlake

DATE: July 14, 2025

TO: CSJVRMA Member City Councils

FROM: Jeanette Workman, Administrator

SUBJECT: AMENDED AND RESTATED CSJVRMA JOINT POWERS AGREEMENT – ACTION REQUIRED

The Central San Joaquin Valley Risk Management Authority's (CSJVRMA) staff and CSJVRMA Legal Counsel, Mr. John Lavra, in conjunction with the CSJVRMA Administration and Financial Services Subcommittee, who will make recommendations to the Executive Committee, are conducting a full review of the CSJVRMA governing documents to ensure they continue to reflect the CSJVRMA's current practices, legal requirements, and operational needs.

Pursuant to action by the Central San Joaquin Valley Risk Management Authority's (CSJVRMA) Executive Committee on June 26, 2025, we are forwarding to you an Amended and Restated Joint Powers Agreement for presentation and approval by your city's city council at their earliest opportunity.

Amendments to the Joint Powers Agreement require a written resolution approved and signed by two-thirds (2/3rds) of the respective city councils of the member cities. Upon signature by two-thirds (2/3rds) of the member cities, any member city failing or refusing to abide by such amendments may be involuntarily terminated as a party to the Agreement.

Mr. Lavra advised the Executive Committee that although the Joint Powers Agreement, even as last amended in 1994, meets the legal requirements as set forth in the government code for Joint Powers Authorities, the document has been updated as follows:

- Definitional terms have been defined more clearly.
- Language has been broadened to give leeway in the event the CSJVRMA wants to consider creating or participating in a captive agency.
- An addition was made pursuant to Government Code Section 6509 that was not part of the law in 1994 when CSJVRMA last amended the Agreement. The change requires JPAs to designate a member whose restrictions would apply to the operations of the JPA. Below is an excerpt from correspondence from Mr. Lavra:

  "This code section was enacted to prevent a local public entity from exercising powers inconsistent with its own charter, ordinance or resolution simply by becoming a member of a JPA. JPA's are formed to permit public entities to exercise powers on a collective basis, which they could, absent the JPA, exercise individually. However, the legislature wanted to place some restriction on the power of the JPA, without that JPA having to comply with all restrictions that might be in place for all of the members of the JPA. It would be unworkable, for instance, if the JPA had to satisfy or verify any and all

restrictions from the ordinances of all of the members of the JPA when transacting the business of the JPA. In order to strike a balance, section 6509 permits the JPA to agree to any restrictions in its exercise of powers based on the restrictions of one identified member city."

The City of Ripon has been added to the Agreement as the designated city under Government Code Section 6509 with City of Madera listed as a secondary city in the event the City of Ripon were to terminate its membership. These two cities have no restrictions in place that would conflict with the day-to-day operations of the JPA.

To assist you in presenting this information to your city council for approval, a redline version of the Joint Powers Agreement is attached. Also attached are the following:

- A proposed new Joint Powers Agreement to be executed upon approval by your city council.
- A sample resolution that can be used to document the action taken by your city council in approving the Amended and Restated Joint Powers Agreement. This document is also being provided in a Word format to allow you to modify as appropriate for adoption by your council when approving the Amended and Restated Joint Powers Agreement.

Upon approval of the new Joint Powers Agreement by your city council, the final document needs to be executed by your City Manager/Administrator or an authorized individual from your city. Please forward an original, signed copy of the new Joint Powers Agreement, along with a copy of the adopted and fully executed council resolution, to Samantha Zellmer, CSJVRMA Board Secretary, at the following address:

CSJVRMA
1750 Creekside Oaks Drive, Suite 200
Sacramento, CA 95833

If you have any questions, please contact Jeanette Workman, CSJVRMA Administrator, at jeanette.workman@sedgwick.com or (916) 244-1110.

CITY OF RIVERBANK

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING THE AMENDMENT TO THE JOINT POWERS AGREEMENT OF THE CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

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

WHEREAS, the Central San Joaquin Valley Risk Management Authority (CSJVRMA) is a California Joint Powers Authority created and operated pursuant to California Government Code 6500 et. seq. for the purpose of pooling funds to provide coverage for indemnification and defense and to purchase excess insurance for certain civil claims involving general liability, workers' compensation, and property damage**;** and

WHEREAS, the City of Riverbank is authorized pursuant to California Government Code 990.8 to enter into a Joint Powers Agreement for the purposes described above; and

WHEREAS, the City of Riverbank is a member of the CSJVRMA**;** and

WHEREAS, the Joint Powers Agreement which was created establishing the CSJVRMA allows for amendment of the agreement upon approval by the City Council of two thirds of the members of the CSJVRMA**;** and

WHEREAS, the CSJVRMA desires to amend the Joint Powers Agreement as set forth in the Agreement dated July 1, 1994, and as amended July 1, 2025, a copy of which is attached hereto and incorporated herein; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the Central San Joaquin Valley Risk Management Authority Joint Powers Agreement, dated July 1, 1994, as amended and restated on July 1, 2025, and in the form as attached hereto; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Riverbank does hereby authorize and direct that the City Manager execute such agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August, 2025; 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, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment(s): ***Central San Joaquin Valley Risk Management Authority Joint Powers Agreement as Amended and Restated Effective July 1, 2025***

ATTACHMENT 3

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

JOINT POWERS AGREEMENT

AS AMENDED AND RESTATED

EFFECTIVE JULY 1, 2025

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AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT
FOR INSURANCE AND RISK MANAGEMENT PURPOSES

THIS AMENDED AND RESTATED **AGREEMENT**, dated for convenience this 1st day of July 2025, made and entered into by, between, and among those **Member Cities** which become parties to this **Agreement** by action of their governing boards adopting a resolution agreeing to participate in the joint powers entity created by the terms and conditions of this **Agreement**;

RECITALS:

WHEREAS, California Government Code Section 6500, et. seq. provides that two or more public agencies may, by agreement, exercise any power common to the contracting parties; and

WHEREAS, California Government Code Sections 990 and 990.4 provide that a local entity may self-insure, purchase **insurance** through an authorized insurer, purchase **insurance** through a surplus line **broker**, or any combination thereof; and

WHEREAS, California Government Code Section 990.8 provides that two or more local public entities, by a joint powers agreement, may provide **insurance** for any authorized purpose by any one or more of the methods specified in Section 990.4; and

WHEREAS, Article XVI, Section 6, of the California Constitution provides that **insurance** pooling arrangements under joint exercise of powers agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, each of the cities which are parties to this **Agreement** desires to join together with other cities in order to collectively self-insure or pool their losses and to jointly purchase **insurance** and administrative services in connection with **Joint Protection Programs** for said cities; and

WHEREAS, the Tulare-Kings Municipal Risk Management Authority, a public entity, was created by an initial **Agreement** dated April 1, 1979, among various cities within the Counties of Tulare and Kings; and

WHEREAS, the name of the organization was changed to the Central San Joaquin Valley Risk Management Authority on July 1, 1981; and

WHEREAS, the initial **Agreement** was amended on January 1, 1985, and July 1, 1994, by a two-thirds vote of the **Member Cities'** city councils; and

WHEREAS, said **Member Cities** have determined that it is again appropriate and in the public interest to make certain technical corrections and additions to this **Agreement** which will provide clarification and will permit the governing body to meet a minimum of two times a year to conduct that business which only the governing body may act upon; and

WHEREAS, it is therefore necessary to amend said Joint Powers Agreement; and

WHEREAS, said **Agreement** provides that amendments to the **Agreement** may be made by a vote of two-thirds (2/3rds) of the **Member Cities** by resolution of the City Councils of said Cities:

NOW, THEREFORE, for and in consideration of the execution of this **Agreement** by two-thirds (2/3rds) of the **Member Cities**, each of the **Member Cities** which are parties hereto does hereby adopt this amended and restated **Agreement**, dated July 1, 2025, which concurrently supersedes that certain **Agreement** creating the **Authority**, dated April 1, 1979, and all amendments thereto.

ARTICLE I
DEFINITIONS

The following words, when typed in bold print within the provisions of this **Agreement**, shall have the following definitions:

"Administrator" shall mean that person or group appointed by the **Executive Committee** and given responsibility for the management, administration, and operation of the **Authority**.

"Agreement" shall mean the Joint Powers Agreement creating the Central San Joaquin Valley Risk Management Authority.

"Authority" shall mean the Central San Joaquin Valley Risk Management Authority, aka the RMA.

"Board of Directors" or **"Board"** shall mean the governing body of the **Authority**.

"Broker" shall mean the **insurance broker** hired by the **Executive Committee** to acquire **insurance** coverage.

"Claims" shall mean demands made against the **Authority** arising out of occurrences which are claimed to be within one of the **Authority's Joint Protection Programs** as developed by the **Board**.

"Deposit Premium" shall mean the annual dollar amount determined by the Board of Directors payable by each **Member City** for the purpose of **self-insurance** coverage, excess **insurance premiums**, and administrative costs, charged for the purpose of carrying out the powers of the **Authority**.

"Executive Committee" shall mean the elected officers and the representatives appointed by each region to represent that region.

"Fiscal Year" shall mean the period July 1 to June 30 of each year.

"Insurance" shall mean any commercial insurance coverage.

"Insurance Premium" shall mean those funds charged for the payment of group purchased **insurance**.

"Joint Protection Programs" shall mean any program to provide risk sharing or **insurance** coverage under this **Agreement** and shall include a determination as to the amount of initial **Insurance Premiums** and/or **Deposit Premiums**, a precise allocation plan and formula, and a determination of the amount and type, if any, of excess **insurance** to be purchased. Included within the term **Joint Protection Program** is the identification of exposures to accidental loss, the reduction or limitation of losses to **Member City** properties and from injuries to persons or property caused by the operations of **Member Cities** and the funding of those risks, together with any other functions appropriate or necessary to the functioning of the **Joint Protection Program**.

"Master Plan Document" shall mean the document, formally adopted by the **Executive Committee**, setting forth the operations, policies, and provisions of a self-insured or pooled coverage program, which shall include, but not be limited to, the following:

1. The scope of the program;
2. The procedures to be followed;
3. Who may participate;
4. Any limits or restrictions;
5. How **Deposit Premiums** are determined;
6. How refunds, if any, are determined;
7. Commitments required by participants; and
8. How the document may be amended.

"Member City" shall mean a city which is an incorporated municipality organized with a council, City Manager/Administrator form of government, which has been approved for participation in the **Authority** by the **Executive Committee** in accordance with applicable provisions of the **Agreement** and the Bylaws and has signed the **Agreement**.

"Operating Fund" shall mean the fund established by the **Authority** for the purpose of paying just demands submitted to the **Authority**.

"Representative" shall mean the person, **designated** in writing by the **Member City** to represent and act for and on behalf of the **Member City** regarding any matter before the **Authority's Board** or **Executive Committee**. The **Representative** must be either: (a) the City Manager/Administrator or (b) a person designated by the City Manager/Administrator who holds a management/organizational position with the **Member City** and whose responsibilities include all or part of the **Member City's** risk management functions (i.e., finance, human resources, claims/losses, insurance, and safety/risk control).

"Self-Insurance" shall mean the process whereby the **Authority** maintains sufficient reserves to pay all **claims** and associated expenses of a risk exposure without purchasing **insurance** to cover the risk or a portion of the risk.

ARTICLE II
PURPOSES

The purpose of this **Agreement** is to provide joint powers common to each **Member City** for **insurance** purposes; to pool self-insured **claims** and losses, to purchase or participate in excess pooling or excess **insurance** coverage, and to provide related administrative services including risk management, consulting, actuarial services, claims adjusting and legal defense services; to implement risk management principles; and to provide for the future inclusion of additional incorporated municipalities desiring to become parties to the **Agreement**.

ARTICLE III
CREATION OF JOINT POWERS AUTHORITY

Pursuant to Section 6500, et. seq. of the California Government Code, the **Authority** is a public entity separate and apart from the parties to this **Agreement**. Pursuant to Government Code Section 6508.1, the debts, liabilities, and obligations of this joint powers authority shall not constitute debts, liabilities, or obligations of any party to this **Agreement**.

It is the express understanding of all parties that the **Authority** created originally on or about April 1, 1979, is the same **Authority** continued under this **Agreement**, even though some powers and procedures may be changed by this **Agreement**.

The **Authority**, its **Board**, officers, membership, and staff shall be governed by this **Agreement**, the Bylaws, **Master Plan Documents**, Memoranda of Coverage, and other documents duly adopted by the **Authority**.

ARTICLE IV
PARTIES TO **AGREEMENT**

Each city which has applied to and been accepted as a member of the **Authority** is a party to the Joint Exercise of Powers Agreement. Each party to the **Agreement** shall be bound by this **Agreement** when two-thirds (2/3rds) of the city councils of the **Member Cities** have adopted this amended and restated **Agreement**. A party to this **Agreement** certifies that it intends to and does contract with the **Authority** and with all other **Member Cities** which have signed this **Agreement** and, in addition, with each city which may hereafter be added as a party to and may sign this **Agreement**. Each city which has or may hereafter sign this **Agreement** also certifies that the deletion of any city from the **Authority** by voluntary withdrawal, involuntary termination, or otherwise, shall not affect this **Agreement** nor each **Member City's** intent to contract as described above with the then remaining **Member Cities**.

Each city which is a member of the **Authority** at the time this amended and restated **Agreement** is adopted by two-thirds (2/3rds) of the **Member Cities**, certifies that it intends to and does hereby contract with the **Authority** and with all other current **Member Cities**, and in addition, with each city which may hereafter be added as a party to and may sign this **Agreement**.

ARTICLE V
MEMBERSHIP

A. ELIGIBILITY

To be a member of this **Authority**, a city must be an incorporated municipality which is characterized by having professional management as typified by a bona fide Council Manager/Administrator form of government and must be approved for participation in the **Authority** in the manner provided by the Bylaws.

B. NEW MEMBERS

Eligible incorporated municipalities may become a party to this **Agreement** pursuant to the Bylaws of the **Authority**.

ARTICLE VI
TERM OF **AGREEMENT**

This **Agreement**, as amended and restated, shall become effective when approved by two thirds (2/3rds) of the respective City Councils of the **Member Cities**. When effective, this **Agreement**, as may be amended from time to time, shall continue thereafter until terminated as herein provided. This **Agreement** shall become effective as to any new **Member City** in accordance with the Bylaws and **Master Plan Documents** of the **Authority**.

ARTICLE VII
POWERS OF THE **AUTHORITY**

Pursuant to and to the extent required by Government Code section 6509, the **Authority** shall be restricted in the exercise of its powers in the same manner as the City of Ripon is restricted in the exercise of its powers. In the event the City of Ripon shall cease to be a Member of the **Authority**, then the **Authority** shall be restricted in the exercise of its powers in the same manner as the City of Madera.

The **Authority** is hereby authorized to do all acts necessary or appropriate for the exercise of said powers, including, but not limited to any or all of the following:

1. Make and enter into contracts;

2. Incur debts, liabilities, and obligations, but no debt, liability, or obligation of the **Authority** is a debt, liability, or obligation of a **Member City** except as otherwise provided;
3. Assess **Member Cities** as deemed appropriate by the **Executive Committee**;
4. Acquire, hold, or dispose of real and personal property;
5. Receive contributions and donations of property, funds, services, and other forms of assistance from any source;
6. Sue and be sued in its own name;
7. Employ agents and employees;
8. Acquire, construct, manage, and maintain buildings;
9. Lease real or personal property, including property of a **Member City**; and
10. To exercise all powers necessary and proper to carry out the terms and provisions of this **Agreement** or otherwise authorized by law.

This **Agreement** shall be construed and interpreted in accordance with the laws of the State of California.

ARTICLE VIII
BOARD OF DIRECTORS

A. STRUCTURE

The **Authority** shall be governed by a **Board** composed of one **Representative** from each **Member City**, each serving in an individual capacity as a member of the **Board**. Each **Member City** shall appoint one **Representative**. Appointments shall be limited to the City Manager/Administrator of each **Member City** or his/her authorized delegate. Each **Member City** shall also appoint one alternate **Representative**. The alternate **Representative** may attend and may participate in any meeting of the **Board**. When the regular **Representative** for whom he/she is an alternate is absent from the meeting, the alternate **Representative** may vote. Each **Representative** serves at the pleasure of the **Member City** being represented. Each **Representative** has one vote as the member of the **Board**. **Representatives** are not entitled to compensation. However, the **Executive Committee** may authorize reimbursement for expense incurred by a **Representative** in connection with his/her duties for the **Authority**.

B. MEETINGS OF THE **BOARD**

The **Board** shall hold at least two meetings each year. The **Executive Committee** shall determine the date upon which and the hour and place at which each regular meeting is to be held.

The President may call for a special meeting of the **Board** in compliance with open meeting laws in the State of California or a majority of the **Representatives** may call for a special

meeting by filing a written request with the Secretary. The President must then set a date, time, and place for the meeting to be held within 30 days and must make provision for notice of the special meeting being given.

Each meeting of the **Board**, and each meeting of the **Executive Committee**, including, without limitation, regular, adjourned regular, and special meetings, shall be called, noticed, held, and conducted in accordance with the Ralph M. Brown Act (Section 54950 et. seq. of the Government Code).

The **Authority** shall have minutes of regular and special meetings kept. As soon as possible after each meeting, copies of the minutes shall be forwarded to each **Member City**.

A majority of the members of the **Board** is a quorum for the transaction of business. However, less than a quorum may adjourn from time to time. A vote of the majority of a quorum at a meeting is sufficient to take action, unless otherwise specified.

C. POWERS OF THE **BOARD OF DIRECTORS**

The **Board** shall provide policy direction for the **Executive Committee**, the officers, and the **Administrator**. The **Board** may delegate any and all of its authority to the **Executive Committee** except the following:

1. Amendments to the Bylaws, which requires at least a two-thirds (2/3rds) vote of the **Board**;
2. Creation of any new **Joint Protection Program**;
3. Termination of any **Joint Protection Program**;
4. Expulsion of a **Member City**;
5. Adoption of an operating budget for the **Authority**;
6. Amendments to the **Authority's** Conflict of Interest Code; and
7. Authorization for the issuance, modification, or defeasance of bonds.

ARTICLE IX
BYLAWS AND REGULATIONS

The **Board** shall adopt Bylaws and general regulations not inconsistent with State law and this **Agreement**.

ARTICLE X
EXECUTIVE COMMITTEE

The **Board** shall establish an **Executive Committee** and delegate functions not otherwise reserved to the entire **Board**. The **Executive Committee** shall be appointed, have the powers, and hold meetings as set forth in the Bylaws.

ARTICLE XI
OFFICERS

The officers of the **Authority** shall consist of an elected President, First Vice President, and Second Vice President, and an appointed **Administrator**, Secretary, and Treasurer. Other offices may be created by the Bylaws, **Master Plan Documents**, or the **Administrator**, subject to the approval of the **Board** or the **Executive Committee**, as applicable. All offices shall be filled and have the powers and responsibilities as prescribed in the Bylaws or **Master Plan Documents**.

The functions of auditor/controller of the **Authority** shall be performed by the **Authority's** officers or employees. The Treasurer and auditor/controller have the powers, duties, and responsibilities specified in Government Code Section 6505.6. The **Authority** shall purchase a bond which includes coverage for the duties performed by the Treasurer and the auditor/controller.

ARTICLE XII
JOINT PROTECTION PROGRAMS

A. The **Executive Committee** may at any time, and from time to time, offer to the **Board** for adoption such **Joint Protection Programs** as may be deemed desirable. All **Member Cities** shall participate in those mandatory **Joint Protection Programs** as set forth in the Bylaws. All other **Joint Protection Programs** shall be optional. The **Board** shall establish the amount of **Deposit Premium**, determine the amount of loss reserve contribution, provide for the handling of **claims**, and otherwise establish the policies and procedures necessary to provide a particular **Joint Protection Program** for **Member Cities**.

B. Each **Joint Protection Program** shall remain separate and distinct from every other **Joint Protection Program** and the liability and obligations of each program, and its participating **Member Cities** shall not be a liability or obligation of another program or participating Member City of another program. A **Member City's** participation in one program shall not obligate it or its funds on deposit with the **Authority**, to the debts, obligations, or liabilities of any other program. Separate accounting shall be maintained for each **Joint Protection Program**.

ARTICLE XIII
RESERVE FUNDS

The **Authority** may establish a fund for the purpose of paying the losses and establishing a reserve to cover the retained portion of losses that may be insured against by the **Authority** or the **Member Cities**. The funds shall be invested in compliance with the **Authority**'s Investment Policy and relevant state laws.

Refunds shall be made in accordance with the **Master Plan Document** for each program.

ARTICLE XIV
OPERATING FUND

The **Authority** shall establish an **Operating Fund**. The **Operating Fund** is for the purpose of paying **insurance premiums**, **broker's** fees, adjusting fees, consultant and legal fees, and such other items as are appropriate. Just demands for payment shall be made by warrants in compliance with the adopted budget. The warrants shall be paid as directed by the **Executive Committee**. The **Board** may establish such other funds as it considers appropriate which shall be maintained and invested in the same manner as the **Operating Fund**.

ARTICLE XV
BUDGET

The **Board** shall adopt a budget annually.

ARTICLE XVI
FUNDING AND PROCEDURES FOR CALCULATING
ANNUAL CONTRIBUTIONS

The provisions for funding and calculating annual contributions shall be as set forth in the Bylaws and the **Master Plan Documents** for each program.

ARTICLE XVII
RESPONSIBILITIES OF **AUTHORITY**

The **Authority** may perform or have performed the following functions in discharging its responsibilities under this **Agreement**:

1. Assist **Member Cities** in developing their risk management programs;
2. Participate in risk management advisory committees formed by **Member Cities**;
3. Provide loss prevention, safety, and security services;
4. Provide all program services as required by program **Master Plan Documents**;
5. Provide loss analysis control by use of statistical analysis, data processing, and record and file keeping services. The purpose of this information is to identify high exposure operations and to evaluate proper levels of self-retention and deductibles;
6. Conduct risk management audits to review the participation of each **Member City** in the program; and
7. Perform other functions as required by the **Board** for the purpose of accomplishing the goals of this **Agreement**.

ARTICLE XVIII
RESPONSIBILITIES OF **MEMBER CITIES**

The **Member Cities** have the following responsibilities:

1. Pay all financial obligations to the **Authority** within the time prescribed;
2. Appoint an individual to be responsible for coordinating the risk management activities of his/her **Member City** with the **Authority**;
3. Conduct its operations in a manner which enhances safety and loss control consistent with recommendations by **Authority** staff;
4. Carry out the duties and responsibilities as assigned or mandated by the **Board of Directors** and/or the **Executive Committee** which may include, but are not limited to, adherence to and/or adoption of policies and procedures, support of initiatives deemed necessary for the proper functioning of the **Authority,** and timely execution of tasks deemed necessary for the operation and governance of the **Authority**;
5. Report to the risk manager during the development stages the addition of new programs or the significant reduction or expansion of existing programs;
6. Permit and assist the **Authority** in conducting on-site safety and loss control inspections and/or safety or risk management audits as required by the **Board**;
7. Submit underwriting information requested by the **Authority** on a timely basis;
8. Provide accurate statistical data concerning the **Member City** to the **Authority** when requested;
9. Cooperate fully with the **Authority** in determining the cause of losses and in the settlement of losses;
10. Cooperate to the fullest extent with the **Authority**'s Litigation Manager on matters of **claims** and the conduct of defense of **claims**; and
11. Comply with risk management requirements established under the authority of this **Agreement**.

ARTICLE XIX
WITHDRAWAL

Any **Member City**, at their sole discretion, may voluntarily withdraw from membership in the **Authority** only at the end of any **fiscal year** by notifying the **Authority** in writing six (6) months prior to the end of any **fiscal year**, or at any other time which is agreed to by the **Board**, unless otherwise prohibited in the **Master Plan Document** of any program. A notice of withdrawal shall be final and irreversible upon its receipt by the **Authority** unless the **Board** authorizes it to be rescinded by the **Member City**.

ARTICLE XX
INVOLUNTARY TERMINATION

A **Member City** may be removed from this **Agreement** by a two-thirds (2/3rds) vote of the **Board** for non-compliance with any provision of the governing documents. Such involuntary termination shall proceed in accordance with the provisions set forth in the Bylaws.

ARTICLE XXI
CONTINUED LIABILITY

Upon any withdrawal or involuntary termination of a **Member City**, the said **Member City** shall continue to be responsible for any unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, and **claims** and for any debts and assessments in accordance with the provisions of this **Agreement**, the Bylaws, Resolutions, and the **Master Plan Documents** of **Joint Protection Programs** in which the **Member City** has participated.

ARTICLE XXII
REFUNDS UPON WITHDRAWAL OR INVOLUNTARY TERMINATION

In the event a **Member City** withdraws from the **Authority** or its membership is involuntarily terminated, said **Member City** shall thereafter be entitled to receive its unobligated share of monies held by the **Authority**, less any and all amounts owed the **Authority** whether contingent or not, by the said withdrawing or terminated **Member City**. The remainder of any funds held by the **Authority** for the withdrawing or terminating **Member City** subject to any retention amount as provided below, shall be the unobligated share and shall be refunded to the **Member City** and shall be accepted in full settlement and satisfaction against any **claims** the **Member City** may have against the **Authority**. The **Authority** shall require that sufficient funds are retained on deposit with the **Authority** to completely pay any and all unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, or **claims**, including any amounts for unreported **claims** and maturity of **claims** against said withdrawing or terminating **Member City**, and the amount to be retained on deposit shall be determined by the **Authority**. Any and all rights, entitlements, benefits, and obligations after withdrawal or termination shall be subject to ongoing obligations and responsibilities agreed to by a **Member City** by agreeing to participate in any pooled **Joint Protection Programs**.

ARTICLE XXIII
TERMINATION OF **AUTHORITY**

The **Authority** may be terminated at any time if two-thirds (2/3rds) of the respective city councils of the then-**Member Cities** adopt a resolution requesting termination of the **Authority**; provided, however, that this Joint Powers Agreement and the **Authority** shall continue to exist for the purpose of disposing of all **claims**, concluding any pending litigations, for the liquidation and distribution of assets, and for all other functions necessary to conclude the affairs of the **Authority**.

The **Board** shall take whatever action is necessary or appropriate to cause these ongoing responsibilities to be discharged and to effectively close out the affairs of the **Authority**. Upon completion of the liquidation and dissolution of the **Authority**, the **Authority** shall pay to each city which was a member of the **Authority** at the time of termination its pro rata share based on a city's contribution to the **Authority**, as determined by an independent Certified Public Accountant which has audited the financial records of the **Authority**, of the remaining assets of the **Authority** and shall pay to each **Member City** all monies held by the **Authority** in the reserve funds of that **Member City**.

ARTICLE XXIV
AUDIT

The **Authority** shall obtain an annual certified audit of its accounts and financial records which shall be made by a Certified Public Accountant and shall conform to generally accepted auditing standards.

ARTICLE XXV
ARBITRATION

Any controversy between the parties hereto arising out of this **Agreement** shall be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the California Arbitration Act, Sections 1280 through 1294.2 of the California Code of Civil Procedure.

ARTICLE XXVI
BINDING EFFECT OF BYLAWS, **MASTER PLAN DOCUMENTS**, AND MEMORANDA OF COVERAGE

Each party to this **Agreement** by the execution hereof agrees to be bound by and to comply with all of the terms and conditions of this **Agreement**, the Bylaws, the **Master Plan Documents**, Memoranda of Coverage, and any resolution adopted by the **Authority**, the **Board of Directors**, or the **Executive Committee** as they now exist or may hereafter be adopted or amended.

ARTICLE XXVII
ENFORCEMENT

The **Authority** is hereby granted authority to enforce this **Agreement**. In the event action is instituted by the **Authority** to enforce any term of this **Agreement**, the Bylaws, or the **Master Plan Document** of any program against any **Member City**, the prevailing party shall be entitled to reasonable attorney fees and costs incurred because of said action, in addition to other appropriate relief.

ARTICLE XXVIII
AMENDMENTS

This **Agreement** may be amended by written resolution approved and signed by two-thirds (2/3rds) of the respective city councils of the **Member Cities** that are parties to this **Agreement**. Upon signature of any amendment by two-thirds (2/3rds) of the **Member Cities**, any **Member City** failing or refusing to abide by such amendment may be involuntarily terminated as a party to this **Agreement** as provided herein.

ARTICLE XXIX
NOTICES

Notices under this **Agreement** shall be sufficient if delivered to the office of the Clerk or Secretary of the respective jurisdictions.

ARTICLE XXX
COUNTERPARTS

This **Agreement** may be executed in one or more counterparts and shall be as fully effective as though executed in one document.

Dated: _____ _____

MEMBER CITY

BY: _____

RESOLUTION APPROVING AMENDMENT TO JOINT POWERS AGREEMENT OF THE

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

WHEREAS, the CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY (CSJVRMA) is a California Joint Powers Authority created and operated pursuant to California Government Code 6500 et. seq. for the purpose of pooling funds to provide coverage for indemnification and defense and to purchase excess insurance for certain civil claims involving general liability, workers' compensation, and property damage;

WHEREAS, the City of ____ is authorized pursuant to California Government Code 990.8 to enter into a Joint Powers Agreement for the purposes described above;

WHERAS, the City of ____ is a member of the CSJVRMA;

WHEREAS, the Joint Powers Agreement which was created establishing the CSJVRMA allows for amendment of the agreement upon approval by the City Council of two thirds of the members of the CSJVRMA;

WHEREAS, the CSJVRMA desires to amend the Joint Powers Agreement as set forth in the Agreement dated July1, 1994, and as amended July 1, 2025, a copy of which is attached hereto and incorporated herein;

The City hereby resolves:

IT IS HEREBY RESOLVED that the City Council of _____ _____ approves the Central San Joaquin Valley Risk Management Authority Joint Powers Agreement, dated July 1, 1994, as amended and restated on July 1, 2025, and in the form as attached hereto, and it is FURTHER RESOLVED that the City Manager/Administrator is authorized and directed to execute such agreement.

The forgoing resolution was adopted this _____ day of _____, 20__ by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
MAYOR/CITY MANAGER

ATTEST:

_____
CITY CLERK

ATTACHMENT 4

CENTRAL SAN JOAQUIN VALLEY

RISK MANAGEMENT AUTHORITY

JOINT POWERS AGREEMENT

AS AMENDED JULY 1, 2025~~1994~~

CENTRAL SAN JOAQUIN VALLEY RISK MANAGEMENT AUTHORITY

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AMENDED JOINT EXERCISE OF POWERS AGREEMENT
FOR INSURANCE AND RISK MANAGEMENT PURPOSES

THIS AMENDED AGREEMENT, dated for convenience this 1st day of July, 20251994, made and entered into by, between, and among those **Member Cities** which become parties to this Agreement by action of their governing boards adopting a resolution agreeing to participate in the joint powers entity created by the terms and conditions of this Agreement;

RECITALS:

WHEREAS, California Government Code Section 6500, et. seq. provides that two or more public agencies may, by agreement, exercise any power common to the contracting parties; and

WHEREAS, California Government Code Sections 990 and 990.4 provide that a local entity may self-insure, purchase **insurance** through an authorized insurer, purchase **insurance** through a surplus line **broker**, or any combination thereof; and

WHEREAS, California Government Code Section 990.8 provides that two or more local public entities, by a joint powers agreement, may provide **insurance** for any authorized purpose by any one or more of the methods specified in Section 990.4; and

WHEREAS, Article XVI, Section 6, of the California Constitution provides that **insurance** pooling arrangements under joint exercise of powers agreements shall not be considered the giving or lending of credit as prohibited therein; and

WHEREAS, each of the cities which are parties to this Agreement desires to join together with other cities in order to collectively self-insure or pool their losses and to jointly purchase **insurance** and administrative services in connection with **Joint Protection Programs** for said cities; and

WHEREAS, the Tulare-Kings Municipal Risk Management Authority, a public entity, was created by an initial Agreement dated April 1, 1979, among various cities within the Counties of Tulare and Kings; and

WHEREAS, the name of the organization was changed to the Central San Joaquin Valley Risk Management Authority on July 1, 1981; and

WHEREAS, the initial Agreement was amended on January 1, 1985 and July 1, 1994 by a two-thirds vote of the **Member Cities'** city councils; and

WHEREAS, said **Member Cities** have determined that it is again appropriate and in the public interest to make certain technical corrections and additions to this Agreement which will provide clarification and will permit the governing body to meet a minimum of two times a year to conduct that business which only the governing body may act upon; and

WHEREAS, it is therefore necessary to amend said Joint Powers Agreement; and

WHEREAS, said Agreement provides that amendments to the Agreement may be made by a vote of two-thirds (2/3rds) of the **Member Cities** by resolution of the City Councils of said Cities:

NOW, THEREFORE, for and in consideration of the execution of this Agreement by two-thirds (2/3rds) of the **Member Cities**, each of the **Member Cities** which are parties hereto does hereby adopt this amended Agreement, dated July 1, 2025~~1994~~, which concurrently supersedes that certain Agreement creating the **Authority**, dated April 1, 1979, and all amendments thereto.

ARTICLE I
DEFINITIONS

The following words, when typed in bold print within the provisions of this Agreement, shall have the following definitions:

"Administrator" shall mean that person or group appointed by the Executive Committee and given responsibility for the management, administration, and operation of the **Authority**.

"Agreement" shall mean the Joint Powers Agreement creating the Central San Juoaquin Valley Risk Management Authority.

"Authority" shall mean the Central San Joaquin Valley Risk Management Authority, aka the RMA.

"Board of Directors" or **"Board"** shall mean the governing body of the **Authority**.

"Broker" shall mean the **insurance broker** hired by the **Executive Committee** to acquire **insurance** coverage.

"Claims" shall mean demands made against the **Authority** arising out of occurrences which are claimed to be within one of the **Authority's Joint Protection Programs** as developed by the **Board**.

"Deposit Premium" shall mean the annual dollar amount determined by the Board of Directors payable by each Member City for the purpose of self-insurance coverage, excess insurance premiums, and administrative costs, charged for the purpose of carrying out the powers of the Authority. those funds charged for the purpose of self-insured coverage.

"Executive Committee" shall mean the elected officers and the representatives appointed by each region to represent that region.

"Fiscal Year" shall mean the period July 1 to June 30 of each year.

"Insurance" shall mean any commercial insurance coverage.

"Insurance Premium" shall mean those funds charged for the payment of group purchased **insurance**.

"Joint Protection Programs" shall mean any program to provide risk sharing or **insurance** coverage under this Agreement and shall include a determination as to the amount of initial **Insurance Premiums** and/or **Deposit Premiums**, a precise allocation plan and formula, and a determination of the amount and type, if any, of excess **insurance** to be purchased.—. Included within the term **Joint Protection Program** is the identification of exposures to accidental loss, the reduction or limitation of losses to **Member City** properties and from injuries to persons or property caused by the operations of **Member Cities** and the funding

of those risks, together with any other functions appropriate or necessary to the functioning of the **Joint Protection Program**.

"Master Plan Document" shall mean the document, formally adopted by the Executive Committeeparticipating **Member Cities**, containing the provisions setting forth the operations, policies, and provisions of a self-insured or pooled coverage program, which shall include, but not be limited to, the following:

1. The scope of the program;
2. The procedures to be followed;
3. Who may participate;
4. Any limits or restrictions;
5. How **Deposit Premiums** are determined;
6. How refunds, if any, are determined;
7. Commitments required by participants; and
8. How the document may be amended.

"Member City" shall mean a city which is an incorporated municipality organized with a council, City Manager/Administrator form of government, which has been approved for participation in the **Authority** by the **Executive Committee** in accordance with applicable provisions of the Agreement and the Bylaws, and has signed the Agreement.

"Operating Fund" shall mean the fund established by the **Authority** for the purpose of paying just demands submitted to the **Authority**. ;

"Representative" shall mean the person, normally the City Manager/Administrator of the **Member City** , who has been designated in writing by the **Member City** to represent and act for and on behalf of the **Member City** regarding any matter before the **Authority's Board** or **Executive Committee**. The **Representative** must be either: (a) the City Manager/Administrator or (b) a person designated by the City Manager/Administrator who holds a management/organizational position with the **Member City** and whose responsibilities include all or part of the **Member City's** risk management functions (i.e., finance, human resources, claims/losses, insurance, and safety/risk control).

"Self-Insurance" shall mean the process whereby the **Authority** maintains sufficient reserves to pay all **claims** and associated expenses of a risk exposurearea without purchasing **insurance** to cover the risk or a portion of the risk.

ARTICLE II
PURPOSES

The purpose of this Agreement is to provide joint powers common to each **Member City** for **insurance** purposes; to pool self-insured claims and losses, to purchase or participate in excess pooling or excess insurance coverage, and to provide related administrative services including risk management, consulting, actuarial services, claims adjusting and legal defense services;and share risks; to implement risk management principles; and to provide for the future inclusion of additional incorporated municipalities desiring to become parties to the Agreement.

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ARTICLE III
CREATION OF JOINT POWERS AUTHORITY

~~A.~~ Pursuant to Section 6500, et. seq. of the California Government Code, the Authority is a public entity separate and apart from the parties to this Agreement. Pursuant to Government Code Section 6508.1, the debts, liabilities, and obligations of this joint powers authority shall not constitute debts, liabilities, or obligations of any party to this Agreement.

~~B.~~ It is the express understanding of all parties that the **Authority** created originally on or about April 1, 1979, is the same **Authority** continued under this Agreement, even though some powers and procedures may be changed by this Agreement.

~~C.~~ The **Authority**, its **Board**, officers, membership, and staff shall be governed by this Agreement, the Bylaws, **Master Plan Documents**, Memoranda of Coverage, and other documents duly adopted by the **Authority**.

ARTICLE IV
PARTIES TO AGREEMENT

~~A.~~ Each city which has applied to and been accepted as a member of the **Authority** is a party to the Joint Exercise of Powers Agreement~~.~~. Each party to the Agreement shall be bound by this Agreement when two-thirds (2/3rds) of the city councils of the **Member Cities** have adopted this amended Agreement~~.~~. A party to this Agreement certifies that it intends to and does contract with the **Authority** and with all other **Member Cities** which have signed this Agreement and, in addition, with each city which may hereafter be added as a party to and may sign this Agreement~~.~~. Each city which has or may hereafter sign this Agreement also certifies that the deletion of any city from the **Authority** by voluntary withdrawal, involuntary termination, or otherwise, shall not affect this Agreement nor each **Member City's** intent to contract as described above with the then remaining **Member Cities**.

~~B.~~ Each city which is a member of the **Authority** at the time this amended Agreement is adopted by two-thirds (2/3rds) of the **Member Cities**, certifies that it intends to and does hereby contract with the **Authority** and with all other current **Member Cities**, and in addition, with each city which may hereafter be added as a party to and may sign this Agreement.

ARTICLE V
MEMBERSHIP

A. ELIGIBILITY

To be a member of this **Authority**, a city must be an incorporated municipality which is characterized by having professional management as typified by a bona fide Council Manager/Administrator form of government and must be approved for participation in the **Authority** in the manner provided by the Bylaws.

B. NEW MEMBERS

Eligible incorporated municipalities may become a party to this Agreement pursuant to the Bylaws of the **Authority**.

ARTICLE VI
TERM OF AGREEMENT

This Agreement, as amended, shall become effective when approved by two thirds (2/3rds) of the respective City Councils of the **Member Cities**~~.~~. When effective, this Agreement, as may be amended from time to time, shall continue thereafter until terminated as herein provided~~.~~. This Agreement shall become effective as to any new **Member City** in accordance with the Bylaws and **Master Plan Documents** of the **Authority**.

ARTICLE VII
POWERS OF THE **AUTHORITY**

~~A. The **Authority** shall have all of the powers common to **Member Cities** and all additional powers set forth in Section 6500, et. seq. and Section 989, et. seq. of the Government Code and other applicable law. The **Authority** shall have all of the rights, immunities, privileges, and defenses afforded each **Member City** and peculiar to the particular **Member City** being sued or against which there has been a claim.~~

Pursuant to and to the extent required by Government Code section 6509, the Authority shall be restricted in the exercise of its powers in the same manner as the City of Ripon is restricted in the exercise of its powers. In the event the City of Ripon shall cease to be a Member of the Authority, then the Authority shall be restricted in the exercise of its powers in the same manner as the City of Madera.

The **Authority** is hereby authorized to do all acts necessary or appropriate for the exercise of said powers, including, but not limited to any or all of the following:

1. ~~to m~~Make and enter into contracts;
2. ~~to i~~Incur debts, liabilities, and obligations, but no debt, liability, or obligation of the **Authority** is a debt, liability, or obligation of a **Member City** ~~which is a part of this Agreement~~except as otherwise provided;

3. ~~to a~~Assess **Member Cities** as deemed appropriate ~~for good cause as determined~~ by the **Executive Committee**;
4. ~~to a~~Acquire, hold, or dispose of real and personal property;
5. ~~to r~~Receive contributions and donations of property, funds, services, and other forms of assistance from any source~~s~~;
6. ~~to s~~Sue and be sued in its own name;
7. ~~to e~~Employ agents and employees;
8. ~~to a~~Acquire, construct, manage, and maintain buildings;
9. ~~to l~~Lease real or personal property, including property~~that~~ of a **Member City**; and
10. to exercise all powers necessary and proper to carry out the terms and provisions of this Agreement or otherwise authorized by law.

~~B. Whenever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.~~ This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

ARTICLE VIII
BOARD OF DIRECTORS

A. STRUCTURE

The **Authority** shall be governed by a **Board** composed of one ~~-~~**Representative** from each **Member City**, each serving in an individual capacity as a member of the **Board**~~.~~. Each **Member City** shall appoint one **Representative**~~.~~. Appointments shall be limited to the City Manager/Administrator of each **Member City** or his/her authorized delegate~~.~~. Each **Member City** shall also appoint one alternate **Representative**~~.~~. The alternate **Representative** may attend and may participate in any meeting of the **Board**~~.~~. When the regular **Representative** for whom he/she is an alternate is absent from the meeting, the alternate **Representative** may vote~~.~~. Each **Representative** serves at the pleasure of the **Member City** being represented~~.~~. Each **Representative** has one vote as the member of the **Board**~~.~~. **Representatives** are not entitled to compensation~~.~~. However, the **Executive Committee** may authorize reimbursement for expense incurred by a **Representative** in connection with his/her duties for the **Authority**.

B. MEETINGS OF THE **BOARD**

The **Board** shall hold at least two meetings each year~~.~~. The ~~-~~**Executive Committee** shall determine~~fix by resolution~~ the date upon which and the hour and place at which each regular meeting is to be held.

Commented [JW1]: Meetings will continue to be adopted by the EC, but in a less formal manner than by resolution.

The President may call for a special meeting of the **Board** in compliance with open meeting laws in the State of California or a majority of the **Representatives** may call for a special meeting by filing a written request with the Secretary~~.~~. The President must then set a date, time, and place for the meeting to be held within 30 days and must make provision for

notice of the special meeting being given.

Each meeting of the **Board**, and each meeting of the **Executive Committee**, including, without limitation, regular, adjourned regular, and special meetings, shall be called, noticed, held, and conducted in accordance with the Ralph M. Brown Act (Section 54950 et. seq. of the Government Code).

The **Authority** shall have minutes of regular and special meetings kept~~.~~. As soon as possible after each meeting, copies of the minutes shall be forwarded to each ~~-~~**Member City**.

A majority of the members of the **Board** is a quorum for the transaction of business~~.~~. However, less than a quorum may adjourn from time to time~~.~~. A vote of the majority of a quorum at a meeting is sufficient to take action, unless otherwise specified.

C. POWERS OF THE **BOARD OF DIRECTORS**

The **Board** shall provide policy direction for the **Executive Committee**, the officers, and the **Administrator**~~.~~. The **Board** may delegate any and all of its authority to the **Executive Committee** except the following:

1. Amendments to~~To change~~ the Bylaws, which requires at least a two-thirds (2/3rds) vote of the **Board**;
2. ~~To~~ creation of~~e~~ any new **Joint Protection Program**;
3. ~~To~~ termination of a~~e~~ any **Joint Protection Program**;
4. ~~To~~ expulsion of~~el~~ a **Member City**;
5. ~~To~~ adoption of an operating budget for the **Authority**;
6. ~~To change or revise~~Amendments to the **Authority's** Conflict of Interest Code; and
7. ~~To~~ Aauthorization for ~~e~~ the issuance, modification, or defeasance of bonds.

ARTICLE IX
BYLAWS AND REGULATIONS

The **Board** shall adopt Bylaws and general regulations not inconsistent with State law and this Agreement.

ARTICLE X
EXECUTIVE COMMITTEE

The **Board** shall establish an **Executive Committee** and delegate functions not otherwise reserved to the entire **Board**~~.~~. The **Executive Committee** shall be appointed, have the powers, and hold meetings as set forth in the Bylaws.

ARTICLE XI
OFFICERS

The officers of the **Authority** shall consist of an elected President, First Vice President, and Second Vice President, and an appointed **Administrator**, Secretary, and Treasurer~~.~~ . Other offices may be created by the Bylaws, **Master Plan Documents**, or the **Administrator**, subject to the approval of the **Board** or the **Executive Committee**, as applicable~~.~~ . All offices shall be filled and have the powers and responsibilities as prescribed in the Bylaws or **Master Plan Documents**.

The ~~president shall appoint someone other than the treasurer to perform the~~ functions of auditor/controller of the **Authority** shall be performed by the **Authority's** ~~contracted administration firm~~officers or employees ~~or in-house staff, or the president may assume these functions as a collateral duty of the presidency. The auditor/controller must be a member of the Board~~.~~ ~~ The T~~t~~reasurer and auditor/controller have the powers, duties, and responsibilities specified in Government Code Section 6505.6~~. The **Board** shall require the treasurer and auditor/controller to file with the **Authority** an official bond in the amount to be fixed by the **Board**. The **Authority** shall pay the cost of bond premiums required by this section.~~ The **Authority** shall purchase a bond which includes coverage for the duties performed by the Treasurer and the auditor/controller.

Commented [JR2]: Staff conformed this section to reflect current practices/align with 6505.6.

ARTICLE XII
JOINT PROTECTION PROGRAMS

~~A.~~ The **Executive Committee** may at any time, and from time to time, offer to the **Board** for adoption such **Joint Protection Programs** as may be deemed desirable~~.~~ . All **Member Cities** shall participate in those mandatory **Joint Protection Programs** as set forth in the Bylaws~~.~~ . All other **Joint Protection Programs** shall be optional~~.~~ . The **Board** shall establish the amount of **Deposit Premium**, determine the amount of loss reserve contribution, provide for the handling of **claims**, and otherwise establish the policies and procedures necessary to provide a particular **Joint Protection Program** for **Member Cities**.

~~B.~~ Each **Joint Protection Program** shall remain separate and distinct from every other **Joint Protection Program** and the liability and obligations of each program, and its participating **Member Cities** shall not be a liability or obligation of another program or participating **Member City** of another program~~.~~ . A **Member City's** participation in one program shall not obligate it or its funds on deposit with the **Authority**, to the debts, obligations, or liabilities of any other program~~.~~ . Separate accounting shall be maintained for each **Joint Protection Program**.

ARTICLE XIII
RESERVE FUNDS

The **Authority** may establish a fund for the purpose of paying the losses and establishing a reserve

to cover the retained portion of losses that may be insured against by the **Authority** or the **Member Cities**.~~.~~ The funds ~~treasurer~~ shall be invested ~~and reinvest the funds~~ in compliance with the **Authority**'s Investment Policy and relevant ~~S~~state laws~~, and in the same manner as if they were **Member City** funds.~~

Refunds shall be made in accordance with the **Master Plan Document** for each program.

Commented [JR3]: This change is to allow for the potential formation of a captive entity, and investment under other state laws.

Commented [JR4]: The MPD will be amended to provide for flexibility in the payment of refunds. Recall board action to ratify decisions of executive committee in withholding refund amounts.

ARTICLE XIV
OPERATING FUND

The **Authority** shall establish an **Operating Fund**. The **Operating Fund** is for the purpose of paying **insurance premiums**, **broker's** fees, adjusting fees, consultant and legal fees, and such other items as are appropriate~~.~~. Just demands for payment shall be made by warrants in compliance with the adopted budget~~.~~. The warrants shall be paid as directed by the **Executive Committee**~~.~~. The **Board** may establish such other funds as it considers appropriate which shall be maintained and invested in the same manner as the **Operating Fund**.

ARTICLE XV
BUDGET

The **Board** shall adopt a budget annually.

ARTICLE XVI
FUNDING AND PROCEDURES FOR CALCULATING
ANNUAL CONTRIBUTIONS

The provisions for funding and calculating annual contributions shall be as set forth in the Bylaws and the **Master Plan Documents** for each program.

ARTICLE XVII
RESPONSIBILITIES OF **AUTHORITY**

The **Authority** may perform or have performed the following functions in discharging its responsibilities under this Agreement:

1. assist **Member Cities** in developing their risk management programs ;
2. participate in risk management advisory committees formed by **Member Cities**;
3. provide loss prevention, safety, and security services;
4. provide all program- services as required by program **Master Plan Documents** ;
5. provide loss analysis control by use of statistical analysis, data processing, and

record and file keeping services~~.~~. The purpose of this information is to identify high exposure operations and to evaluate proper levels of self-retention and deductibles;

6. conduct risk management audits to review the participation of each **Member City** in the program; and
7. perform other functions as required by the **Board** for the purpose of accomplishing the goals of this Agreement.

ARTICLE XVIII
RESPONSIBILITIES OF **MEMBER CITIES**

The **Member Cities** have the following responsibilities:

1. pay all financial obligations to the **Authority** within the time prescribed;
2. appoint an individual to be responsible for coordinating the risk management activities of his/her **Member City** with the **Authority**;
3. conduct its operations in a manner which enhances safety and loss control consistent with recommendations by **Authority** staff;
4. ~~adopt a risk management program ;~~carry out the duties and responsibilities as assigned or mandated by the Board of Directors and/or the Executive Committee which may include, but are not limited to, adherence to and/or adoption of policies and procedures, support of initiatives deemed necessary for the proper functioning of the **Authority,** and timely execution of tasks deemed necessary for the operation and governance of the **Authority**;
5. ~~establish a risk management advisory committee to work with the risk manager of the **Authority**;~~
6. ~~maintain an active safety committee;~~
7. report to the risk manager during the development stages the addition of new programs or the significant reduction or expansion of existing programs;
8. permit and assist the **Authority** in conducting on-site safety and loss control inspections and/or safety or risk management audits as required by the **Board**;
9. ~~submit DE3 DPs to the **Authority** concurrent with the submission dates established by the State of California;~~
10. submit underwriting information requested by the **Authority** on a timely basis;
11. provide accurate statistical data concerning the **Member City** to the **Authority** when requested;
12. cooperate fully with the **Authority** in determining the cause of losses and in the settlement of losses;
13. cooperate to the fullest extent with the **Authority**'s Litigation Manager on matters of **claims** and the conduct of defense of **claims**; and
14. comply with risk management requirements established under the authority of this Agreement.

Commented [JW5]: This will be included in the program master plan document

ARTICLE XIX

WITHDRAWAL

Any **Member City**, at their sole discretion, may voluntarily withdraw from membership in the **Authority** only at the end of any **fiscal year** by notifying the **Authority** in writing six (6) months prior to the end of any **fiscal year**, or at any other time which is agreed to by the **Board**, unless otherwise prohibited in the **Master Plan Document** of any program~~.~~ . A notice of withdrawal shall be final and irreversible upon its receipt by the **Authority** unless the **Board** authorizes it to be rescinded by the **Member City**.

ARTICLE XX
INVOLUNTARY TERMINATION

A **Member City** may be removed from this Agreement by a two-thirds (2/3rds) vote of the **Board** for non-compliance with~~-~~ any provision of the governing documents~~.~~ . Such involuntary termination shall proceed in accordance with the provisions set forth in the Bylaws.

ARTICLE XXI
CONTINUED LIABILITY

Upon any withdrawal or involuntary termination of a **Member City**, the said **Member City** shall continue to be responsible for any unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, and **claims** and for any debts and assessments in accordance with the provisions of this Agreement, the Bylaws, Resolutions, and the **Master Plan Documents** of **Joint Protection Programs** in which the **Member City** has participated.

ARTICLE XXII
REFUNDS UPON WITHDRAWAL OR INVOLUNTARY TERMINATION

~~A.~~ In the event a **Member City** withdraws from the **Authority** or its membership is involuntarily terminated, said **Member City** shall thereafter be entitled to receive its unobligated share of monies held by the **Authority**, less any and all amounts owed the **Authority** whether contingent or not, by the said withdrawing or terminated **Member City**~~.~~ . The remainder of any funds held by the **Authority** for the withdrawing or terminating **Member City** subject to any retention amount as provided below, shall be the unobligated share and shall be refunded to the **Member City** and shall be accepted in full settlement and satisfaction against any **claims** the **Member City** may have against the **Authority**~~.~~ . The **Authority** shall require that sufficient funds are retained on deposit with the **Authority** to completely pay any and all unpaid **insurance premiums**, **deposit premiums**, surcharges, administration costs, or **claims**, including any amounts for unreported **claims** and maturity of **claims** against said withdrawing or terminating **Member City**, and the amount to be retained on deposit shall be determined by the **Authority**~~.~~ . Any and all rights, entitlements, benefits, and obligations after withdrawal or termination shall be subject to ongoing obligations and responsibilities agreed to by a **Member City** by agreeing to

participate in any pooled **Joint Protection Programs**.

ARTICLE XXIII
TERMINATION OF **AUTHORITY**

The **Authority** may be terminated at any time if two-thirds (2/3rds) of the respective city councils of the then-**Member Cities** adopt a resolution requesting termination of the **Authority**; provided, however, that this Joint Powers Agreement and the **Authority** shall continue to exist for the purpose of disposing of all **claims**, concluding any pending litigations, for the liquidation and distribution of assets, and for all other functions necessary to conclude the affairs of the **Authority**~~.~~ ~~-~~. The **Board** shall take whatever action is necessary or appropriate to cause these ongoing responsibilities to be discharged and to effectively close out the affairs of the **Authority**~~.~~ ~~—~~. Upon completion of the liquidation and dissolution of the **Authority**, the **Authority** shall pay to each city which was a member of the **Authority** at the time of termination its pro rata share based on a city's contribution to the **Authority**, as determined by an independent Certified Public Accountant which has audited the financial records of the **Authority**, of the remaining assets of the **Authority** and shall pay to each **Member City** all monies held by the **Authority** in the reserve funds of that **Member City**.

ARTICLE XXIV
AUDIT

~~A.~~ The **Authority** shall obtain an annual certified audit of its accounts and financial records which shall be made by a Certified Public Accountant and shall conform to generally accepted auditing standards.

ARTICLE XXV
ARBITRATION

Any controversy between the parties hereto arising out of this Agreement shall be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the California Arbitration Act, Sections 1280 through 1294.2 of the California Code of Civil Procedure.

ARTICLE XXVI
BINDING EFFECT OF BYLAWS, **MASTER PLAN DOCUMENTS**,
AND MEMORANDA OF COVERAGE

Each party to this Agreement by the execution hereof agrees to be bound by and to comply with all of the terms and conditions of this Agreement, the Bylaws, the **Master Plan Documents**, Memoranda of Coverage, and any resolution adopted by the **Authority**, the **Board of Directors**, or the **Executive Committee** as they now exist or may hereafter be adopted or amended.

ARTICLE XXVII
ENFORCEMENT

The **Authority** is hereby granted authority to enforce this Agreement~~.~~. In the event action is instituted by the **Authority** to enforce any term of this Agreement, the Bylaws, or the **Master Plan Document** of any program against any **Member City**, the prevailing party shall be entitled to reasonable attorney fees and costs incurred because of said action, in addition to other appropriate relief.

ARTICLE XXVIII
AMENDMENTS

This Agreement may be amended by written resolution approved and signed by two-thirds (2/3rds) of the respective city councils of the **Member Cities** that are parties to this Agreement~~.~~. Upon signature of any amendment by two-thirds (2/3rds) of the **Member Cities**, any **Member City** failing or refusing to abide by such amendment may be involuntarily terminated as a party to this Agreement as provided herein.

ARTICLE XXIX
NOTICES

Notices under this Agreement shall be sufficient if delivered to the office of the Clerk or Secretary of the respective jurisdictions.

ARTICLE XXX
COUNTERPARTS

This Agreement may be executed in one or more counterparts and shall be as fully effective as though executed in one document.

Dated: _____ _____

MEMBER CITY

BY: _____

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.5

SECTION 9: CONSENT CALENDAR

Meeting Date:	**August 26, 2025**
Subject:	**Resolution Accepting the Public Improvements from LGI Homes – California LLC for the Diamond Bar East Subdivision**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Capital Projects/Regulatory Compliance Manager**

RECOMMENDATION:

Council to adopt Resolution accepting the public improvements required by the Planning Commission and City Council constructed by LGI Homes – California LLC for Diamond Bar East Subdivision

SUMMARY:

LGI Homes – California LLC has completed the construction of public improvements for the Diamond Bar East Subdivision as required by the Planning Commission and City Council of the City of Riverbank.

The public improvements completed by LGI Homes - California LLC for the Diamond Bar East 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. LGI Homes – California LLC has provided a one (1) year maintenance bond for the public improvements as required by City Ordinance. The only outstanding item that still needs to be address is the final slurry seal on the roads, which LGI Homes – California LLC has provided the City with a Performance Bond. The slurry seal will be completed once all the homes have been built.

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.

ATTACHMENTS:

1. Resolution 2025-

CITY OF RIVERBANK

RESOLUTION 2025 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, ACCEPTING THE PUBLIC IMPROVEMENTS CONSTRUCTED BY LGI HOMES – CALIFORNIA LLC FOR THE DIAMOND BAR EAST SUBDIVISION

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

WHEREAS, LGI Homes – California LLC is the property owner and applicant for the Diamond Bar East Final Map 03-2022; and

WHEREAS, The Council adopted Resolution 2023-027 on March 28, 2023, authorizing the City Engineer to record the final map for LGI Homes – California LLC for Diamond Bar East Subdivision, upon determination that all conditions, fees and bonding required with the map have been provided; and

WHEREAS, LGI Homes – California LLC for the Diamond Bar East 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**;** and

WHEREAS, LGI Homes – California LLC for the Diamond Bar East Subdivision has provided a one (1) year maintenance bond for the public improvements as required by City Ordinance, and

WHEREAS, LGI Homes – California LLC for the Diamond Bar East Subdivision has provided the City with a Performance Bond for the slurry seal that will be completed once all the homes have been built.

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 accepts the public improvements constructed by LGI Homes – California LLC for the Diamond Bar East 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 26th day of August 2025; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARING

Meeting Date:	**August 26, 2025**
Subject/ Title:	**Public Hearing to Adopt Resolution of the City Council of the City of Riverbank Annexing of Territory to a Community Facilities District, Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3; and** **Resolution of the City Council of the City of Riverbank Declaring Results of a Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien, City of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Kathleen Cleek, Capital Projects/Regulatory Compliance Manager**

RECOMMENDATION:

It is recommended that the City Council hold a public hearing and adopt resolutions annexing territory to the City of Riverbank Community Facilities District 2016-1 (Public Services) and to authorize the levy of a special tax therein to finance certain City services.

STRATEGIC GOAL:

The conditions of approval for the specific territory development require it to annex into Community Facilities District No. 2016-1 (Public Services) ("CFD 2016-1") to provide financing for police services, street maintenance, parks, storm drainage, and landscaping. The adoption of these resolutions will fulfill that requirement and complete the annexation.

SUMMARY:

By Resolution No. 2016-028, the City Council established CFD 2016-1, a Mello-Roos Community Facilities District with the intention that future development within the City of Riverbank (the "City") would annex into this district. The special taxes collected from the property owners within the district are to be used for the funding of police services, landscape maintenance, park maintenance, drainage maintenance, and street maintenance.

The parcels proposed for annexation are generally located east of Central Avenue, west of Snedigar Road, and north of Patterson Road. The boundary of the annexation includes the area within assessor's parcel numbers 062-020-037-000, 062-020-038-000, and 062-020-040-000 as depicted on Exhibit A. Development of these properties change the characteristics of undeveloped land. Once developed, this project will have intensified the use of the property, creating a need for more services under this CFD.

As part of the annexation process, the City contracts with Willdan Financial Services for the preparation of the necessary resolutions and balloting procedures for the annexation.

Resolution No. 2025-080 was adopted on July 22, 2025, and set the public hearing for August 26, 2025. The adoption of the attached resolutions annexes the territory into CFD 2016-1, submits the levy of the special tax to the qualified electors, and declares the results of the special election. This is the final step in the annexation process; and since the conditions of approval for the development require it to annex into CFD 2016-1, a majority protest of the annexation is not anticipated.

Once the annexation is complete, the property owners of the parcels will be required to pay annual special taxes for CFD 2016-1, beginning in Fiscal Year 2026/27 as itemized on their property tax bill in accordance with the rate set forth in the Rate and Method of Apportionment of Special Tax.

The CFD 2016-1 Rate and Method of Apportionment was established as part of the formation of the district and fixed Fiscal Year 2016-2017 as the base year for the annual special tax rate as shown in Exhibit B. Since the formation, assessments have increased based on a cost inflator allowed in the original formation documents. The current special tax rate for the district is as shown in Exhibit C.

FISCAL IMPACT:

The full fiscal impact will not be seen by the City until the subject properties are developed with Building Permits issued on the respective parcels affected.

ATTACHMENTS:

1) City of Riverbank Community Facilities District No. 2016-1 (Public Services) Boundary Map – Annexation No. 3

2) Resolution 2025- _____, “Resolution Of The City Council Of The City Of Riverbank Annexing Of Territory To A Community Facilities District, Authorizing The Levy Of A Special Tax, And Submitting Levy Of Tax To Qualified Electors, City Of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.”
    a. Exhibit A: Ballot Results
    b. Exhibit B: Public Services Rate and Method of Apportionment
    c. Exhibit C: Maximum Special Tax CFD No.2016-1 FY 2025-26

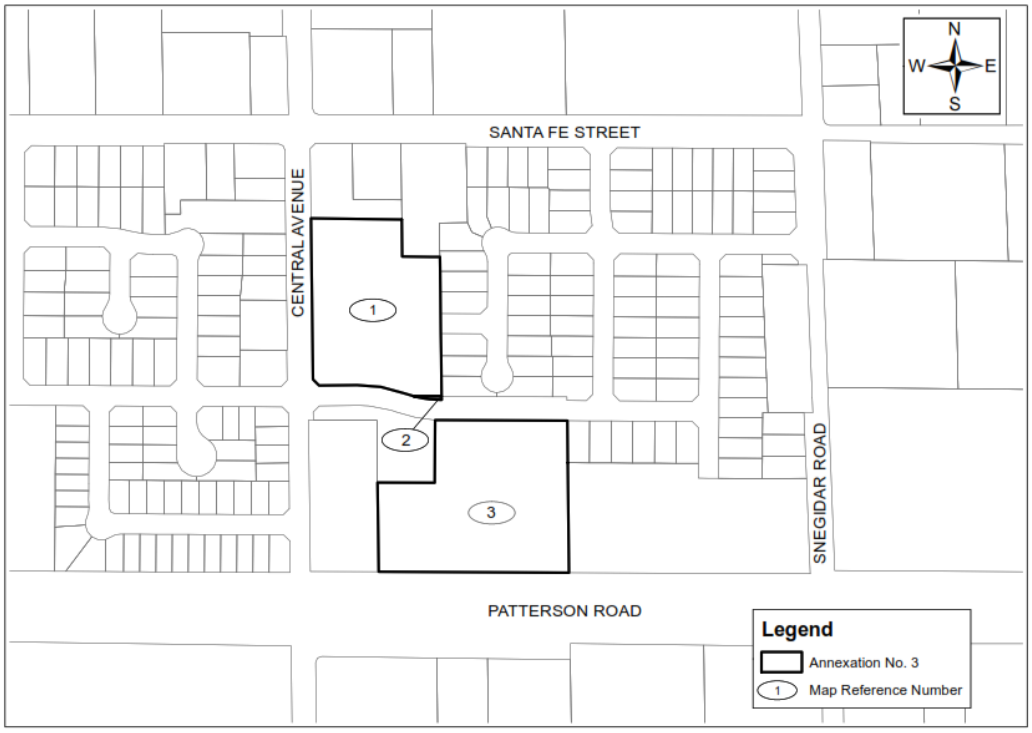
3) Resolution 2025- _____ “Resolution Of The City Council Of The City Of Riverbank Declaring Results Of A Special Annexation Election, Determining Validity Of Prior Proceedings, And Directing Recording Of Amended Notice Of Special Tax Lien, City Of Riverbank Community Facilities District No. 2016-1 (Public Services) Annexation No. 3.”

City of Riverbank Community Facilities District No. 2016-1
(Public Services)
Boundary Map-Annexation No. 3

SHEET 1 OF 1

PROPOSED ANNEXATION NO. 3 TO COMMUNITY FACILITIES DISTRICT NO. 2016-1 (PUBLIC SERVICES)
CITY OF RIVERBANK

COUNTY OF STANISLAUS
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 3 TO COMMUNITY FACILITIES DISTRICT NO. 2016-1 (PUBLIC SERVICES) OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF_____, 20____, BY ITS RESOLUTION NO. 20__-__.

_____
CITY CLERK
CITY OF RIVERBANK

REFERENCE IS MADE TO THE BOUNDARY MAP OF THE DISTRICT RECORDED AT BOOK 5, PAGE 45, DOCUMENT NO. 2016-0029064-00 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

FILED THIS _____ DAY OF _____, 20__, AT THE HOUR OF _____, O'CLOCK ___M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF STANISLAUS, STATE OF CALIFORNIA.

_____
DONNA LINDER
COUNTY CLERK-RECORDER

MAP REFERENCE NUMBER	ASSESSORS PARCEL NUMBER
1	062-020-037-000
2	062-020-038-000
3	062-020-040-000

WILLDAN

CITY OF RIVERBANK

RESOLUTION 2025 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK ANNEXING OF TERRITORY TO A COMMUNITY FACILITIES DISTRICT, AUTHORIZING THE LEVY OF A SPECIAL TAX, AND SUBMITTING LEVY OF TAX TO QUALIFIED ELECTORS, CITY OF RIVERBANK COMMUNITY FACILITIES DISTRICT NO. 2016-1 (PUBLIC SERVICES) ANNEXATION NO. 3

WHEREAS, the CITY COUNCIL of the CITY OF RIVERBANK, CALIFORNIA (the "City Council") adopted Resolution No. 2025-080 (Resolution of Intention) stating its intention to annex the territory to the City's Community Facilities District No. 2016-1 (Public Services) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory to be annexed to the CFD and stating the facilities to be provided and the rate and method of apportionment of the special tax to be levied within the CFD to pay for the services of the CFD, is on file with the City Clerk and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Resolution of Intention set August 26, 2025, as the date of the public hearing; and

WHEREAS, on the 26th of August 2025, the City Council held a public hearing as required by the Act and the Resolution of Intention relative to the proposed annexation of territory to the CFD; and

WHEREAS, at said hearing, interested persons desiring to be heard on all matters pertaining to the annexation of territory to the CFD and the levy of said special taxes within the area proposed to be annexed were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for said hearing, written protests had not been filed against the proposed annexation of territory to the CFD by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing CFD, or (ii) 50% or more of the registered voters, or six registered, whichever is more, residing in the territory proposed to be annexed to the CFD, or (iii) owners of one-half or more of the area of land in the existing CFD, or (iv) owners of one-half or more of the area of land in the territory proposed to be annexed to the CFD; and

WHEREAS, Annexation No. 3 Boundary Map to the CFD has been filed with the County Recorder of the County of Stanislaus, which map shows the territory to be annexed in these proceedings, and a copy thereof is on file with the City Clerk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIVERBANK, HEREBY RESOLVES:

Section 1. All prior proceedings taken by the City Council, with respect to the CFD and the proposed annexation of territory thereto, have been duly considered and are hereby determined to be valid and in conformity with the Act, and the CFD has been validly established pursuant to the Act. It has been determined that this project will intensify the use of the property creating a need for more services under this CFD.

Section 2. The description and map of the boundaries of the territory to be annexed to the CFD, as described in said Annexation No. 3 to the CFD on file with the City Clerk are hereby finally approved, are incorporated herein by reference, and shall be included within the boundaries of the CFD, and said territory is hereby ordered annexed to the CFD, subject to voter approval of the levy of the special taxes therein as hereinafter provided.

Section 3. The provisions of the Resolution of Intention has heretofore been adopted by the City Council and are by this reference incorporated herein, as if fully set forth herein.

Section 4. Pursuant to the provisions of the Act, the proposition of the levy of the special tax within the territory to be annexed to the CFD shall be submitted to the voters of the area to be annexed to the CFD at an election called therefore as hereinafter provided.

Section 5. It is reasonably expected that fewer than 12 persons have been registered to vote within the territory proposed to be annexed to the CFD for each of the 90 days preceding the close of the public hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. The County Certification of Registered Voters is forthcoming. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the territory proposed to be annexed to the CFD and that the vote shall be by said landowners, each having one vote for each acre or each portion thereof such landowner owns in the territory proposed to be annexed to the CFD.

Section 6. Pursuant to Section 53326 of the Act, the election shall be conducted by mail ballot, in accordance with the applicable provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they have not been waived by the unanimous consent of all landowners of the territory to be annexed to the CFD.

Section 7. The City Council calls a special election to consider the measure described in the ballot referred to in paragraph 8 below, which election will be held on August 26, 2025, (“Election Day”) in the office of the City Clerk, at City Hall, 6707 3rd Street Suite A, Riverbank, California.

Section 8. The City Clerk will be the election official to conduct the election and caused to be provided to each landowner in the territory to be annexed to the CFD, a ballot in the form of Exhibit A hereto, which is hereby approved.

Section 9. The City Clerk has accepted the ballots of the qualified electors received prior to 6:00 p.m. on Election Day, whether received by mail or by personal delivery.

Section 10. The City Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, that the voters have waived such requirement and the date for the election hereinabove specified is established accordingly.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August, 2025; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of ___-___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez,CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

Attachment: Exhibit A- Ballot Results

EXHIBIT A

City of Riverbank Community Facilities District No. 2016-1
(Public Services)

This ballot is for a special landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Riverbank no later than 6:00 p.m. on August 26, 2025, by mail or in person. The City Clerk's office is located at 6707 3rd Street, Riverbank, California 95367.

This ballot represents ____ votes.

To vote, mark in the voting square after the word "YES" or after the word "NO". For a list of acceptable marks, please refer to the back of this ballot.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Riverbank to obtain a replacement ballot.

MEASURE: Shall the City of Riverbank, by and for its Community Facilities District No. 2016-1 (Public Services) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in the rate and method of apportionment ("RMA") attached hereto as Exhibit A and incorporated herein and as also set forth in the Resolution of Intention of the City of Riverbank adopted by its Council on July 22, 2025?	Yes	☐
	No	☐

By executing in the space provided below, you also confirm your waiver of the time limit pertaining to the conduct of the election and any requirement for notice of election and analysis and arguments with respect to the ballot measure, as such waivers are described and permitted by Section 53326 (a) and 53327 (b) of the California Government Code.

Property Owner Name:

Property Owner/Authorized Representative Signature: _____

Property Owner/Authorized Representative Printed Name: _____

EXHIBIT B

City of Riverbank
Community Facilities District No. 2016-1
(Public Services)
Rate and Method of Apportionment

A Special Tax of City of Riverbank Community Facilities District No. 2016-1 (Public Services) ("CFD") shall be levied on all Assessor's Parcels within the CFD and collected each Fiscal Year commencing in Fiscal Year 2016-17 in an amount determined by the Special Tax Administrator through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. *DEFINITIONS*

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California, as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs incurred by the City as administrator of the CFD, provided that such costs are directly related to administration of the CFD: costs to determine, levy and collect the Special Taxes, including an allocable share of the salaries and benefits of City employees, the fees of consultants, and legal counsel; the costs of collecting installments of the Special Taxes upon the general tax rolls, including any charges levied by County departments; and the preparation of required reports and any other costs required to administer the CFD in accordance with the Act, as determined by the City.

"Annual Escalation Factor" means the greater of (i) two percent (2%) or (ii) the annual percentage increase in the Consumer Price Index for All Urban Consumers for the San Francisco-Oakland-San Jose area as determined by the Bureau of Labor Statistics for the twelve months ending the previous December.

"Assessor's Parcel" means a parcel of land shown on an Assessor's Parcel Map with a parcel number assigned by the Assessor of the County that corresponds to a number shown on the County Assessor's roll.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

“Attached Residential” means an Assessor’s Parcel within the CFD for which a Building Permit has been issued for purposes of constructing a residential structure or structures sharing common walls consisting of two or more Dwelling Units, including, but not limited to duplexes, triplexes, and apartment units, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Base Year” means Fiscal Year ending June 30, 2017.

"Building Floor Area" means the sum of the gross horizontal areas of several floors of the building, excluding areas used for accessory garage purposes, and such basement and cellar areas as are devoted exclusively to uses accessory to the operations of the building. All horizontal dimensions shall be taken from the exterior faces of walls including walls or other enclosures or enclosed porches, as obtained from the applicable Building Permit.

“Building Permit” means a permit issued for new construction of a residential or non-residential structure. For purposes of this definition, “Building Permit” shall not include permits issued solely for grading, utility improvements, or other such improvements that are constructed and installed and are not intended for human occupancy.

“CFD” means City of Riverbank Community Facilities District No. 2016-1 (Public Services).

“City” means the City of Riverbank.

“City Clerk” means the City Clerk for the City or his or her designee.

“City Engineer” means the City Engineer for the City or his or her designee.

“Commercial Property” means an Assessor's Parcel of Developed Property for which a building permit(s) has been issued for purposes of constructing non-residential property for any non-residential use located in a commercial zoning district and all other property considered commercial, including hotels, motels, and private schools, as coded by the County’s assessor or as determined by the City, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Council” means the City Council of the City, acting as the legislative body of the CFD.

“County” means the County of Stanislaus, California.

“Detached Residential” means an Assessors’ Parcel within the CFD for which a Building Permit has been issued for purposes of constructing a residential structure

consisting of one single-family detached Dwelling Unit, including Mobile Homes, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Developed Property" means an Assessor's Parcel within the CFD for which a Building Permit was issued on or prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied, based on the number of Dwelling Units or the amount of Office, Commercial, or Industrial/Agricultural Building Floor Area in each Building Permit for that Assessor's Parcel.

"Drainage Maintenance" means the labor, material, testing, reporting, remediation, permitting, general administration, personnel, equipment and utilities necessary to maintain drainage improvements for the CFD, including drain inlets, filters, detention basin, storm drain pipeline, and associated appurtenant facilities located within, or associated with, the CFD.

"Drainage Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Drainage Maintenance applicable to the CFD for such Fiscal Year.

"Dwelling Unit" means each separate residential unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential units, in which a person or persons may live, which comprises an independent facility and is not considered to be for non-residential use only, and as defined in the City of Riverbank's Municipal Code.

"Exempt Property" means for each Fiscal Year, an Assessor's Parcel within the CFD not subject to the Special Tax. Exempt Property includes: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement such as railroad parcels, roads and landscape lots, (iv) Undeveloped Property and (v) property reasonably designated by the City or Special Tax Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors that may make development of such property impractical for human occupancy.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Industrial/Business Park/Agricultural Processing Property" means an Assessor's Parcel of Developed Property for which a building permit(s) has been issued for purposes of constructing non-residential property for any allowable use in an industrial or agricultural zoning district, which is not an office or financial institution, and all other property considered industrial or agricultural as coded by the County's assessor or as determined by the City, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Landscaping Maintenance” means the labor, material, administration, personnel, equipment and utilities (i.e., water and power) necessary to maintain landscaping improvements within the CFD, including trees, turf, ground cover, shrubs, weed removal, irrigation systems, sidewalk, drainage facilities, lighting, signs, monuments, graffiti removal, walkways, and associated appurtenant facilities located within, or associated with, the CFD.

“Landscaping Maintenance Requirement” means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Landscaping Maintenance applicable to the CFD for such Fiscal Year.

“Land Use Class” means any of the classes listed in Table 1 and defined herein.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below, that can be levied by the CFD in any Fiscal Year on any Assessor’s Parcel.

“Mixed-Use Property” means an Assessor’s Parcel of Developed Property containing or planned for containing a structure or structures that consists of one or more Dwelling Units, but also has dedicated space for Non-Residential use.

"Mobile Home" means a vehicle designed and equipped for human habitation as defined by the California Health & Safety Code § 18008.

“Non-Residential” means an Assessors’ Parcel of Taxable Property within the CFD for which a Building Permit has been issued for a non-residential use, including Office Property, Commercial Property, and Industrial/Business Park/Agricultural Processing Property.

“Office Property” means an Assessor's Parcel of Developed Property for which a building permit(s) has been issued for purposes of constructing non-residential property for any non-residential use located in an industrial, office, or commercial zoning district and all other property considered office property, including hospitals and convalescent homes, savings and loans property, medical and dental property, and other office buildings, as determined by the City, as of April 1st preceding the Fiscal Year in which the Special Tax is being levied.

“Park” means a public park, open space, trail, dog park dedicated to and/or managed by the City of Riverbank.

“Park Maintenance” means the estimated and reasonable costs of providing park maintenance, including but not limited to (i) the costs of contracting for park maintenance services, including trees, plant material, restrooms, irrigation systems, sidewalks, drainage facilities, weed control, lighting, and parking lot

maintenance, (ii) the salaries and benefits of City staff, including maintenance staff, that directly provide park maintenance services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) utility costs such as water, sewer, lighting and power and (v) City overhead costs associated with providing such services within the CFD.

"Park Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Park Maintenance applicable to the CFD for such Fiscal Year.

"Police Services" means the estimated and reasonable costs of providing police services, including but not limited to (i) the costs of contracting for police, (ii) the salaries and benefits of City staff, if the City directly provides police services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

"Police Services Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Police Services applicable to the CFD for such Fiscal Year.

"Property Owner Association Property" means for each Fiscal Year any property within the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder, to a property owner association, including any master or sub-association, which consists of property owned in common by owners of surrounding properties and it is intended for use for community purposes.

"Proportionately" means, for Taxable Property, that the ratio of the actual Special Tax levied per Assessor's Parcel of Taxable Property to the Maximum Special Tax per Assessor's Parcel of Taxable Property is equal for all Assessor's Parcels of Taxable Property.

"Public Property" means for each Fiscal Year any property within the CFD that is, or is expected to be, used for rights-of-way, parks, public schools or any other public purpose determined by the Special Tax Administrator or is owned by or irrevocably offered for dedication to the federal government, the State, the County, the City or any other public agency.

"Reserve Fund" means a fund that shall be created and maintained for the CFD for each Fiscal Year to provide necessary cash flow to cover maintenance and repair cost overruns, and delinquencies in the payment of Special Taxes.

"Special Tax" means the Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

"Special Tax Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to pay for: (i) the Police Services Requirement; (ii) the Drainage Maintenance Requirement; (iii) the Landscaping Maintenance Requirement, (iv) the Park Maintenance Requirement; (v) the Street Maintenance Requirement, (vi) reasonable Administrative Expenses; and (vii) and any amounts required to establish or replenish a reserve fund for that Fiscal Year; less any surplus of funds available from the previous Fiscal Year's Special Tax levy.

"State" means the State of California.

"Street Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain streets, streetlights and associated appurtenant facilities within, and associated with, the CFD, including City overhead costs associated with providing such services within the CFD.

"Street Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Street Maintenance applicable to the CFD for such Fiscal Year.

"Taxable Property" means all Assessor's Parcels of Developed Property within the CFD that are not Exempt from the Special Tax pursuant to law or as defined herein.

"Undeveloped Property" means, for each Fiscal Year, an Assessor's Parcel within the CFD for which a Building Permit has not been issued on or prior to April 1st preceding the Fiscal Year in which the Special Tax is being levied and is not classified as Property Owner Association Property or Public Property, including an Assessor's Parcel that is designated as a remainder parcel by any final documents and/or maps available to the Special Tax Administrator.

B. *ASSIGNMENT TO LAND USE CATEGORIES*

Each Fiscal Year, commencing with Fiscal Year 2016-17, using the definitions above, each Assessor's Parcel within the CFD shall be classified as Taxable Property or Exempt Property. In addition, each Fiscal Year, beginning with Fiscal Year 2016-17, Taxable Property shall be further classified as Attached Residential, Detached Residential, Mixed-Use Property, Office Property, Commercial Property, or Industrial/Business Park/Agricultural Processing Property.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

Table 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2016-1
Fiscal Year 2016-17

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	$580.00 per Dwelling Unit
2	Attached Residential	$348.00 per Dwelling Unit
3	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class
4	Office	$0.369 per square foot of Building Floor Area
5	Commercial	$0.211 per square foot of Building Floor Area
6	Industrial/Business Park/Agricultural Processing	$0.148 per square foot of Building Floor Area

On each July 1st following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased by the Annual Escalation Factor. A different Maximum Special Tax may be added to the CFD as a result of future annexations or if future annexations involve a new Land Use Class.

2. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section A.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section A, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.1.

D. *METHOD OF APPORTIONMENT OF THE SPECIAL TAX*

Commencing with Fiscal Year 2016-17, and for each subsequent Fiscal Year, the Special Tax Administrator shall calculate the Special Tax Requirement based on the definitions in Section A and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement:

The Special Tax shall be Proportionately levied each Fiscal Year on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax. The applicable Maximum Special Tax shall be based on the

Developed Property's classification as Detached Residential, Attached Residential, Mixed-Use Property, Office, Commercial, or Industrial/Business Park/Agricultural Processing Property.

E. *APPEALS*

Any landowner who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the Special Tax Administrator regarding such error. If following such consultation, the Special Tax Administrator determines that an error has occurred, the Special Tax Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action, if any, the landowner believes such error still exists, such person may file a written notice with the City Clerk of the City appealing the amount of the Special Tax levied on such Assessor's Parcel. Upon the receipt of any such written notice, the City Clerk shall forward a copy of such notice to the City Engineer, who shall either (1) refer the matter to the City's existing hearing board for administrative appeals; or (2) establish as part of the proceedings and administration of the CFD, a special three-member Review/Appeal Committee. The Review/Appeal Committee may establish such procedures, as it deems necessary to undertake the review of any such appeal. The hearing board or Review/Appeal Committee shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any landowner appeals, as herein specified. The decision of the hearing board or Review/Appeal Committee shall be final and binding as to all persons.

F. *MANNER OF COLLECTION*

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided however that (i) the CFD may directly bill the Special Tax, and (ii) the CFD may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City Council.

G. *TERM OF SPECIAL TAX*

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or until the City Council takes appropriate actions to terminate the Special Tax pursuant to the Act.

EXHIBIT C

Maximum Special Tax for Developed Property
Community Facilities District No. 2016-1
Fiscal Year 2025-26

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	$783.67 per Dwelling Unit
2	Attached Residential	$470.20 per Dwelling Unit
3	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class
4	Office	$0.499 per square foot of Building Floor Area
5	Commercial	$0.285 per square foot of Building Floor Area
6	Industrial/Business Park/Agricultural Processing	$0.200 per square foot of Building Floor Area

On each July 1st following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased by the Annual Escalation Factor. A different Maximum Special Tax may be added to the CFD as a result of future annexations or if future annexations involve a new Land Use Class.

1. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section A.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section A, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.1.

CITY OF RIVERBANK

RESOLUTION 2025 - _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK DECLARING RESULTS OF A SPECIAL ANNEXATION ELECTION, DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF AMENDED NOTICE OF SPECIAL TAX LIEN, CITY OF RIVERBANK COMMUNITY FACILITIES DISTRICT NO. 2016-1 (PUBLIC SERVICES) ANNEXATION NO. 3

WHEREAS, in proceedings heretofore conducted by the City Council pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Act), this City Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land proposed to be annexed to Community Facilities District No. 2016-1 (Public Services) (CFD);

WHEREAS, pursuant to the terms of the Resolution Calling Election, which are by this reference incorporated herein, the Special Election was held on August 26, 2025, and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Election Returns (the "Certificate"), a copy of which is attached hereto as **Exhibit A** and by this reference incorporated herein; and

WHEREAS, this City Council has reviewed said Certificate and hereby approves it.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIVERBANK HEREBY RESOLVES AS FOLLOWS:

1. Recitals. The above recitals are all true and correct.

2. Ballot Measure. The ballot measure (the "Ballot Measure") presented to the qualified electors is set forth in **Exhibit B** attached hereto and by this reference incorporated herein.

3. Election Results. The results of the Special Election are as set forth in the Certificate on file with the City Clerk and attached hereto as **Exhibit A**. Pursuant to the Certificate, the Ballot Measure presented at the Special Election was approved by the qualified electors of the District.

4. Ballot Measure Authorized. This City Council, acting in it's capacity as legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in the Ballot Measure for the purposes described therein and to take the necessary steps to levy the special tax authorized by the Ballot Measure.

5. Finding of Validity. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the District were valid and in conformity with the Act.

6. Notice of Special Tax Lien. The City Clerk is hereby directed to record in the office of the County Recorder of the County of Stanislaus within fifteen days of the date hereof, an amendment to the Notice of Special Tax Lien as required by California Streets and Highways Code Section 3114.5.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August, 2025; motioned by _____, seconded by _____, and upon roll call was carried by the following City Council vote of ___-___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

EXHIBIT A

CITY OF RIVERBANK
COMMUNITY FACILITIES DISTRICT NO. 2016-1
(PUBLIC SERVICES)

CERTIFICATE OF THE CITY CLERK AS TO THE
RESULTS OF THE CANVASS OF THE ELECTION RETURNS

I, Gabriela Hernandez, City Clerk of the City of Riverbank, hereby certify that I canvassed the returns of the Special Annexation Election in the City of Riverbank Community Facilities District No. 2016-1 (Public Services) (the "District"), that the election was held in the Chambers of the City Council at 6707 3rd Street, Riverbank, California 95367 on August 26, 2025.

I further certify that the total number of ballots cast in said election and the total number of votes cast for and against the measure are full, true and correct:

Community Facilities District No. 2016-1 (Public Services) Special Annexation Election, August 26, 2025	Qualified Eligible Votes	Votes Cast	Yes	No
Ballot Measure	7			

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this __ day of _____, 2025.

By:_____
Gabriela Hernandez
City Clerk
City of Riverbank

EXHIBIT B

Ballot Measure:

Shall the City of Riverbank, by and for its Community Facilities District No. 2016-1 (Public Services) (the "CFD"), be authorized to levy special taxes within the territory annexed to the CFD pursuant to and as described in the rate and method of apportionment ("RMA") attached hereto as Exhibit A and incorporated herein and as also set forth in the Resolution of Intention of the City of Riverbank adopted by its Council on July 22, 2025?

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO.10.2

SECTION 10: PUBLIC HEARING

Meeting Date:	**August 26, 2025**
Subject:	**First Reading by Title Only and Introduction of an Ordinance Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development; Resolutions to Consider Approval of (1) Vesting Tentative Subdivision Map (VTSM 02-2024); and (2) Architecture and Site Plan Review (ASPR 09-2024)**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Michael Arroyo, Contract Planner**

RECOMMENDATION

Hold public hearing for the First Reading by Title Only and Introduction of an Ordinance approving a Rezone to Planned Development of approximately 1.94± Acres, and consider the adoption of two (2) Resolutions approving the request by Benchmark Engineering, Inc. for a Vesting Tentative Subdivision Map, and Architecture and Site Plan Review to allow development of twenty-seven (27) single-family lots within the proposed Sierra Village, located at 6509 Claus Road (APN: 132-048-016).

SUMMARY

Rezone 02-2024, Vesting Tentative Subdivision Map 02-2024, and Architecture and Site Plan Review 09-2024 (hereinafter referred to as "proposed Project") involve the rezoning of the subject property to a new Planned Development (P-D) Zone District to allow for a single-family residential subdivision. The Project proposes to subdivide the 1.94± acre parcel into twenty-seven (27) single-family residential lots. Two additional lots are designated as common areas to support the development: Lot A will provide shared site infrastructure, including access, storm drainage, parking, sidewalks, and landscaping; Lot B is designated for a tot-lot and pocket park. The proposed Project site is located northwest of Riverbank High School and south of Atchison Street/SR 108, and is further identified as Assessor Parcel Number (APN) 132-048-016.

BACKGROUND

On September 3rd, 2024, the Applicant submitted an application proposing to rezone 1.94± acres from Single Family Residential (R-1) to a Planned Development (P-D) Zone District and a Vesting Tentative Subdivision Map to allow for the development of a subdivision consisting of twenty-seven (27) single-family residential lots.

The City of Riverbank's 2005-2025 General Plan designates the subject property for Medium-Density Residential (MDR) land uses, and is zoned Single-Family Residential (R-1). The subject property is bounded by large, half-acre sized County parcels to the north, large residential parcels and Diamond Bar West to the east, large residential parcels to the south, and relatively large residential parcels to the west. The table below summarizes the General Plan Land Use designations and zoning of surrounding properties:

	Land Use	Zoning Designation	General Plan Designation
North	Residential	Unincorporated Stanislaus County, General AG 10 Acre UT	Medium Density Residential (MDR)
East	Residential	Single Family Residential (R-1)	Medium Density Residential (MDR)
South	Residential	Single Family Residential (R-1)	Medium Density Residential (MDR)
West	Residential	Single Family Residential (R-1)	Medium Density Residential (MDR)

On June 17, 2025, the Planning Commission adopted Resolutions 2025-006, 2025-007, and 2025-008 (Attachment 4), recommending that the City Council approve the proposed Project. The recommendations include: (1) rezoning the subject property to a new Planned Development (P-D) Zone District to allow for residential use; (2) approval of a Vesting Tentative Subdivision Map to subdivide the property into twenty-seven (27) single-family residential lots; and (3) approval of an Architecture and Site Plan Review for the proposed design of the twenty-seven (27) homes within the Sierra Village. The Planning Commission voted unanimously (5-0) to recommend approval to City Council for the proposed Project.

ANALYSIS

A. General Plan Consistency

As previously noted, the subject property is designated for Medium Density Residential (MDR) land uses under the City's 2005–2025 General Plan. The MDR designation

supports small-lot single-family detached homes, attached single-family homes, and other residential types developed at a net density of 8 to 16 dwelling units per acre.
The proposed Project has a net density of approximately 14 dwelling units per acre and is therefore consistent with the MDR land use designation in the General Plan. Additionally, the Project aligns with the General Plan policies outlined below.

GENERAL PLAN CONSISTENCY FINDINGS:

Below is a discussion of General Plan Policies with which the proposed project is consistent:

1. Policy LAND-2.4 – The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense infill development.

The Applicant is proposing a rezone of the subject property to allow a more compact development on property which is located within the City's Infill Opportunity Area. By creating a new Planned Development zone, this encourages more intense infill development.

2. Policy DESIGN-3.2 – Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive, pedestrian-friendly environment along neighborhood streets.

Architecture and Site Plan Review is included with this application. The proposed Project has been scrutinized against City Standards to ensure the architecture and site design will be attractive environment.

3. Policy CONS-4.2 – Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

The Applicant has provided a composite utility plan illustrating potential options and proposed improvements including plans for handling the collection, conveyance and storm water management measures. As proposed, the project will manage all on-site stormwater via a french drain system to be constructed within Lot A (parking lot area) and as conditioned this project will not be permitted to connect to the City's overall storm drain system located in Sierra Street.

4. Policy LAND-3.3 – The City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.

The Applicant is proposing a residential subdivision characterized by "compact development" located adjacent to stores and schools. The entrance to the development

is located approximately 200 yards northwest from Riverbank High School and is located less than a half-mile from the Village Market.

B. Rezone to Planned Development

A component of the proposed Project is a rezone of the subject property from Single Family Residential (R-1) to a Planned Development (P-D). The R-1 zoning district allows for single-family residential development with a minimum lot size of 6,000 square feet; the Applicant is proposing a P-D to allow for specific development standards for the subdivision.

Section 153.160: *Planned Development P-D Zone* defines the requirements for new Planned Development zones. The purpose of the P-D is to… "*encourage a desired level of pre-planning for the development or redevelopment of land and to establish innovative design solutions while retaining good land use relationships and compatibility with adjoining property*."

The Table below depicts the development standards of the Single-Family Residential, R-1 Zoning District since the project proposes single-family dwelling units. The Table compares the proposed Planned Development standards with the R-1 standards. *Those standards that deviate from R-1 Zoning District are marked with an asterisk (*)*.

Type of Standard	R-1 Zoning Standards	Proposed P-D Standards
Lot Size *(Minimum)*		
Interior	6,000 Square Feet	1,800 Square Feet*
Corner	6,000 Square Feet	2,186 Square Feet*
Lot Width *(Minimum)*		
Interior	55 Feet	30 Feet*
Corner	65 Feet	40 Feet*
Density *(Maximum)*	8 DU/ Net Acre	1 DU/ 1,800 Square Feet*
Height *(Maximum)*	35 Feet	20 Feet*
Setback (*Minimum)*		
Front	10 Feet	10 Feet
Garage	20 Feet	N/A
Side:		
Interior	5 Feet	3 Feet

Corner	5 Feet	10 Feet*
Rear	5 Feet	10 Feet*
Lot Coverage *(Maximum)*	50%	52%
Accessory Height *(Maximum)*	15 Feet	N/A

As illustrated above, the proposed Project includes variations of development standards from the R-1 Zoning District including lot size, width, and setbacks. The development of lands zoned P-D are required to adhere to the provisions which are applicable to all P-D Zone Districts including but not limited to the following general provisions:

- No P-D district shall be established on any parcels or a combination of parcels less than one (1) acre;

- The P-D district shall be in compliance with the general plan;

- Development of a P-D district may proceed by phases. Such phases shall be reasonable and logical in size, shape and function and in relationship to other development units within the district. A separate master plan and/or development plan shall be required for each phase of a development not included in the original master plan and/or development plan application;

- All land in a proposed P-D district shall be held in one ownership or under unified control or have the written consent or agreement of all owners of property proposed for inclusion in the development; and

- Compliance with any requirement shall not be construed to relieve an Applicant from compliance with subdivision regulations, building code requirements, or any other applicable regulations of the city.

City staff have reviewed the proposed rezone to a new P-D and associated development standards; City staff recommends approval of the proposed rezone to a ne P-D Zone District.

Per Riverbank Municipal Code section 153.161 (A), no combination of parcels less than one (1) acre in size may be rezoned PD. The parcel proposed for development in this project totals approximately 1.94± acres. Therefore, the proposed Project meets this requirement.

Rezone Findings

The City Council may approve, conditionally approve, or deny the rezone to PD. To approve, the proposed Project must meet the required findings of fact:

1. Each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

   The development could be built in stages and exist as independent units capable of creating a good environment. Further, if approved the Project Proponent would be required to install curbs, gutters and sidewalks to a vacant, highly visible and unimproved parcel. Additionally, land will be required to be dedicated to the City of Riverbank for Right of Way improvements along Claus Road.

2. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

   The Project site is vacant and unimproved. The proposed Project includes the development of a compact subdivision consistent with the Medium-Density Residential General Plan Land Use Designation. Per the City of Riverbank's General Plan, the surrounding properties are also designated as Medium-Density Residential; thus, the proposed Project is consistent with present and future surrounding land uses.

   By rezoning the project site to a Planned Development Zone District, this allows the addition of single-family dwelling units to the immediate area. This provides value to the City of Riverbank by adding single-family dwelling units to the dynamic housing stock as well as increasing the options for housing in the community.

3. Any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offers certain redeeming features to compensate for any deviations that may be permitted.

   The proposed Project is unique in design, layout, and architecture. The proposed Project's design and orientation are new to the City of Riverbank and may spur similar projects in the future. By rezoning the subject property to a Planned Development Zone District, this allows compact development within the City's Infill Opportunity Area at a significantly higher number. The compact design allows the proposed Project to be affordable by design without sacrificing aesthetics or appeal.

4. The principles incorporated in the proposed plans identify unique characteristics which could not otherwise be achieved under other zoning districts.

The unique development, including smaller lots could not be achieved under other zoning districts; hence, the zone change to accommodate the more compact housing subdivision proposal.

5. Where a PD rezone is initiated by the City, the previous findings are not required.

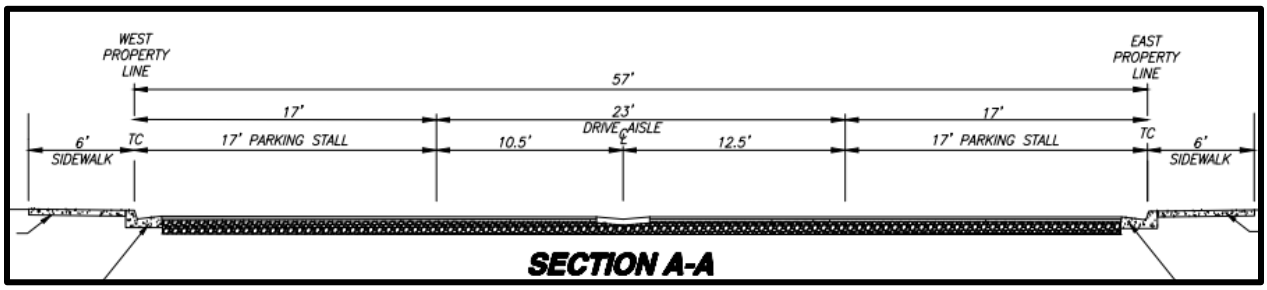
   This Planned Development Zone District was initiated by the Project Proponent; hence, the findings above are applicable.

C. Vesting Tentative Subdivision Map

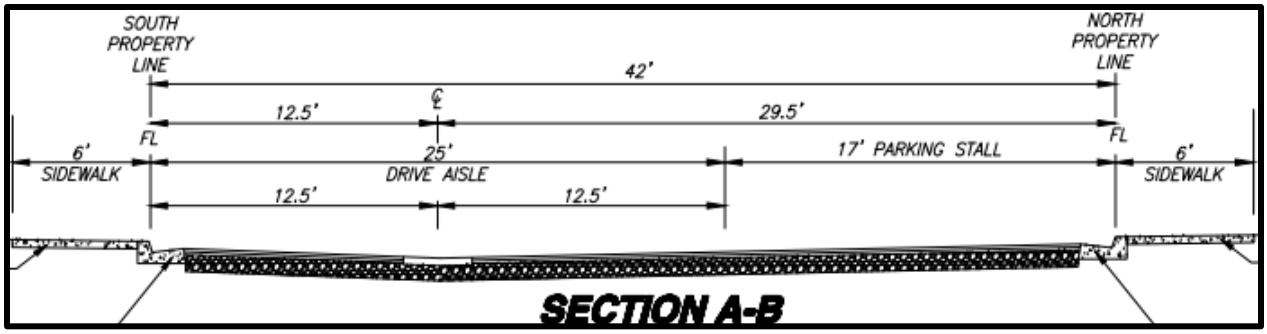
The Applicant is also requesting a Vesting Tentative Subdivision Map (VTSM) (Attachment 2) as part of the overall application. The VTSM would subdivide the existing 1.94-acre parcel into twenty-seven (27) single family residential lots. Two (2) additional lots, lot A and B, are set aside to provide a common area to serve the project site for ingress and egress access, storm drainage, parking, sidewalks, landscaping and a common area for a tot lot and pocket park.

Access to the proposed Project will be provided via Stanislaus Street and Sierra Street. Lot A will provide fifty (50) standard parking stalls and two (2) ADA parking stalls for residents and guests. The Applicant will be required to install frontage improvements along the western edge of Claus Road spanning the Project's Claus Road frontage, the northern portion of Sierra Street, and the southern portion Stanislaus Street. These improvements include the construction of curb, gutter, sidewalks, curb returns, and ramps. The proposed Project will also be conditioned to construct a CMU wall along the eastern edge of the Project site spanning the length of its Claus Road frontage.

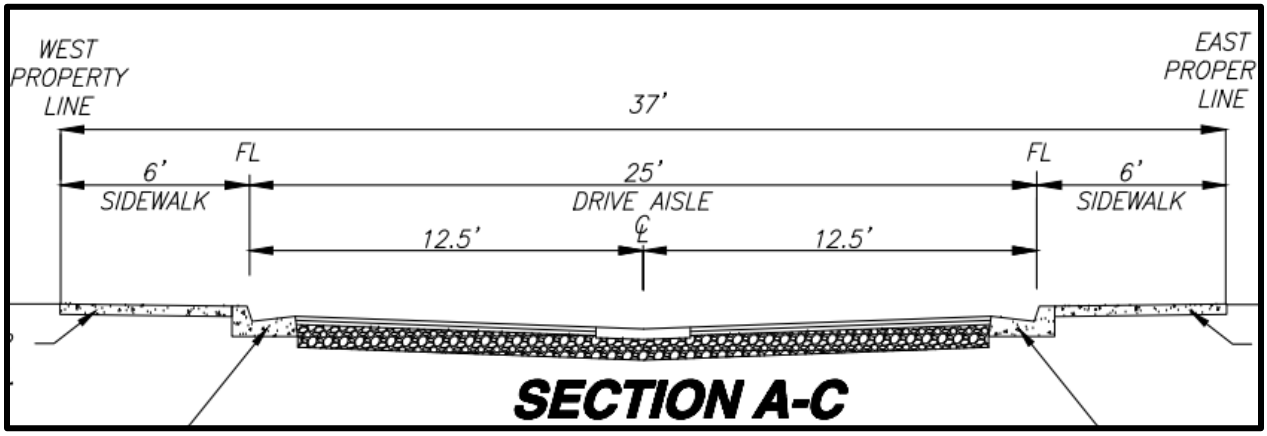
As mentioned above, lot A will serve as the proposed Projects access and roadway through the residential development. The proposed lot A will be comprised of three street sections varying in width and improvements. The following images illustrate the proposed roadway sections that make up the full length of lot A:



Section A-A provides access from Sierra Street and offers the widest section totaling fifty-seven (57) feet in sum; Section A-A provides seventeen (17) feet long parking stalls on the east and west side of the road section of lot A. Section A-A also provides six (6) feet wide sidewalks for pedestrian travel and a combined width of twenty-three (23) feet of drive aisle.



Section A-B provides a forty-two (42) foot wide section and offers parking on the northern side of the drive aisle. Section A-B also provides six (6) foot wide sidewalks on the norther and southern sides of the drive aisle which adds to the pedestrian connectivity throughout the development.



Section A-C provides the narrowest width of the three (3) roadway sections within the development, but still provides two (2) twelve and one half (12.5) feet wide drive aisle (12.5'). However, there are no parking stalls provided within this narrow street section.

The City Engineer has reviewed the proposed Vesting Tentative Subdivision Map and has determined that the map is complete and complies with the City's Subdivision Ordinance (Chapter 152 of the City's Municipal Code).

Tentative Subdivision Map Findings

Tentative Subdivision Map 02-2024 may be approved or conditionally approved by the City Council if it makes all of the following findings:

1. The proposed map is consistent with applicable general and specific plans.

   The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

   The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted as they relate to connectivity, sidewalks, and the provision of amenities.

3. The site is physically suitable for the type of development.

   The Sierra Village Project site is suitable for a new subdivision of this type and ripe for infill development.

4. The site is physically suitable for the proposed density of the development (*14 dwelling units per net acre are proposed*).

   The site is physically suitable for a proposed density of between eight (8) and sixteen (16) dwelling units per net acre.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.

   The design of the subdivision should not injure fish, wildlife, or their habitats, none of which are present on the site.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

   There is nothing in the design of the subdivision or proposed improvements that should cause serious health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

   The design of the subdivision will not conflict with any easements of record.

D. Architecture and Site Plan Review

Site Design

As part of the review process, the proposed Project was referred to internal City departments and external agencies. This referral process provides an opportunity to evaluate whether the proposed Project could potentially impact surrounding land uses, public safety, transportation, or public facilities. It also helps identify any project-related concerns early in the review process.

This review typically results in Conditions of Approval that are intended to eliminate or reduce any potential adverse impacts to an acceptable level. In this case, staff received comments from the Modesto Irrigation District (MID) and Conditions of Approval from the City's Engineering Department. These conditions have been incorporated into the Project and are reflected in the associated resolution.

As proposed, the Project consists of a compact residential development featuring detached single-family homes. Lot sizes vary across the subdivision, with a minimum lot size of approximately 1,800 square feet and a maximum of approximately 3,150 square feet. No individual residential lot exceeds 3,150± square feet.

Architecture and Design Guidelines

The Applicant has provided an architecture submittal that includes four (4) models that offer two (2) elevations; the architecture submittal is homogenous in design. The following includes details for each model included as part of the proposed Project:

Model / Total Square Feet	Bedrooms	Bathrooms	Notes
A – 786 sq. ft.	2	1	Single story, living & dining combo, covered patio
B – 929 sq. ft.	2	2	Single story, living & dining combo, covered porch
C – 852 sq. ft.	2	1	Single story, living & dining combo, covered porch.
D – 780 sq. ft.	2	1	Single story, living & dining combo, covered porch.

The elevations, floor plans, and models can be seen in Exhibit A of Attachment 3. Additional details of the project plans are as follows:

- Porches and Entries – A clear sense of entry and design interest to a home is provided through the inclusion of covered porches and other architecture elements such as window trim and shutters that contribute to a sense of place and activity. The proposed porches, patios, and entries fit with the smaller scale of the proposed Project.

- Driveways and Parking – No driveways are proposed for individual units. There are fifty (50) standard parking spaces provided within the development along with two (2) ADA spaces proposed. Off-street parking is strictly provided via lot A; street parking is permitted, however.

- Fences, Walls, and Entry Features – The designs of walls and fences, as well as the materials used, shall be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties. The proposed Project will be conditioned to construct a CMU wall along Claus Road and good neighbor fences will be installed on the perimeter of the project site. No wall or fence is proposed between each single-family lot.

- Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014, because the project is a Planned Development, Covenants, Conditions and Restrictions (CC&Rs) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer. Vertical evergreen shrubs, evergreen hedge, and clinging vines will be planted along the CMU wall along Claus Road. Within the development, accent ground cover will be planted at the entryway; planter strips between parking stalls will have shade trees and low growing plants to maintain clear view of the drive aisle.

CONDITIONS OF APPROVAL

The proposed Project will be required to comply with the City's Standard Conditions of Approval. In addition, the Project will be required to pay all applicable System Development Fees. Notably, the Traffic Impact portion of these fees will serve as the project's fair share contribution toward the planned signalization of the intersection at Hwy 108 and Claus Road.

PARK-IN-LIEU FEE

The proposed Project is subject to the City's parkland dedication requirements and must either dedicate land or pay a park in-lieu fee. For this project, the calculated obligation is 0.47 acres. The applicant shall satisfy this requirement through payment of the park-in-lieu fee, which will be due prior to recordation of the Final Map.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21, Exemption for Qualified Housing Projects.

FISCAL IMPACT

The proposed Project includes the development of a subdivision on existing undeveloped land. The fiscal impacts associated with providing municipal services to new residential projects will be partially off-set by the funds generated through CFD 2016-01. In light of the obligation to participate in the above mentioned Community Facilities Districts, the Project is unlikely to negatively impact the City's finances.

STRATEGIC GOALS

The City's Strategic Planning Session is a plan and set of goals that the City will work towards for the next three years. This project works toward the goal of Fostering Attainable Housing for City residents.

PUBLIC NOTICE

On July 30, 2025, public notices for the public hearing were mailed to interested parties and property owners within 300 feet of the project location. The notice was posted on the City's website and physically posted at City Hall North, South, the post office and sent to the library on July 30, 2025.

ATTACHMENTS

1. City Council Ordinance No. 2025-xxx RZ
2. City Council Resolution No. 2025-xxx VTSM
   Exhibit A – Vesting Tentative Subdivision Map 02-2024
3. City Council Resolution No. 2025-xxx ASPR
   Exhibit A – Elevations and Floor Plans
4. Planning Commission Resolutions 2025-006, 2025-007, and 2025-008

CITY OF RIVERBANK

ORDINANCE 2025-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING THE REZONING OF 1.94± ACRES TO PLANNED DEVELOPMENT (P-D), LOCATED AT 6509 CLAUS ROAD (APN: 132-048-016) – A PROJECT KNOWN AS SIERRA VILLAGE

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

WHEREAS, an application has been received from Benchmark Engineering, Inc., with a proposal to rezone the 1.94± acre property to a new Planned Development (P-D) and subdivide the subject property into twenty-seven (27) Planned Development single-family residential lots, located at 6509 Claus Road and particularly described as Stanislaus County Assessor Parcel Number 132-048-016; and

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

WHEREAS, on Tuesday, June 17, 2025, the City of Riverbank Planning Commission held a duly noticed public hearing to consider the proposed Rezone (the "Rezone Ordinance") and unanimously voted 5-0 to recommend its approval; and

WHEREAS, on Tuesday, August 26, 2025, the City Council held a duly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
    a. The property identified in this action has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned Single-Family Residential (R-1). The project proposes a Rezone to a new Planned Development (P-D) to allow for Residential uses.

    b. The proposed Rezone to P-D will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

3. The uses proposed will not be a detriment to the present and proposed surrounding land uses but will enhance the desirability of the area and have a beneficial effect.

4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.

5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.

6. The P-D rezone was not initiated by the City, so the findings above are required.

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

Section 1: The City Council of the City of Riverbank approves rezoning 1.94± acres to a new Planned Development zoning for properties located at 6509 Claus Road, APN: 132-048-016.

Section 2: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 3: Constitutionality, severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 4: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing ordinance was given its first reading and introduced by title only at a regular meeting of the City Council of the City of Riverbank on August 26, 2025. Said ordinance was given a second reading by title only and adopted.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Riverbank at a regular meeting on the day of , 2025; motioned by Councilmember _____, seconded by Councilmember _____, and moved said ordinance by a City Council roll call vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
City Attorney

CITY OF RIVERBANK

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING VESTING TENTATIVE SUBDIVISION MAP 02-2024 TO SUBDIVIDE 1.94± ACRES FOR SIERRA VILLAGE, LOCATED AT 6509 CLAUS ROAD (APN 132-048-016)

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

WHEREAS, a Rezone, Vesting Tentative Subdivision Map, and Architecture and Site Plan Review application has been received from Benchmark Engineering, Inc. with a request for a Vesting Tentative Subdivision Map to subdivide approximately 1.94± acres into twenty-seven (27) Planned Development single-family residential lots, and more particularly described as Stanislaus County Assessor Parcel Number 132-048-016; and

WHEREAS, the City Subdivision Ordinance, Section 152.037, states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the determination of parkland dedication or a fee in lieu of will occur at the Final Map stage based on values of land at the time the Final map is recorded; and

WHEREAS, the proposed Vesting Tentative Subdivision Map is consistent with the following General Plan policies discussed in the staff report: Policy Land 2.4, Policy Design 3.2, Policy Cons 4.2, and Policy Land 3.3; and

WHEREAS, the proposed subdivision is located on land that is within the City limits of the City of Riverbank and is within an area anticipated for urban land uses; and

WHEREAS, the City of Riverbank Planning Commission conducted a public hearing on June 17, 2025 to take public comment, consider Vesting Tentative Subdivision Map 02-2024, and make a recommendation to City Council; and

WHEREAS, the Riverbank Planning Commission with a vote of 5 - 0 recommended approval of Tentative Subdivision Map 02-2024 dated April 10, 2025, prepared by Benchmark Engineering, and modified by adopted Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, pursuant to Government Code section 65355, notice of the City Council public hearing on the Vesting Tentative Subdivision Map was published in the *Riverbank News*, a newspaper of general circulation on July 30, 2025; and

WHEREAS, notices of the City Council public hearing on the Vesting Tentative Subdivision Map were also mailed to all property owners within 300 feet of the property, according to the most recent Assessor's roll on July 30, 2025; and

WHEREAS, The City Council of the City of Riverbank hereby finds and adopts the following findings:

1. The proposed map is consistent with applicable general and specific plans.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of the development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, Tentative Subdivision Map 02-2024 is hereby approved, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01, or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and

2. The applicant shall submit a final geotechnical (soils) report, including percolation testing and a supporting hydraulic analysis, to confirm that the proposed horizontal drain design is adequately sized to accommodate stormwater generated by the development. The report shall be prepared by a qualified geotechnical engineer and shall demonstrate compliance with applicable City standards. Final approval

of the horizontal drain design is subject to the review and approval of the City Engineer prior to improvement plan approval; and

3. All stormwater generated by the project shall be managed entirely on-site. No connections to the City's existing storm drain system shall be permitted. The applicant shall design and construct storm drainage facilities—including detention, retention, or infiltration system, as necessary to accommodate on-site runoff in compliance with City standards and applicable stormwater regulations. All drainage improvements shall be subject to the review and approval of the City Engineer as part of the improvement plan approval process; and

4. Each lot within the project shall be individually connected to the City's water system and equipped with a City-approved water meter and backflow prevention device. All water service installations shall comply with City standards and specifications and shall be shown on the improvement plans, subject to the review and approval of the City Engineer and Public Works Department; and

5. Each lot shall be individually connected to the City's sanitary sewer system and shall include a cleanout installed at the property line in accordance with City standards. All sewer service connections and appurtenances shall be shown on the improvement plans and are subject to the review and approval of the City Engineer and Public Works Department; and

6. All storm drain inlets installed as part of the project shall be equipped with stormwater filtration devices (e.g., inlet filters or inserts) designed to capture sediment, trash, and other pollutants. The filters shall comply with applicable stormwater quality standards and be included on the approved improvement plans. Installation and ongoing maintenance shall be the responsibility of the property owner or homeowners' association, and the design shall be subject to review and approval by the City Engineer; and

7. The storm drain system for the project shall be designed in accordance with all applicable City standards, specifications, and stormwater management requirements. The design shall provide adequate capacity to convey runoff from the project site and prevent localized flooding. All storm drain plans shall be submitted for review and approval by the City Engineer as part of the improvement plan approval process; and

8. The project shall comply with the City's Post Construction Standards Plan, including identification of DMAs, implementation of LID measures, and completion of the required worksheets in the Appendix. The document is available on the City's website and shall guide stormwater design, subject to City Engineer approval; and

9. All parking spaces shall comply with City standards and measure 9 feet by 19 feet. Proposed ingress, egress, reciprocal parking, and utility easements shall be clearly shown on the parcel map, subject to review and approval by the City Engineer and Community Development Director; and

10. The applicant shall provide joint maintenance agreements for private roadways, utilities, and storm drainage systems, as well as any necessary easement agreements, to the City for review and approval prior to recordation of the Final Map;

11. The improvement plans shall clearly identify and distinguish between private and public utilities. This designation shall be subject to the review and approval of the City Engineer prior to improvement plan approval; and

12. A 10-foot-wide Public Utility Easement (PUE) shall be dedicated along all street frontages. The location and dimensions of the PUE shall be shown on the improvement and parcel maps, subject to City Engineer approval prior to recordation;

13. Streetlights shall be installed at the intersections of Sierra Street and Stanislaus Street in accordance with City standards. Final locations and specifications shall be included on the improvement plans and subject to City Engineer approval prior to construction;

14. Streetlights shall be installed along the interior private street near Lot 8 and Lot B. The locations and specifications shall conform to City standards and be included in the improvement plans for review and approval by the City Engineer prior to construction; and

15. The existing storm manhole and catch basin shown on Claus Road, currently identified as a drywell, shall be replaced with a City-standard storm inlet. The new inlet shall be connected to the City storm drainage system. Final design and connection details shall be included in the improvement plans and are subject to City Engineer approval prior to construction; and

16. A storm inlet shall be installed at the westerly end of Stanislaus Street on the south side and connected to the City storm drain system. Design details shall be shown on the improvement plans and are subject to City Engineer approval prior to construction; and

17. A continuous swale shall be constructed along the northerly side of Stanislaus Street to manage stormwater runoff from the 12-foot half street. The swale design and details shall be included in the improvement plans and subject to City Engineer approval prior to construction; and

18. All water service connections located within the public street shall include valves on all branches of each tee connection to allow for proper isolation and maintenance. Valve locations and details shall be shown on the improvement plans and are subject to City Engineer approval prior to construction; and

19. The existing vault located at the intersection of Stanislaus Street and Claus Road shall be adjusted to grade and fitted with a traffic-rated lid to meet City standards. Details of the adjustment shall be included in the improvement plans and are subject to City Engineer approval prior to construction; and

20. Barricades and appropriate traffic signs shall be installed at all pavement transitions along Stanislaus Street to ensure safety and proper traffic control. Installation details shall be shown on the traffic control plan and are subject to City Engineer approval prior to construction; and

21. The project developer shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.47 acres.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Tentative Subdivision Map Application No. 02-2024 is approved, subject to those conditions established by Resolution No. 2025-xxx and to be built as illustrated in **Exhibit A** to this Resolution entitled Vesting Tentative Subdivision Map, Sierra Village, dated April 10, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August 2025; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of __/__:

AYES:
NAYS:
ABSENT:
ABSTAIN:

ATTEST:

_____
Gabriela Hernandez,CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

Exhibit A –Vesting Tentative Subdivision Map 02-2024

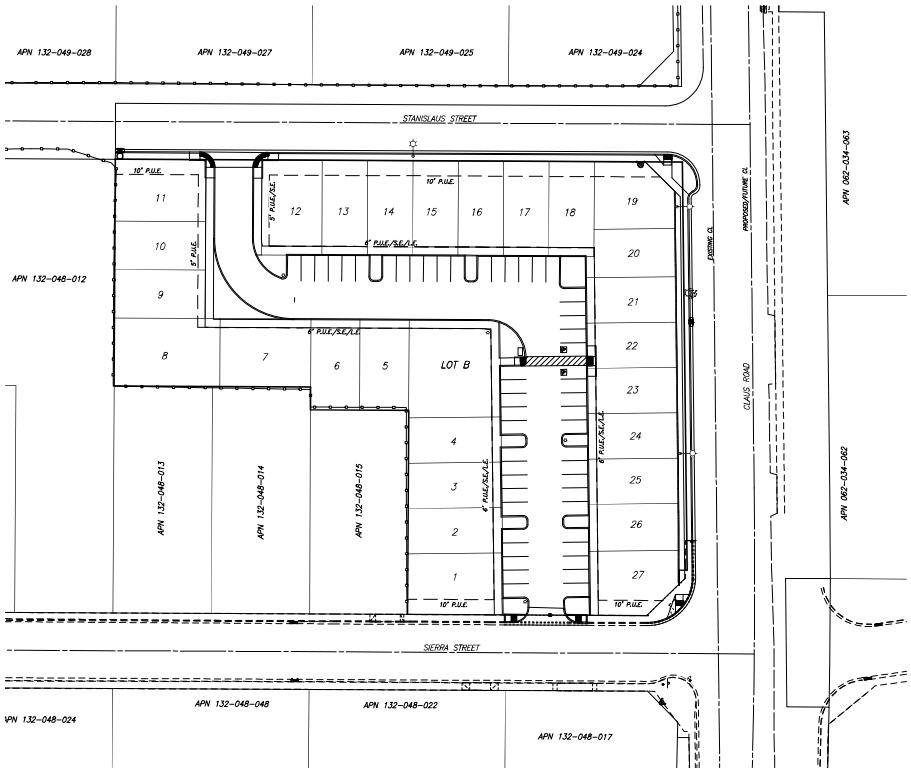
EXHIBIT A

VESTING TENTATIVE SUBDIVISION MAP FOR:

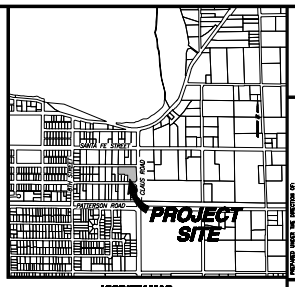
SIERRA VILLAGE

RIVERBANK, CALIFORNIA

BEING A DIVISION OF PORTION OF LOTS 154, 155 AND ALL OF 156 AS SHOWN ON THE MAP OF "RIVERBANK TOWNSITE ACRES" FILED IN VOLUME 7 OF MAPS AT PAGE 31, STANISLAUS COUNTY RECORDS, LYING WITHIN THE EAST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF RIVERBANK, STANISLAUS COUNTY, STATE OF CALIFORNIA.



SCALE 1" = 30'



VICINITY MAP
NTS

OWNER AND SUBDIVIDER

CARY A. HAHN & GARY LEV
P.O. BOX 978
OAKDALE, CA 95361
(209)345-3575

STATEMENT OF SUBDIVIDER

1. ASSESSORS PARCEL NO: 132-048-016
2. EXISTING ZONING: R-1
3. EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR) WITH IN-FILL OPPORTUNITY AREA (10A)
4. PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
5. EROSION CONTROL PER CASQA STANDARDS AND CITY OF RIVERBANK ORDINANCES AND STANDARDS
6. FRONT YARD DEPTHS 7 BUILDING SETBACK LINES PER PLANNED DEVELOPMENT IF APPROVED
7. WATER SUPPLY: BY CITY OF RIVERBANK (PUBLIC)
8. SEWAGE DISPOSAL: BY CITY OF RIVERBANK (PUBLIC)
9. STORM DRAINAGE: ON-SITE STORM DRAINAGE (PRIVATE)
10. PROPOSED TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
11. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MUNICIPAL CODE, REGULATIONS AND RIVERBANK CITY STANDARDS.
12. LOT A IS INTENDED TO BE USED AS A COMMON AREA FOR INGRESS-EGRESS ACCESS, STORM DRAINAGE, PARKING, SIDEWALKS AND LANDSCAPING.
13. LOT B IS INTENDED TO BE USED AS A COMMON AREA TOT LOT.
14. A GENERAL PLAN AMENDMENT AND REZONE APPLICATION WILL BE FILED CONCURRENTLY WITH THIS MAP.
15. LOT A TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION OR TO BE PRIVATELY MAINTAINED.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS SHALL BE ABANDONED UNDER A CITY OF RIVERBANK WELL DEMO PERMIT, AND SEPT TANKS SHALL BE REMOVED OR ABANDONED AS PER STANISLAUS COUNTY ENVIRONMENTAL RESOURCES DEPT. STANDARDS
3. SITE IS RELATIVELY FLAT WITH 0-1% SLOPES.
4. EXISTING IMPROVEMENTS SHOWN ARE BASED ON FIELD TOPOGRAPHY SURVEY DATED SEPTEMBER 5TH, 2023.
5. TOTAL AREA OF THIS SUBDIVISION IS 1.94± ACRES (14.73 UNITS/NET ACRE) CONTAINING 28 RESIDENTIAL LOTS WITH 2 ADDITIONAL LOTS (LOTS A AND B).
6. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

INDEX

SHEET NO	DESCRIPTION
1.	COVER SHEET
2.	LOT DIMENSION PLAN
3.	CONCEPTUAL GRADING PLAN
4.	CONCEPTUAL COMPOSITE UTILITY PLAN

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE	8"W	8"W
SANITARY SEWER	8"S	8"S
STORM DRAIN	18"SD	18"SD
TYPICAL STREET LIGHT		
DIRECTION OF FLOW	.003	.003
TOP OF CURB ELEVATION	TC=68.14	TC=68.14
GROUND CONTOURS	178.2	N/A
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

811 CALL BEFORE YOU DIG

NO	DESCRIPTIONS	DATE	APPROVED
REVISIONS			

PREPARED UNDER THE DIRECTION OF:

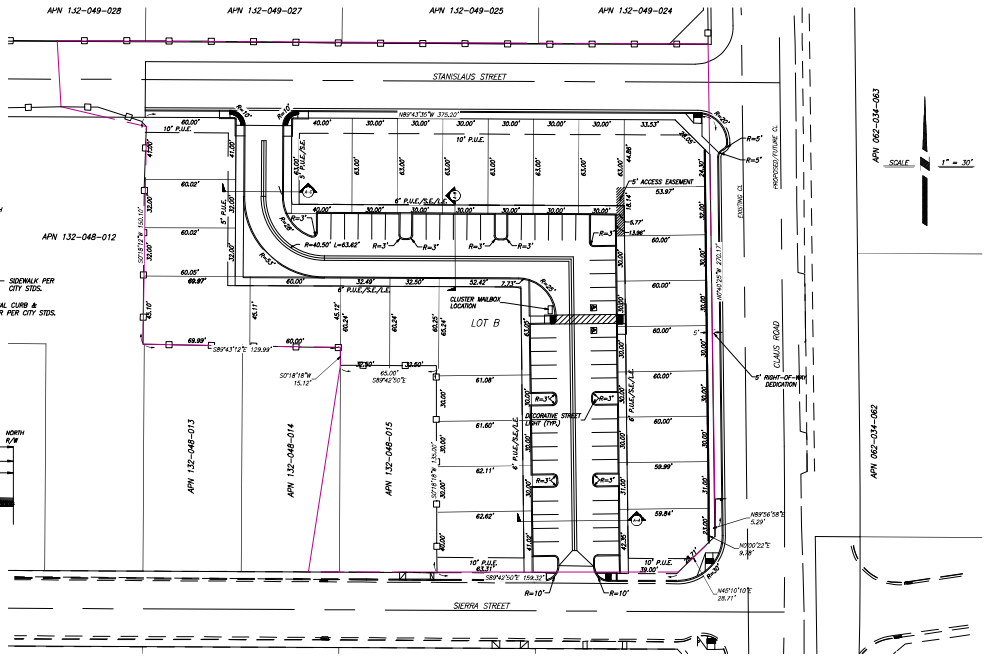
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4368 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA 95356
(209) 545-4620 FAX (209) 545-4622

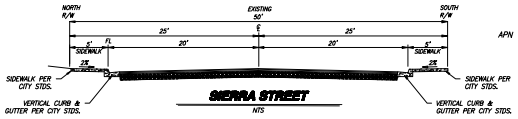
COVER SHEET

VESTING TENTATIVE SUBDIVISION MAP FOR:
SIERRA VILLAGE
RIVERBANK, CALIFORNIA

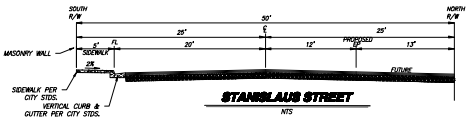
JOB NO. 249201
DATE 4/10/2025
DRAWN IC
CHK BY MR & RM
SCALE AS SHOWN

SHEET NUMBER 1
OF 4 SHEETS

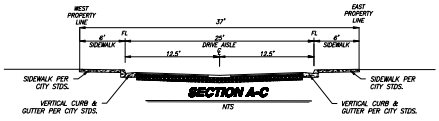




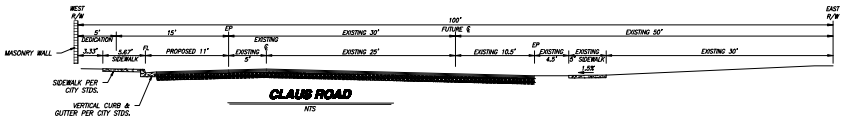
SIERRA STREET
NTS



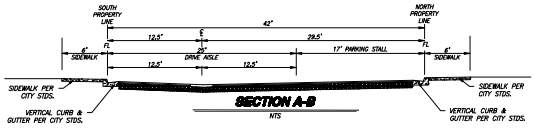
STANISLAUS STREET
NTS



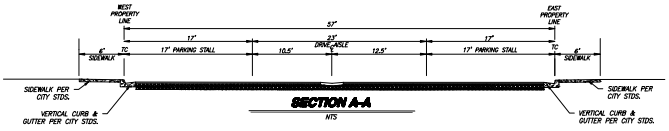
SECTION A-C
NTS



CLAUS ROAD
NTS



SECTION A-B
NTS



SECTION A-A
NTS

811
CALL BEFORE YOU DIG

PREPARED UNDER THE DIRECTION OF:

NO.	DESCRIPTION	REVISIONS	DATE	APPROVED

DATE:

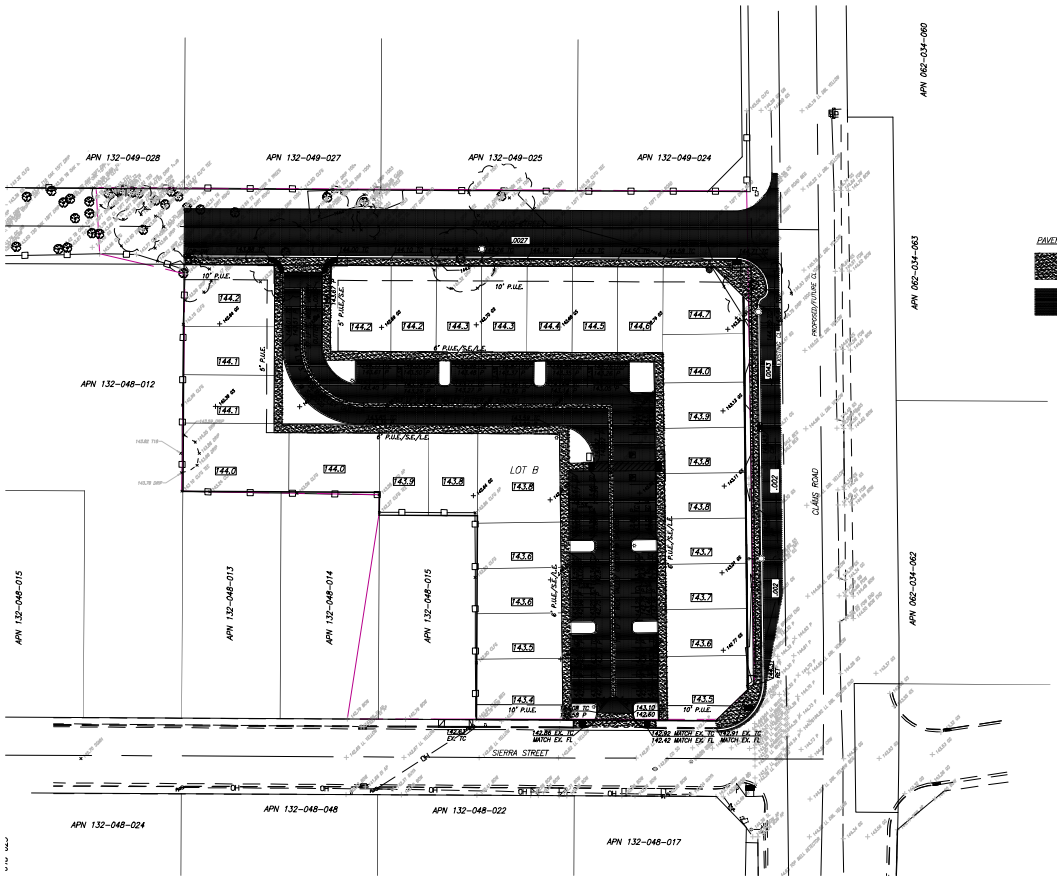
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4200 SIXTH AVE. SUITE A, LOOMIS, CALIFORNIA 95650
(916) 946-0555 FAX (916) 946-0333

LOT DIMENSION PLAN

VESTING TENTATIVE SUBDIVISION MAP
SIERRA VILLAGE
RIVERBANK, CALIFORNIA

JOB NO. 249301
DATE 4/10/2025
DR.BY IG
CK.BY MR & RM
SCALE AS SHOWN

SHEET NUMBER
2
OF **4** SHEETS



PAVEMENT MATCH LEGEND

SCALE 1" = 30'

CALL BEFORE YOU DIG

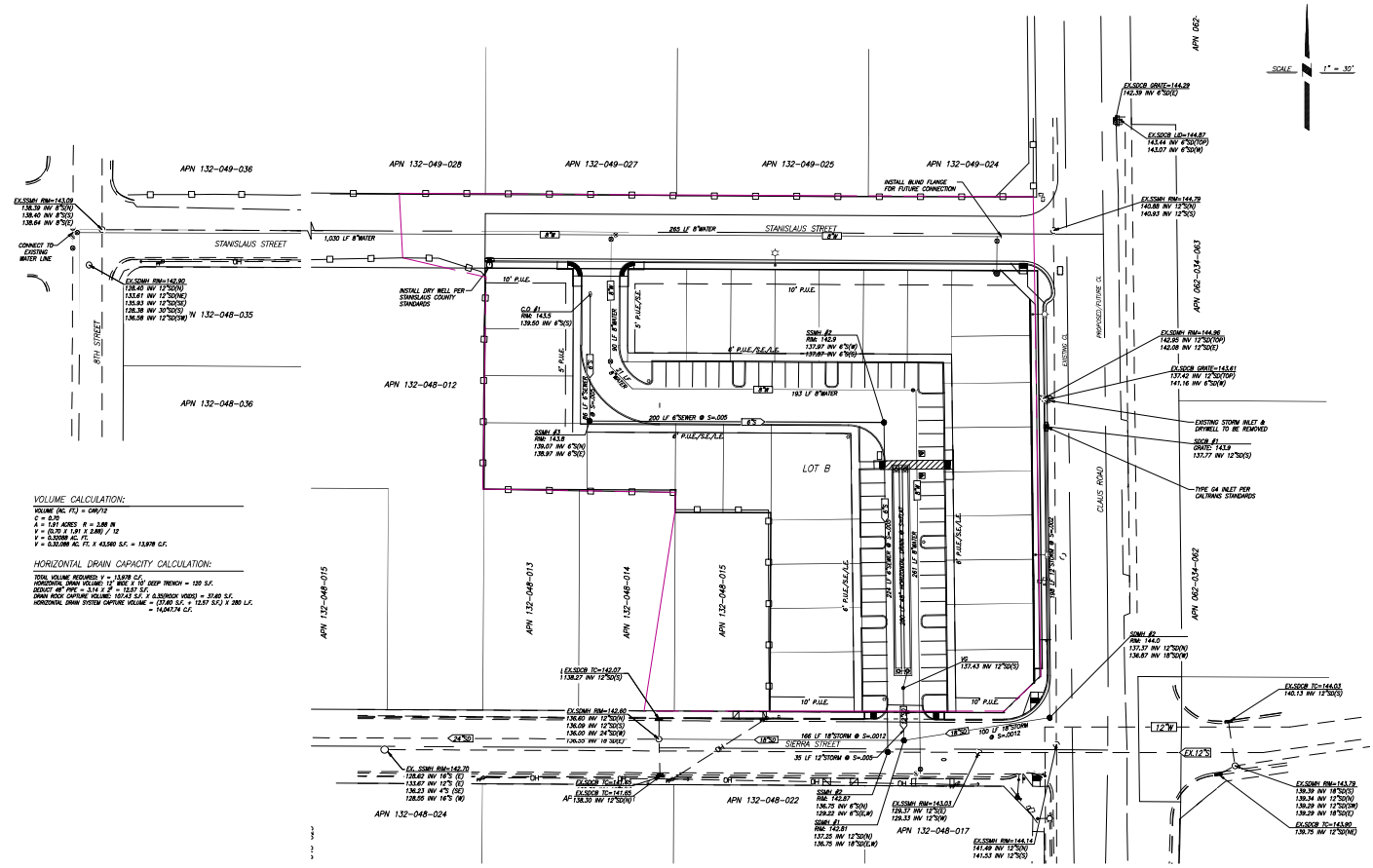
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4000 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA 95356
(209) 545-0300 FAX (209) 545-0305

CONCEPTUAL GRADING PLAN NORTH

VESTING TENTATIVE SUBDIVISION MAP
SIERRA VILLAGE
RIVERBANK, CALIFORNIA

JOB NO. 249301
DATE 4/10/2025
DR BY IG
CK BY MR & RM
SCALE AS SHOWN

SHEET NUMBER 3
OF 4 SHEETS



VOLUME CALCULATION:

VOLUME (AC. FT.) = CAR/12
C = 0.10
A = 1.91 ACRES R = 2.88 IN
V = (0.10 x 1.91 x 2.88) / 12
V = 0.32088 AC. FT.
V = 0.32.088 AC. FT. X 43,560 S.F. = 13,978 C.F.

HORIZONTAL DRAIN CAPACITY CALCULATION:

TOTAL VOLUME REQUIRED: V = 13,978 C.F.
HORIZONTAL DRAIN VOLUME: 12' WIDE X 10' DEEP TRENCH = 120 S.F.
DEDUCT 48" PIPE = 3.14 X 2' = 12.57 S.F.
DRAIN ROCK CAPTURE VOLUME: 107.43 S.F. X 0.35(ROCK VOIDS) = 37.60 S.F.
HORIZONTAL DRAIN SYSTEM CAPTURE VOLUME = (37.60 S.F. + 12.57 S.F.) X 280 L.F.
= 14,047.4 C.F.

811 CALL BEFORE YOU DIG

PREPARED UNDER THE DIRECTION OF:

NO.	DESCRIPTION	REVISIONS	DATE	APPROVED

DATE

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4206 SPYRES WAY, SUITE A MODESTO, CALIFORNIA 95356
PH(209) 545-8000 FAX(209) 545-8005

COMPOSITE UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP

SIERRA VILLAGE

RIVERBANK, CALIFORNIA

JOB NO. 249301
DATE 4/10/2025
DR.BY IG
CK.BY MR & RM
SCALE AS SHOWN

SHEET NUMBER
4
OF 4 SHEETS

CITY OF RIVERBANK

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING ARCHITECTURE AND SITE PLAN REVIEW APPLICATION NO. 09-2024 FOR SIERRA VILLAGE, LOCATED AT 6509 CLAUS ROAD (APN: 132-048-016)

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

WHEREAS, a Rezone, Vesting Tentative Subdivision Map and Architecture and Site Plan Review application has been received from Benchmark Engineering, Inc. with a request for an Architecture and Site Plan Review for the of twenty-seven (27) Planned Development single family residential homes, and more particularly described as Stanislaus County Assessor Parcel Number 132-048-016; and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Architecture and Site Plan Review 09-2024 and take public comment; and

WHEREAS, the architectural review of structures for a subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.

2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Land-2.4: The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense in fill development.

2. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive pedestrian friendly

environment along neighborhood streets.

3. Policy Cons-4.2: Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

4. Policy Land-3.3: The City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.

WHEREAS, the Riverbank Planning Commission with a vote of 5-0 recommended approval of Architecture and Site Plan Review 09-2024 and modified by adopted Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, pursuant to Government Code section 65355, notice of the City Council public hearing on the Architecture and Site Plan Review was published in the *Riverbank News*, a newspaper of general circulation on July 30, 2025; and

WHEREAS, notices of the City Council public hearing on the Architecture and Site Plan Review were also mailed to all property owners within 300 feet of the property, according to the most recent assessor's roll on July 30, 2025; and

WHEREAS, the plans and elevations of Benchmark Engineering, Inc. are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project;

2. The applicant shall build the entire project according to the floor plans and elevations dated June 5, 2024 and on file with the Community Development Department and as presented to the Planning Commission as part of this action;

3. The Community Development Director shall approve block walls and fencing;

4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation;

5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption;

6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti;

7. Street names shall not be final until Final Map adoption; and

8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Architecture and Site Plan Review Application No. 09-2024 is approved, subject to those conditions established by Resolution No. 2025-XXX and to be built as illustrated in **Exhibit A** to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August 2025; motioned by _____, seconded by _____, and upon roll call was carried by the following vote of __/__:

AYES:

NAYS:

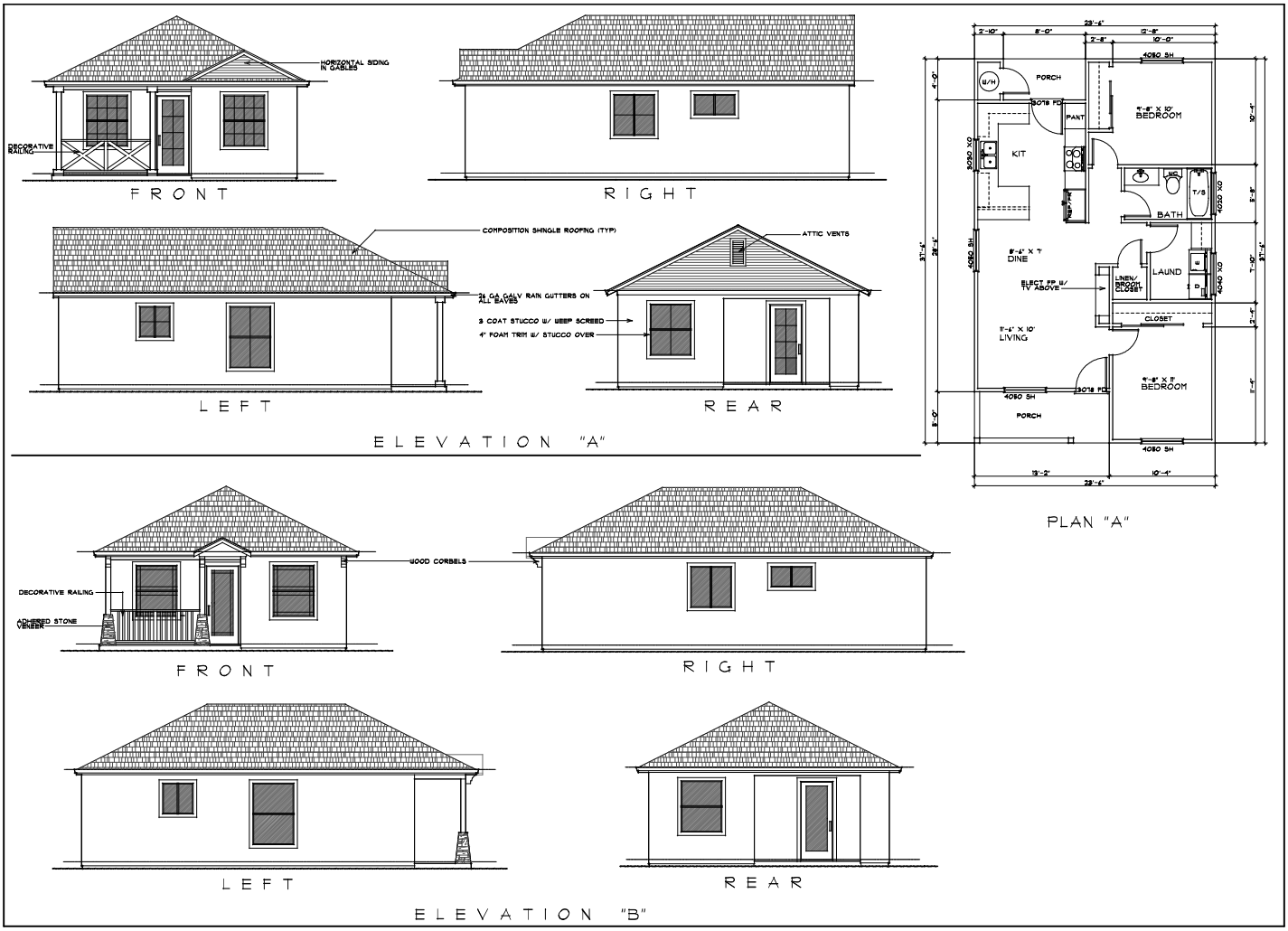
ABSENT:

ABSTAIN:

ATTEST:	**APPROVED:**
_____	_____
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Exhibit A – Elevations and Floor Plans

EXHIBIT A



California at Home
Custom Residential Design & Drafting
PO BOX 1525 OAKDALE CA 95361
(209) 848-DRAW (3729)
email: californiaathome@gmail.com
www.caldrafthome.com

PROJECT SCOPE:
CONDITIONED AREA:
784 SQ. FT.
GARAGE AREA:
NONE
COVERED PORCHES:
98 SQ. FT.

SIERRA VILLAGE - PLAN "A"

PROPERTY:
CLAUS/SIERRA/STANISLAUS
RIVERBANK, CA.
APN: 132-048-014
STANISLAUS COUNTY

OWNER:
NCA HOLDINGS
P.O. BOX 478
OAKDALE, CA. 95361
209-345-3175
ncadevelopmentllc@gmail.com

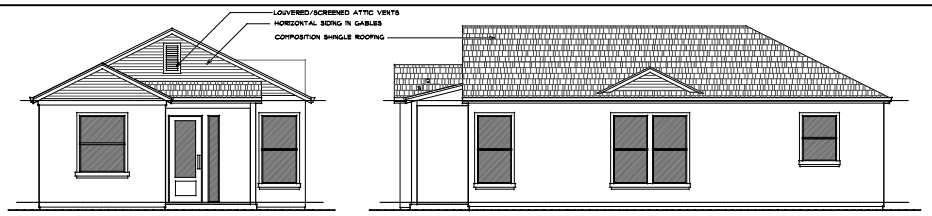
REVISION

LB 1/8/2024

FLOOR PLAN ELEVATIONS

SCALE: 1/4"=1'-0"

A2.1



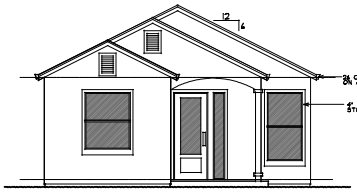
FRONT

RIGHT

LEFT

REAR

ELEVATION "A"



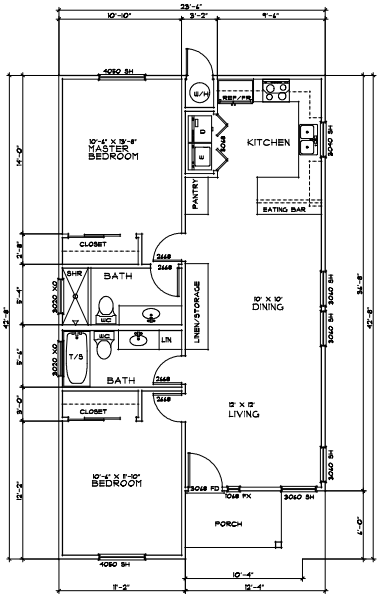
FRONT

RIGHT

LEFT

REAR

ELEVATION "B"



PLAN "B"

California at Home
Custom Residential Design & Drafting
PO BOX 928 OAKDALE CA 95361
(209) 848-0840 (3124)
email: californiahome@gmail.com www.cahome.com

SIERRA VILLAGE - PLAN "B"

PROJECT SCOPE:
CONDITIONED AREA:
924 SQ. FT.
GARAGE AREA:
NONE
COVERED PORCHES:
42 SQ. FT.

PROPERTY:
CLAUS/SIERRS/STANISLAUS
RIVERBANK, CA.
APN: 132-048-014
STANISLAUS COUNTY

OWNER:
NCA HOLDINGS
P.O.BOX 818
OAKDALE, CA. 95361
209-345-8778
nadia.appartile@gmail.com

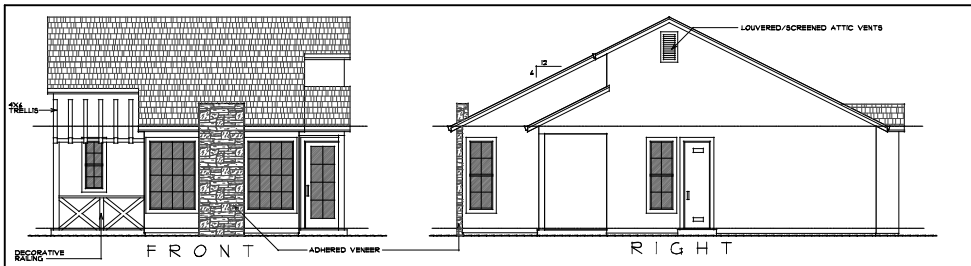
REVISION

6/5/2024

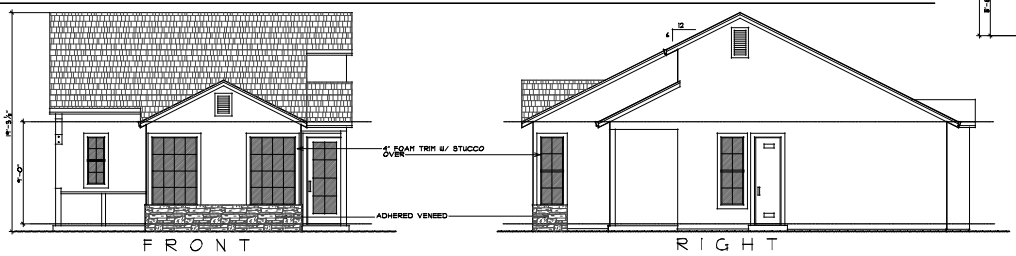
FLOOR PLAN
ELEVATIONS

SCALE: 1/4"=1'-0"

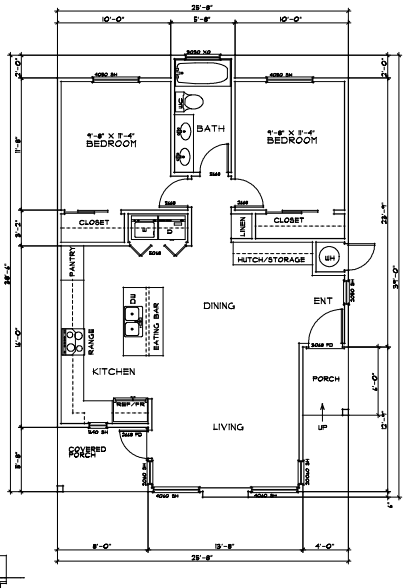
A2.1



ELEVATION "A"



ELEVATION "B"



PLAN "C"

SIERR VILLAGE - PLAN "C"

PROJECT SCOPE:
CONDITIONED AREA:
852 SQ. FT.
GARAGE AREA:
NONE
COVERED PORCHES:
69 SQ. FT.

PROPERTY OWNERS/ST'ANISLAUS
RIVERBANK, CA.
APN: 132-048-014
ST'ANISLAUS COUNTY

OWNER:
CA HOLDINGS
OAKDALE, CA. 95361
209-345-3515
ncadevelopmentllc@gmail.com

California at Home
Custom Residential Design & Drafting
PO BOX 575 OAKDALE CA 95361
(209) 648 DRAW (3729)
email: californiathome@gmail.com
www.calathome.com

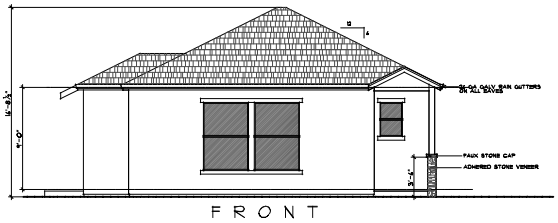
REVISION

4/5/2024

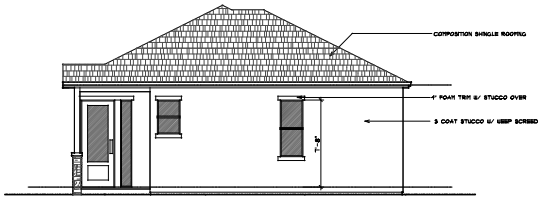
FLOOR PLAN
ELEVATIONS

SCALE: 1/4"=1'-0"

A2.1



FRONT



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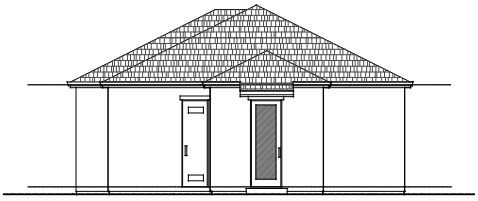
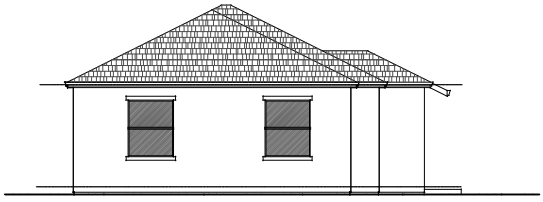
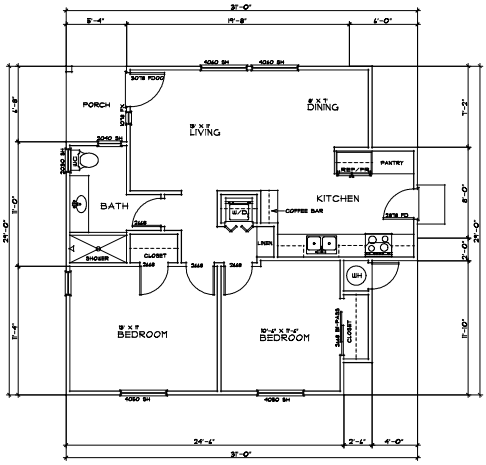


REAR



LEFT



FLOOR PLAN

SIERRA VILLAGE - PLAN "D"

California at Home
Custom Residential Design & Drafting
PO BOX 1828 OAKDALE CA 95361
(209) 848-DRAW (3729)
email: californiathome@gmail.com www.caldrafthome.com

PROJECT SCOPE:
CONDITIONED AREA:
780 SQ. FT.
GARAGE AREA:
NONE
COVERED PORCHES:
36 SQ. FT.

PROPERTY:
CLAUS/SIERRS/STANISLAUS
RIVERBANK, CA.
APN: 132-048-014
STANISLAUS COUNTY

OWNER:
NCA HOLDINGS
P.O. BOX 178
RIVERBANK, CA. 95361
209-345-3218
nadia74@hotmail.com

REVISION

1/8/2024

FLOOR PLAN
ELEVATIONS

SCALE: 1/4"-1'-0"

A2.1

City of Riverbank
Planning Commission
Resolution No. 2025-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF ORDINANCE NO. 2025-006 TO REZONE 1.94± ACRES, KNOWN AS THE SIERRA VILLAGE SUBDIVISION TO PLANNED DEVELOPMENT (PD), LOCATED AT 6509 CLAUS ROAD (APN: 132-048-016)

WHEREAS, an application has been received from Cary Pope, with a proposal to subdivide approximately 1.94± acres into twenty-seven (27) single family residential lots, located at 6509 Claus Road and particularly described as Stanislaus County Assessor Parcel Number 132-048-016; and

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

WHEREAS, the applicant is proposing to rezone the property to Planned Development (PD) from Single-Family Residential (R-1); and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Rezone 02-2024; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on May 28, 2025; and

WHEREAS, notices of the public hearing on the Rezone were mailed to all property owners within three hundred (300) feet of the property, according to the most recent assessor's roll, on May 28, 2025; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on June 17, 2025 in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2025-TBD, REZONING 1.94± ACRES TO PLANNED DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
    a. The property identified in this action has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned General Commercial (C-2). The project proposes a Rezone to Planned Development (PD).

    b. The proposed Rezone to PD will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.

5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.

6. The PD rezone was not initiated by the City, so the findings above are required.

Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

The City finds that the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or

subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of June 17, 2025; motioned by Commissioner Dinan, seconded by Commissioner Basso, and upon roll call was carried by the following vote of 5/0:

AYES: Commisioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann
Director of Community Development

Approved:

Taide Zamora, Chairperson
Planning Commission

City of Riverbank
Planning Commission
Resolution No. 2025-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK RECOMMENDING APPROVAL OF THE REQUEST OF BENCHMARK ENGINEERING, INC. FOR TENTATIVE MAP 02-2024 TO SUBDIVIDE 1.94± ACRES INTO TWNETY-SEVEN (27) SINGLE FAMILY RESIDENTIAL LOTS, LOCATED AT 6509 CLAUS ROAD (APN: 132-048-016)

WHEREAS, an application has been received from Benchmark Engineering, Inc., with a proposal to subdivide approximately 1.94± acres into twenty-seven (27) single family residential lots, located at 6509 Claus Road and particularly described as Stanislaus County Assessor Parcel Number 132-048-016; and

WHEREAS, the City Subdivision Ordinance, Section 152.037 states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.47 acres;

WHEREAS, the proposed tentative map is consistent with the following General Plan policies discussed in the staff report: LAND-2.4 (Infill Opportunity Area), DESIGN-3.2 (pedestrian-friendly), CONS-4.2 (stormwater), LAND-3.3 (compact development); and

WHEREAS, Vesting Tentative Map 02-2024 was reviewed by the Riverbank Planning Commission at a regular meeting held on June 17, 2025 in the manner prescribed by law; and

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Vesting Tentative Map prepared by Benchmark Engineering and subject to the Conditions of Approval, and incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, The Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

A. The project is consistent with the General Plan with modification by the adopted conditions of approval.

B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code was provided.

C. The City finds that Pursuant to the California Environmental Quality Act, the proposed Vesting Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

D. The approval of Vesting Tentative Map 02-2024 to divide parcel APN 132-048-016 (1.94± acres) into 27 single family lots will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that the project is similar to, and compatible with, neighboring uses in the area.

WHEREAS, the Riverbank Planning Commission recommends the City Council find and adopt the following findings required to approve the Vesting Tentative Map:

1. The proposed map is consistent with applicable general and specific plans.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of the development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, the request for the Vesting Tentative Map is hereby recommended for conditional approval by the Planning Commission of the City of Riverbank, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01, or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and

2. The applicant shall submit a final geotechnical (soils) report, including percolation testing and a supporting hydraulic analysis, to confirm that the proposed horizontal drain design is adequately sized to accommodate stormwater generated by the development. The report shall be prepared by a qualified geotechnical engineer and shall demonstrate compliance with applicable City standards. Final approval of the horizontal drain design is subject to the review and approval of the City Engineer prior to improvement plan approval.

3. All stormwater generated by the project shall be managed entirely on-site. No connections to the City's existing storm drain system shall be permitted. The applicant shall design and construct storm drainage facilities—including detention, retention, or infiltration system, as necessary to accommodate on-site runoff in compliance with City standards and applicable stormwater regulations. All drainage improvements shall be subject to the review and approval of the City Engineer as part of the improvement plan approval process.

4. Each lot within the project shall be individually connected to the City's water system and equipped with a City-approved water meter and backflow prevention device. All water service installations shall comply with City standards and specifications and shall be shown on the improvement plans, subject to the review and approval of the City Engineer and Public Works Department.

5. Each lot shall be individually connected to the City's sanitary sewer system and shall include a cleanout installed at the property line in accordance with City standards. All sewer service connections and appurtenances shall be shown on the improvement plans and are subject to the review and approval of the City Engineer and Public Works Department.

6. All storm drain inlets installed as part of the project shall be equipped with stormwater filtration devices (e.g., inlet filters or inserts) designed to capture sediment, trash, and other pollutants. The filters shall comply with applicable stormwater quality standards and be included on the approved improvement plans. Installation and ongoing maintenance shall be the responsibility of the property owner or homeowners' association, and the design shall be subject to review and approval by the City Engineer.

7. The storm drain system for the project shall be designed in accordance with all applicable City standards, specifications, and stormwater management requirements. The design shall provide adequate capacity to convey runoff from the project site and prevent localized flooding. All storm drain plans shall be submitted for review and approval by the City Engineer as part of the improvement plan approval process.

8. The project shall comply with the City's Post Construction Standards Plan, including identification of DMAs, implementation of LID measures, and completion of the required worksheets in the Appendix. The document is available on the City's website and shall guide stormwater design, subject to City Engineer approval.

9. All parking spaces shall comply with City standards and measure 9 feet by 19 feet. Proposed ingress, egress, reciprocal parking, and utility easements shall be clearly shown on the parcel map, subject to review and approval by the City Engineer and Community Development Director.

10. The applicant shall provide joint maintenance agreements for private roadways, utilities, and storm drainage systems, as well as any necessary easement agreements, to the City for review and approval prior to recordation of the Final Map

11. The improvement plans shall clearly identify and distinguish between private and public utilities. This designation shall be subject to the review and approval of the City Engineer prior to improvement plan approval.

12. A 10-foot-wide Public Utility Easement (PUE) shall be dedicated along all street frontages. The location and dimensions of the PUE shall be shown on the improvement and parcel maps, subject to City Engineer approval prior to recordation.

13. Street lights shall be installed at the intersections of Sierra Street and Stanislaus Street in accordance with City standards. Final locations and specifications shall be included on the improvement plans and subject to City Engineer approval prior to construction.

14. Street lights shall be installed along the interior private street near Lot 8 and Lot B. The locations and specifications shall conform to City standards and be included in the improvement plans for review and approval by the City Engineer prior to construction.

15. The existing storm manhole and catch basin shown on Claus Road, currently identified as a drywell, shall be replaced with a City-standard storm inlet. The new inlet shall be connected to the City storm drainage system. Final design and connection details shall be included in the improvement plans and are subject to City Engineer approval prior to construction.

16. A storm inlet shall be installed at the westerly end of Stanislaus Street on the south side and connected to the City storm drain system. Design details shall be shown on the improvement plans and are subject to City Engineer approval prior to construction.

17. A continuous swale shall be constructed along the northerly side of Stanislaus Street to manage stormwater runoff from the 12-foot half street. The swale design and details shall be included in the improvement plans and subject to City Engineer approval prior to construction.

18. All water service connections located within the public street shall include valves on all branches of each tee connection to allow for proper isolation and maintenance. Valve locations and details shall be shown on the improvement plans and are subject to City Engineer approval prior to construction.

19. The existing vault located at the intersection of Stanislaus Street and Claus Road shall be adjusted to grade and fitted with a traffic-rated lid to meet City standards. Details of the adjustment shall be included in the improvement plans and are subject to City Engineer approval prior to construction.

20. Barricades and appropriate traffic signs shall be installed at all pavement transitions along Stanislaus Street to ensure safety and proper traffic control. Installation details shall be shown on the traffic control plan and are subject to City Engineer approval prior to construction.

21. The project developer shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.47 acres.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends for approval Vesting Tentative Map No. 02-2024 (**Exhibit A**), subject to the Conditions of Approval established by Resolution No. 2025-007 and Resolution 2013-014 (**Exhibit B**).

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of June, 2025; motioned by Commissioner _Dinan_, seconded by Commissioner _Basso_, and upon roll call was carried by the following vote of: 5/0

AYES: Commissioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann
Director of Community Development

Approved:

Taide Zamora, Chairperson
Planning Commission

City of Riverbank
Planning Commission
Resolution No. 2025-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ARCHITECTURAL AND SITE PLAN REVIEW APPLICATION NO. 09-2024 FOR MEADOWVIEW SUBDIVISION AT 6509 CLAUS ROAD (APN: 132-048-016)

WHEREAS, an Architecture and Site Plan Review application has been received from Cary Pope with a proposal for twenty-seven (27) single-family dwelling units within the Sierra Village subdivision located at 6509 Claus Road (APN: 132-048-016); and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Architecture and Site Plan Review 09-2024 and take public comment; and

WHEREAS, the architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.

2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy LAND-2.4 - The City will encourage re-use of vacant or underutilized land in the Infill Opportunity Area through policies that seek to encourage more intense in fill development.

2. Policy DESIGN-3.2 - Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive, pedestrian-friendly environment along neighborhood streets.

3. Policy CONS-4.2 - Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

4. Policy LAND-3.3 – The City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel.

WHEREAS, the plans and elevations of Sierra Village Subdivision are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project;

2. The applicant shall build the entire project according to the floor plans and elevations dated June 17, 2025 and on file with the Community Development Department and as presented to the Planning Commission as part of this action;

3. The Community Development Director shall approve block walls and fencing;

4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation;

5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director prior to Final Map adoption;

6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti;

7. Street names shall not be final until Final Map adoption; and

8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 09-2024 is hereby approved, subject to those conditions established by Resolution No. 2025-008 and as illustrated in "**Exhibit A**" Floor Plans, Elevations, and Colors and Materials.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of June, 2025; motioned by Commissioner Basso, seconded by Commissioner Dinan, and upon roll call was carried by the following vote of 5 - 0:

AYES: Commissioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Taide Zamora, Chairperson
Planning Commission

RIVERBANK CITY COUNCIL/ LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO.10.3

SECTION 10: PUBLIC HEARING

Meeting Date:	**August 26, 2025**
Subject:	**First Reading by Title Only and Introduction of an Ordinance Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and Two Resolutions to Approve Vesting Tentative Subdivision Map 01-2025 and Architectural and Site Plan Review 04-2025, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010).**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Teresa McDonald, Senior Planner**

RECOMMENDATION

Hold a public hearing for the first reading of one ordinance and two resolutions approving the request of Cary Pope for Rezone No. 01-2025, Vesting Tentative Subdivision Map No. 01-2025, and Architecture and Site Plan Review No.04-2025 to create thirty-one (31) single-family residential lots for the proposed Meadowview subdivision (Department File No. 25-0010).

EXECUTIVE SUMMARY

The project consists of a Zoning Ordinance Amendment (Rezone) to Planned Development (PD) to allow for specific development standards listed the *Analysis* section of this report, a Vesting Tentative Subdivision Map (VTSM) to subdivide a 5.83-acre parcel into thirty-one (31) single-family residential parcels ranging in size from 4,500± to 10,643± square feet and a 20,075± square-foot dual use basin, and an Architecture and Site Plan Review (ASPR) for the proposed design of the new single-family residential dwelling units.

BACKGROUND

The 5.83-acre project site currently has a General Plan designation of Medium-Density Residential (MDR) and a Zoning designation of Single-Family Residential (R-1), and is located at 4537 California Avenue, at the northwest corner of the Snedigar Road and

California Avenue intersection (APN 062-021-007). The project site is currently improved with a single-family dwelling, accessory dwelling unit, a barn, and two accessory structures, located on the southeast corner of the site. The remainder of the project site is vacant and was previously used as pasture. The site is surrounded by ranchettes to the north, east, and south, and a single-family residential subdivision to the west. If the project is approved, the existing single-family dwelling and accessory dwelling will remain, and the remaining structures will be removed.

The Planning Commission considered this item at a public hearing on June 17, 2025. Following staff's presentation to the Planning Commission, Commissioner Stewart asked about the location of the different sized parcels and Commissioner Zamora asked if there were floor plans assigned to each parcel. Staff responded that the parcel sizes vary throughout the development and the floor plans are provided in the Development Plan. During the public hearing, Mary Alpers, who lives directly east of the project site, stated she was pleased that the intersection at California and Snedigar was going to be required to be a four-way stop. Nearby resident Norma Manriquez mentioned general issues with xeriscape landscaping and relocating electricity poles when utilities are undergrounded, and said the project is a beautiful community. The applicant, Cary Pope, spoke in favor of the project, stating that the relocation of utility poles is often required by the utility provider. Regarding the xeriscape landscaping, he said he would prefer grass, but it is not permitted due to water restrictions and would take her comments into account. Commissioner Dinan asked if there are issues with the proposed four-way stop considering the jurisdiction of the roadway is split between the City and Stanislaus County. Community Development Director Joshua Mann responded, stating that the City Engineer has reviewed the plans and did not have any concerns. Staci Coffey, who lives northeast of the project site on Snedigar Road, mentioned concerns with increased traffic and the landscaping, and is glad the road will be a four way stop. Tom Owens (via Zoom) stated road conditions in the area are poor and is concerned with the impact the additional traffic will have on the roads. Karen Comrotto mentioned issues with xeriscape landscaping and would like to see more landscaped area with trees and turf. On a vote of 5-0, the Planning Commission adopted Resolutions 2025-009, 2025-010, and 2025-011 (Attachment 4) to recommend approval to the City Council for a rezone to a new Planned Development zone to allow for alternative development standards, a vesting tentative Map to allow for the subdivision of the property into thirty-one (31) single family residential lots, and an architecture and site plan review for the proposed design of the new single family dwellings.

ANALYSIS

GENERAL PLAN CONSISTENCY FINDINGS:

The project is designated as Medium-Density Residential (MDR) in the General Plan's Land Use Element, which has density of between eight and 16 dwelling units per acre. The project is consistent at an average density of eight and one half (8.5) dwelling units per acre Below is a discussion of the General Plan Community Character and Design Element's and Conservation and Open Space Element's policies with which the proposed project is consistent:

1. Policy DESIGN-2.7 – In general, the City will require the construction of sidewalks on both sides of all new streets.

The applicant has provided sidewalks on both sides of all new proposed streets and on one side of California Avenue and Snedigar Road adjacent to the project site.

2. Policy DESIGN-3.1 – The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods.

The applicant will make improvements to the intersection of California and Snedigar by installing a four-way stop sign, to accommodate resident safety and support vehicular movements.

3. Policy DESIGN-3.2 – Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive, pedestrian-friendly environment along neighborhood streets. Approved plans, projects and subdivision requests will minimize the visual prominence of garages and instead incorporate porches, stoops, active rooms, and functionally opening windows that face the street.

An architecture and site plan review is included with this application and the design reduces the prominence of the garages (see Exhibit A of Attachment 3).

4. Policy DESIGN-4.2 – Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.

The developer has provided eight (8) models, with three (3) elevations to provide diversity among the dwelling units. The dwellings will vary in the use of color, building materials, floor plan lay-outs, square footages, roof-lines, and architectural details. These details may include shutters, flower boxes, pillars, decorative vents, brick, rock, shake shingles, accent windows, and foam trim.

5. Policy DESIGN-5.2 – The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby provide ‘eyes on the street,’ helping to maintain a sense of security within neighborhoods.

The applicant has provided architectural details for the use of porches and stoops (see Exhibit A of Attachment 3).

6. Policy CONS-4.2 – Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way

that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

The Developer has provided a dual use stormwater basin within the project site and will be required to annex into Community Facilities District 2016-01 to support the general maintenance and/or replacement of public facilities.

A. Rezone

The developer is requesting design variation from the Single-Family Residential (R-1) standards through rezoning the property to Planned Development (PD), which allows the developer flexibility in applicable development standards.

The table below provides information comparing the existing R-1 zoning development standards and the proposed PD standards. The project differs to the R-1 standards in the following areas: Lot size, lot width, density, setbacks, and lot coverage. *The development standards that deviate from the standards of the R-1 zone are denoted with an asterisk (*).*

Type of Standard	R-1 Zoning Standards	Proposed PD Standards
Lot Size *(Minimum)*		
Interior	6,000 Square Feet	4,500 Square Feet*
Corner	6,000 Square Feet	5,000 Square Feet*
Lot Width *(Minimum)*		
Interior	55 Feet	45 Feet*
Corner	65 Feet	50 Feet*
Density *(Maximum)*	8 DU/ Net Acre	8-16 DU/ Net Acre*
Height *(Maximum)*	35 Feet	35 Feet
Accessory Height *(Maximum)*	15 Feet	15 Feet
Setback (*Minimum)*		
Front	10 Feet	15 Feet*
Garage	20 Feet	20 Feet
Side:		
Interior	5 Feet	5 Feet
Corner	5 Feet	10 Feet*

Rear	5 Feet	10 Feet*
Lot Coverage *(Maximum)*	50%	55%*

Per Riverbank Municipal Code section 153.161 (A), no combination of parcels less than one (1) acre in size may be rezoned PD. The project site meets this requirement as it is approximately 5.83-acres in size.

Rezone Findings

Rezone 01-2025 may be approved or conditionally approved by the City Council if the following findings are met in accordance with Riverbank Municipal Code 153.162 (E):

1. Each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development;

   While the project is planned to be developed in a single phase, the development could be built in stages and exist as independent units capable of creating a good environment.

2. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect;

   The project site has a single-family dwelling, accessory dwelling, barn, and accessory structures located at the southeastern portion of the property. The remainder of the site is unimproved. The surrounding properties to the north, east, and south consist of ranchettes, and the Bruin Heights single-family subdivision is located directly to the west. The project's streetscapes, green spaces, and pedestrian pathways have been strategically designed to connect the subdivision with the broader community, encouraging interaction and accessibility. The development has been designed to provide consistency with the Bruin Heights subdivision.

3. Any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offers certain redeeming features to compensate for any deviations that may be permitted;

   Amenities proposed by the developer include the dual use park basin that offers functional, on-site storm water management in addition to providing new residents additional outdoor space to enjoy.

   The applicant has submitted an architecture package which includes eight (8) models with three (3) elevations and varying floor plans, which provides flexibility and variety.

4. The principles incorporated in the proposed plans identify unique characteristics which could not otherwise be achieved under other zoning districts;

   Smaller lots could not be achieved under other zoning districts; hence, the zone change to accommodate the more compact housing subdivision proposal.

5. Where a PD rezone is initiated by the City, the previous findings are not required.

   This PD was not initiated by the City.

B. Vesting Tentative Subdivision Map

The applicant is requesting a Vesting Tentative Subdivision Map (see Exhibit A to Attachment 2) as part of the overall application, which would subdivide the existing parcel into thirty-one (31) single family residential lots and one (1) lot, lot A, set aside for the proposed dual use storm water retention basin. The purpose of the Vesting Tentative Subdivision Map is to create new parcels for the development of single-family residential dwelling units. Access to the project site will be provided via California Avenue, Snedigar Road, and proposed interior residential streets that will provide connection to each roadway. The applicant will be required to install curb, gutter, and sidewalk along the northern section of California Avenue and the western portion of Snedigar Road adjacent to the project site. The proposed interior streets will also be constructed with frontage improvements on each side of the proposed roadway section. Perimeter fencing is limited to wood fencing; however, due to the topography of the subject property, the northern boundary of the project site will be improved with a one and one-half foot (1.5') concrete masonry (CMU) wall with wood fencing installed and affixed to the top of the CMU wall. Also, a CMU block retaining wall will be required between lots 18-31. The applicant originally proposed a slope easement, but this is not permitted. Public water and sewer will be provided by the City of Riverbank.

The City Engineer has reviewed the proposed Vesting Tentative Subdivision Map and has determined that the map is complete and complies with the City's Subdivision Ordinance, which is found in Chapter 152 of the Riverbank Municipal Code (RMC).

Per RMC section 152.026(L) all new street names shall be approved by City Council. Duplication of existing names within Stanislaus County will not typically allowed unless the proposed streets are in alignment with existing streets and likely to be a continuation of the other street. Staff have coordinated with Stanislaus Regional 911 in order to verify the names are acceptable.

Vesting Tentative Subdivision Map Findings

Vesting Tentative Subdivision Map 01-2025 may be approved or conditionally approved by the City Council if the following findings are met in accordance with Riverbank Municipal Code 152.059 (D)(3):

1. The proposed map is consistent with applicable general and specific plans.

   The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

   The proposed map is consistent with the General Plan if the recommended Conditions of Approval are adopted as they relate to connectivity, sidewalks, and the provision of amenities.

3. The site is physically suitable for the type of development.

   The site is suitable for a new subdivision of this type and is an extension of additional residential housing in the area.

4. The site is physically suitable for the proposed density of the development.

   The site is physically suitable for a proposed density of between eight (8) and sixteen (16) dwelling units per net acre.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

   The design of the subdivision is not likely to injure fish, wildlife, or their habitats, none of which are present on the site.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

   There is nothing in the design of the subdivision or proposed improvements likely to cause serious health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

   The design of the subdivision should not conflict with any easements of record. The map was reviewed by the Oakdale Irrigation District (OID). There is an existing 15-foot-wide OID pipeline that runs east to west through the northern portion of the project site. As part of the project, the pipeline is being relocated into the proposed right-of-way.

C. Architecture and Site Plan Review

Site Design

The design of the project as proposed is a compact, detached single-family residential subdivision. The proposed lot sizes vary from 4,500± to 10,643± square feet in size. The typical minimum interior lot size dimensions are 45± feet by 100± feet and the typical minimum corner lot size dimensions are 57± feet by 100± feet.

Architecture and Design Guidelines

The applicant has provided an architectural submittal that includes eight (8) models that offer three (3) unique elevations and floor plans (see Exhibit A of Attachment 3). The following includes details for each model:

Model / Total Square Feet	Bedrooms	Bathrooms	Notes
Violet – 1,466 sq. ft.	3	2	Single story, great room, covered patio and 2-car garage.
Lotus – 1,562 sq. ft.	3	3	Single story, great room, covered patio and 2-car garage.
Dandelion – 1,742 sq. ft.	3	2	Single story, great room, 2-car garage, covered patio and covered porch.
Blossom – 1,758 sq. ft.	4	3	Single story, great room, covered patio, and 2-car garage.
Iris – 1,770 sq. ft.	4	2.5	Single story, great room, covered patio and 2-car garage.
Dhalia – 1,868 sq. ft.	3	3	Single story, great room, covered patio and 2-car garage.
Sunflower – 2,105 sq. ft.	4	2.5	Single story, great room, covered patio and 2-car garage.
Rose – 2,118 sq. ft.	4	3	Single story, great room, covered patio and 2-car garage.

1. Porches, Entries, and Windows – A clear sense of entry and design interest to a home is provided through the inclusion of covered porches and other architectural elements such as window trim and shutters that contribute to a sense of place and activity.

2. Garage Frontage and Placement – Each dwelling unit has two (2) covered spaces in the garage. For garages accessed from the street, the zoning code requires the garage face to be recessed a minimum of twenty (20) feet from the front property line.

3. Driveways and Parking – As noted above, there are two (2) parking spaces in each garage. All driveways have room to park two (2) vehicles and still provide clearance for the public sidewalk. Street parking is permitted.

4. Fence and Wall Features – The designs of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development and adjacent properties. Good neighbor fences will be installed in their permanent locations at required setbacks.

5. Side yards – To ensure privacy, the side elevations of the homes show few windows. This keeps sight access to neighboring yards, pools, and windows to a minimum.

6. Landscaping – Front yard, basin, and any common area landscape and irrigation plans will be reviewed and approved as a Condition of Approval. The City currently contracts with a landscape architect for those approvals upon application by the developer. Per the City of Riverbank Standard Conditions, Resolution 2013-014, because the project is a Planned Development, Covenants, Conditions and Restrictions (CC&Rs) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

Architecture and Site Plan Review Findings

The Planning Commission is required to make the following findings to approve an architecture and site plan review application in accordance with RMC Section 153.217(D).

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.

   The project as conditioned is consistent with the objectives of the general plan and zoning regulations, and will be subject to applicable standards.

2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

   The project will not create conflicts with vehicular, bicycle, or pedestrian transportation. A new four-way stop is being installed at the intersection, and the project is required to curb, gutter, and sidewalk.

3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and compliments the existing surrounding environment and ultimate character of the area under the general plan.

   The site layout and development features are consistent with other recent developments in the area.

4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting, and similar elements, establishes a clear design concept and is compatible with the character of the buildings on adjoining and nearby properties.

   The proposed architecture is compatible with the character of the buildings on adjoining and nearby properties.

The Planning Commission evaluated the architecture and site plan review application and did not voice any concerns or apply any additional conditions.

PARK-IN-LIEU FEE

Pursuant to RMC Section 153.164(Q), the project has an obligation to dedicate park land or pay a park-in-lieu fee. For this project, the calculated obligation is 0.54 acres. The applicant shall satisfy this requirement through payment of the park in-lieu-fee, which will be due prior to recordation of the Final Map.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j), Exemption for Qualified Housing Projects.

FISCAL IMPACT

The Project includes the development of a subdivision on partially developed land. The fiscal impacts associated with providing municipal services to new residential projects will be partially off-set by the funds generated through CFD 2016-01. Street lighting, road maintenance, storm drainage maintenance, common area landscaping, and police services will be funded through the implementation of CFD 2016-01. In light of the obligation to participate in the above mentioned Community Facilities Districts, the Project is unlikely to negatively impact the City's finances.

STRATEGIC GOALS

The City's Strategic Planning Session is a plan and set of goals that the City will work towards for the next three years. This project works toward the goal of Fostering Attainable Housing for City residents.

PUBLIC NOTICE

On July 28, 2025, public notices for the public hearing were mailed to property owners within 300 feet of the project location. The notice was advertised in the Riverbank News,

posted on the City's website, and physically posted at City Hall North, South, the Riverbank Teen Center, and the Riverbank Post Office on July 30, 2025.

ATTACHMENTS

1. City Council Ordinance No. 2025-xxx REZ
   Exhibit A – Meadowview Planned Development
2. City Council Resolution No. 2025-xxx VTSM
   Exhibit A – Vesting Tentative Subdivision Map 01-2025
3. City Council Resolution No. 2025-xxx ASPR
   Exhibit A – Elevations and Floor Plans
4. Planning Commission Resolutions 2025-009, 2025-010, and 2025-011 (without exhibits)

ATTACHMENT 1

CITY OF RIVERBANK

ORDINANCE 2025-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING REZONE NO. 01-2025 – MEADOWVIEW, REZONING 5.83± ACRES, KNOWN AS THE MEADOWVIEW SUBDIVISION, TO PLANNED DEVELOPMENT (PD), LOCATED AT 4537 CALIFORNIA AVENUE (APN: 062-021-007)

WHEREAS, Rezone Application No. 01-2025, Vesting Tentative Subdivision Map Application No. 01-2025, and Architecture and Site Plan Review Application No. 04-2025 (Dept. File No. 25-0010) have been received from Cary Pope with a request to rezone approximately 5.83± acres from Single-Family Residential (R-1) to a new residential Planned Development zone (PD); and

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

WHEREAS, the applicant is proposing to rezone the property to a new residential Planned Development (PD) from Single-Family Residential (R-1); and

WHEREAS, the City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, June 17, 2025, to consider this proposed Rezone Ordinance (the "Rezone Ordinance") and recommended approval to the City Council with a 5-0 vote; and

WHEREAS, the City Council held a properly noticed public hearing on the proposed Rezone Ordinance, and considered the Planning Commission recommendations, and any public comments and all documents or testimony received; and

WHEREAS, the City Council for the City of Riverbank has made the following findings for adoption:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.

    a. The property identified in this action has a General Plan Land Use Designation of Medium-Density Residential (MDR) and is zoned Single-Family Residential (R-1). The project proposes a Rezone to a new Planned Development (PD) to allow for alternative development standards.

b. The proposed Rezone to PD will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.

5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.

6. The PD Rezone was not initiated by the City, so the findings above are required.

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

Section 1: The City Council of the City of Riverbank approves rezoning 5.83± acres to Planned Development (PD) for property located at 4537 California Avenue, APN: 062-021-007 to allow for alternative development standards.

Section 2: The City Clerk is hereby directed to cause the Official Zoning Map of the City of Riverbank to be revised to reflect the rezoning approved by this ordinance.

Section 3: Constitutionality, severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this chapter, or any part thereof is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion of this chapter or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared invalid or unconstitutional.

Section 4: This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, provided it is published in a newspaper of general circulation at least fifteen (15) days prior to its effective date or a summary of the Ordinance is published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the 26th day of August 2025; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote __.

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
City Attorney

Exhibit A –Meadowview Planned Development, prepared by Benchmark Engineering, dated March 2025

MEADOWVIEW

Planned Development

Riverbank, CA

Prepared By:

BENCHMARK ENGINEERING

March 2025

Planned Development

For

Meadowview
32 Lot
Single-Family Residential
Subdivision

March 2025

Prepared for:
Cary Pope
3237 Riverside Drive
Riverbank, CA 95367

Prepared by:
Benchmark Engineering, Inc.
4265 Spyres Way, Suite A
Modesto CA 95356
(209) 548-9300

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SECTION 1

Introduction

Section 1

INTRODUCTION

1.1 Purpose of this Document

This section outlines the purpose of this document to present a Rezone of 5.83 acres at 4537 California Avenue from Single Family Residential (R-1) to a Planned Development (PD). The Planned Development will establish development standards by which the Meadowview project will be constructed. The Planned Development will resolve the inconsistency between the General Plan and Zoning for the subject property. If approved, the Planned Development will supersede the City of Riverbanks Zoning Code as applicable and noted within the application and will provide development standards that specifically apply to the project, providing land use information, amenities, development standards and guidelines for supporting infrastructure, landscape and architecture.

1.2 Project Site Location

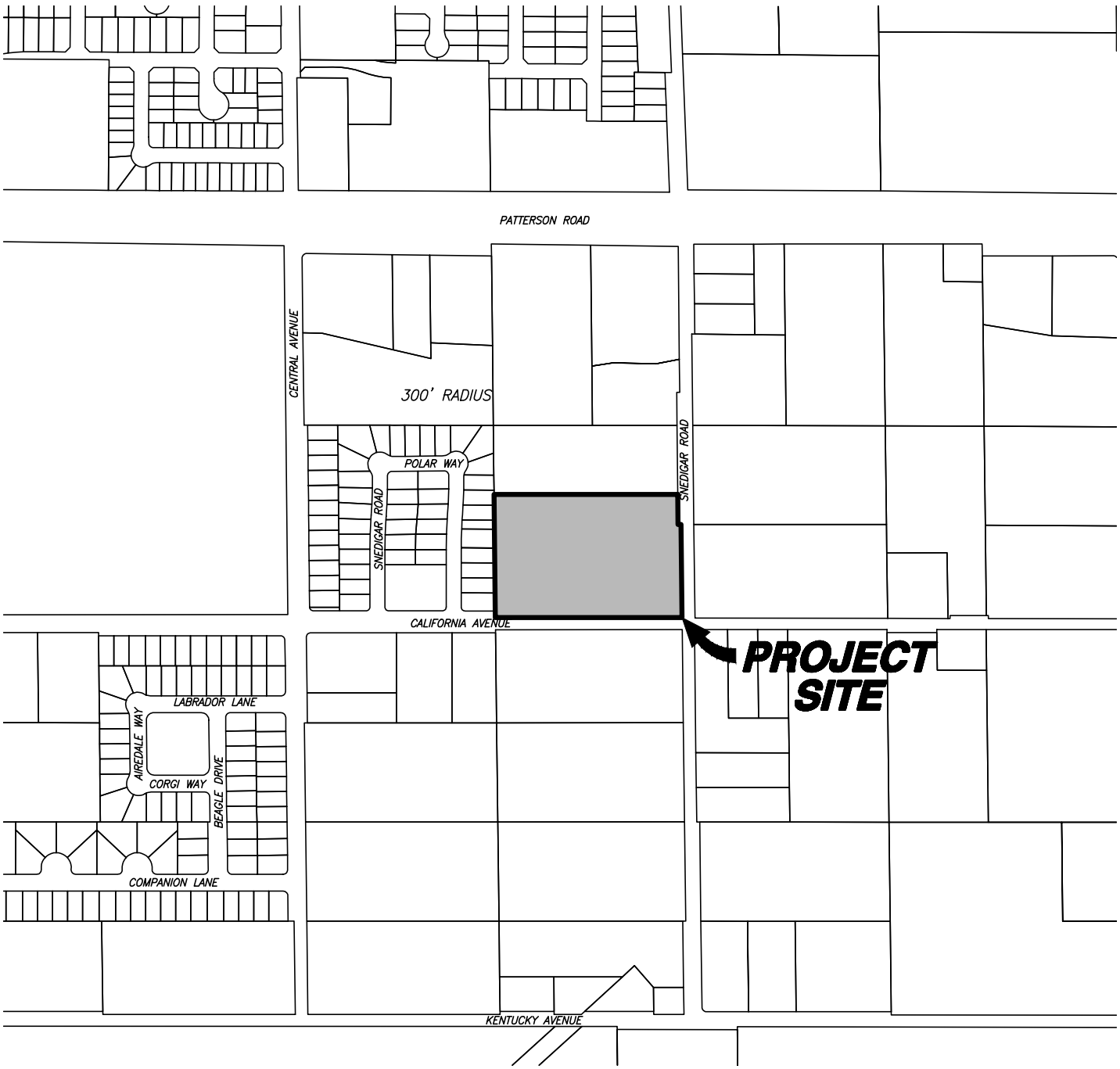
The proposed project is a 5.83-acre parcel located on the northwest corner of California Avenue and Snedigar Road.

1.3 Site Setting

The project site is currently a Ranchette with a single-family residence, accessory dwelling unit, a barn and two accessory structures on the southeast corner of the lot. The remainder of the acreage was used as vacant pastureland. The terrain is relatively flat with a slight slope north to south.

1.4 Existing Conditions

The property is bounded on the north, east and south by similar ranchette properties. Directly to the west is the Bruin Heights single family subdivision.



SCALE: 1" = 500'

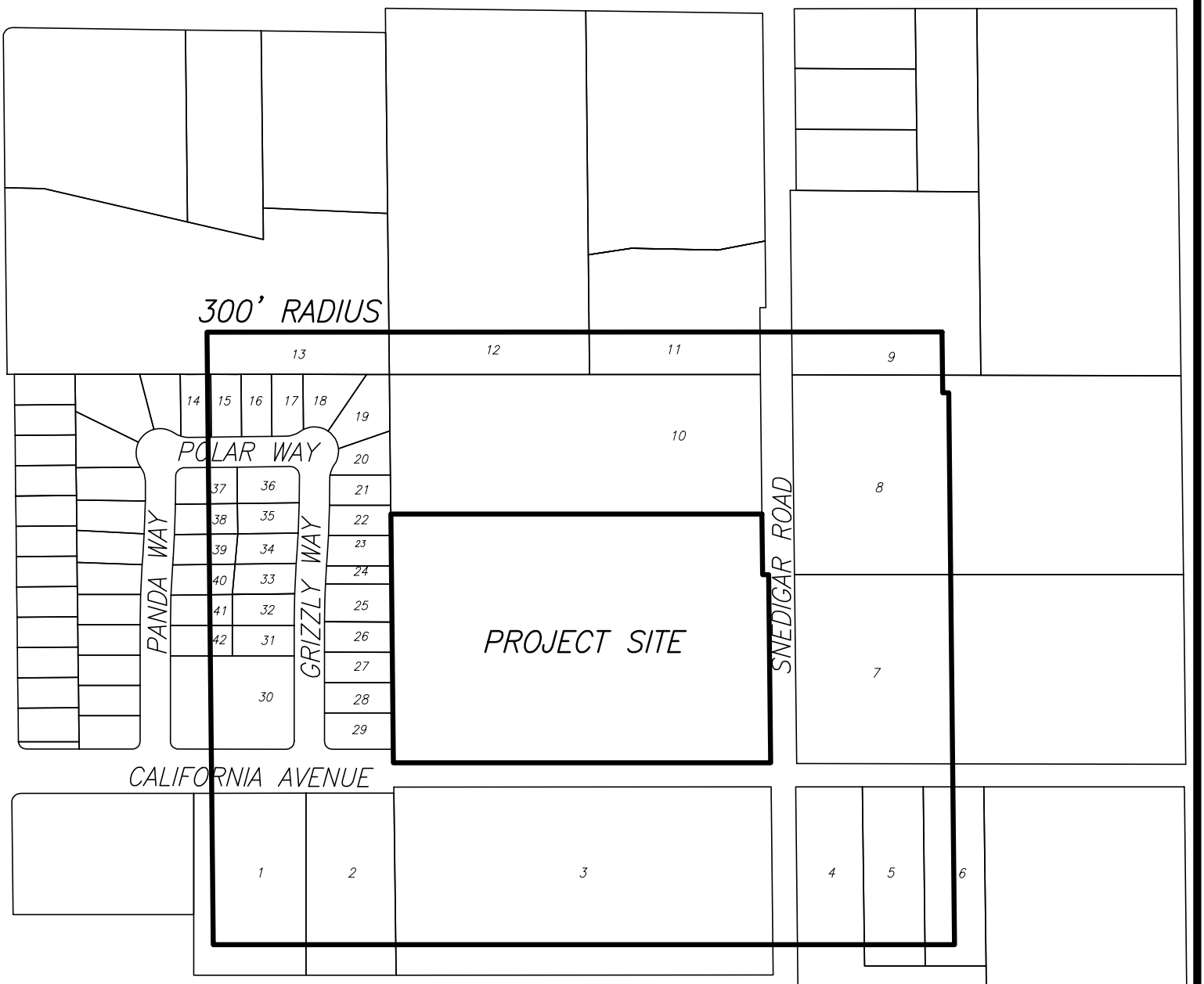
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

VICINITY MAP
MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	01-17-2025
SHEET:	1 OF 1
JOB:	206211

K: 206211/Planning/PDP-FDP/EXHIBITS/Vicinity Map



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2	062-022-008	16	062-036-025	30	062-036-052
3	062-022-009	17	062-036-024	31	062-036-012
4	062-024-005	18	062-036-023	32	062-036-011
5	062-024-006	19	062-036-022	33	062-036-010
6	062-024-007	20	062-036-021	34	062-036-009
7	062-023-018	21	062-036-020	35	062-036-008
8	062-023-019	22	062-036-019	36	062-036-007
9	062-023-001	23	062-036-018	37	062-036-006
10	062-021-006	24	062-036-053	38	062-036-005
11	062-021-005	25	062-036-017	39	062-036-004
12	062-021-003	26	062-036-016	40	062-036-003
13	062-021-016	27	062-036-015	41	062-036-002
14	062-036-027	28	062-036-014	42	062-036-001

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4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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300' RADIUS MAP
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	2/4/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\300' RADIUS MAP.dwg

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EXISTING SITE PHOTOS
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	01-17-2025
SHEET:	1 OF 1
JOB:	206211

K: 206211/Planning/PDP-FDP/EXHIBITS/EXISTING SITE

SECTION 2

Land Use

Section 2

LAND USE

2.1 Existing and Proposed Zoning

The current General Plan designation for Meadowview is Medium Density Residential (MDR). The proponent is proposing a rezone to Planned Development (PD). The existing Zoning per the City of Riverbank zoning map is Single Family Residential (R-1). The intent of the change from R-1 to PD is to develop the relatively small 5.83 acres in accordance with the design goals of the City of Riverbank General Plan, as well as embrace the surrounding area and offer the community enhanced housing.

The Planned Development (P-D) zoning designation is utilized to facilitate specific development standards and detailed project designs, and to ensure that new neighborhoods are compatible and functional with other nearby developments (existing and future). The project will conform to the ordinances, codes and standards adopted by the City of Riverbank that are not specifically defined in the PD. The PD will establish building architecture, structure setbacks and residential densities. The street improvements will adhere to the City of Riverbank Standard Specifications and or any approved alternative by the City Engineer.

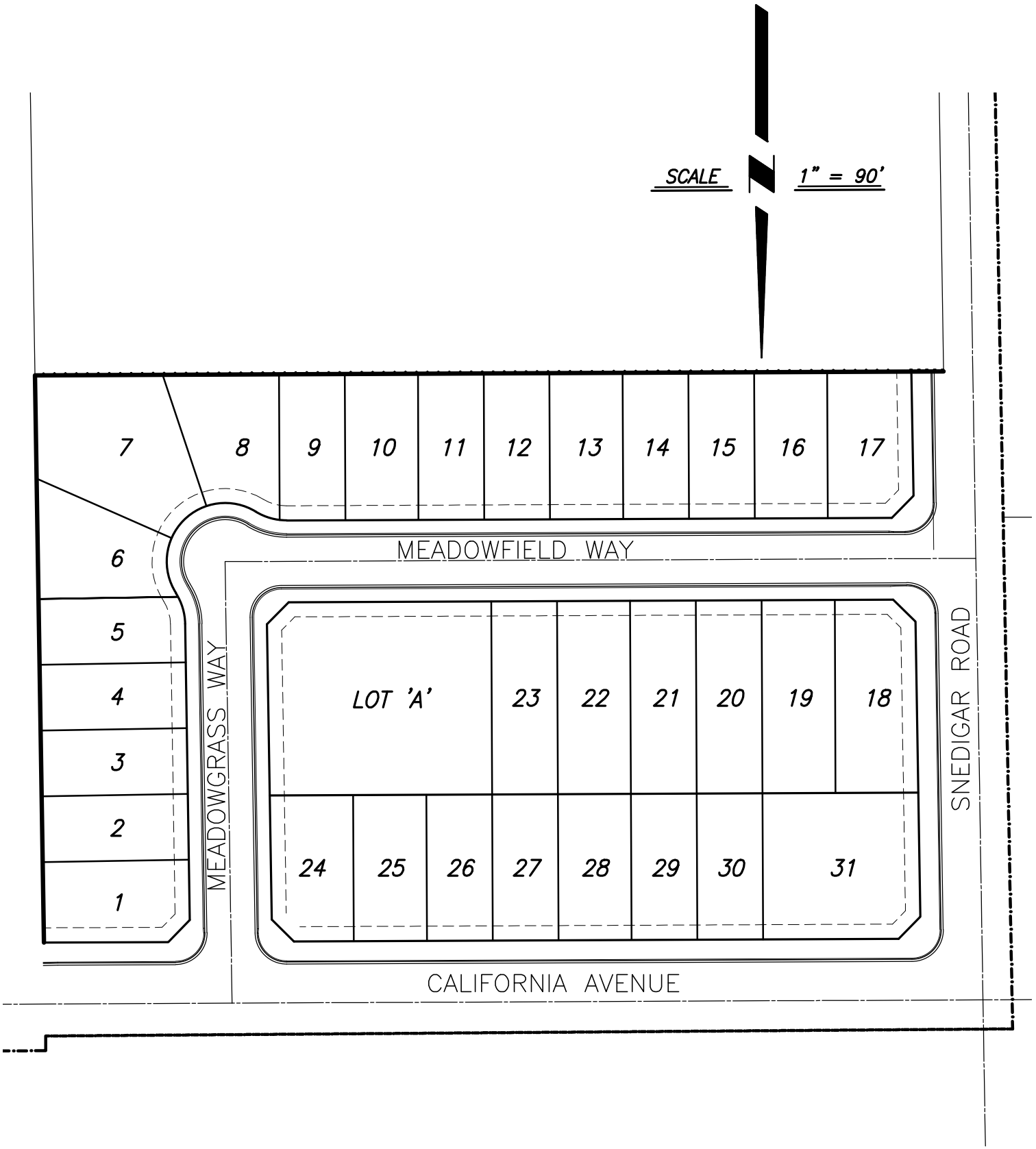
2.2 Residential Land Use and Project Density

The proposed primary land use is single-family detached homes on individual lots. Residential uses are compatible with the adjacent land uses, properties, and neighborhoods, and will not be detrimental to property, improvements in the neighborhood or to the general welfare of the city and is consistent with the City's General Plan. The density and configuration of residential uses are similar to the surrounding residential uses and will integrate with the Bruin Heights subdivision directly to the west. The subdivision will have a net density of 8.51 DU/AC per City of Riverbank General Plan Buildout Assumptions less park/basin. To enhance the quality of life for the residents the project proposes a dual use park/storm drain basin.

Area	Number of Lots	Density	Lot Square Footage	Lot Area Average
5.02 acres (Gross)	32	6.37	4,472 – 11,830 sf	5,487 sf
3.76 acres(Net)	32	8.51	4,472 – 11,830 sf	5,487 sf

2.3 Population / Housing

The proposed development will help aid the City of Riverbank with their housing element goals of providing adequate housing to meet the needs of its growing and diverse population.



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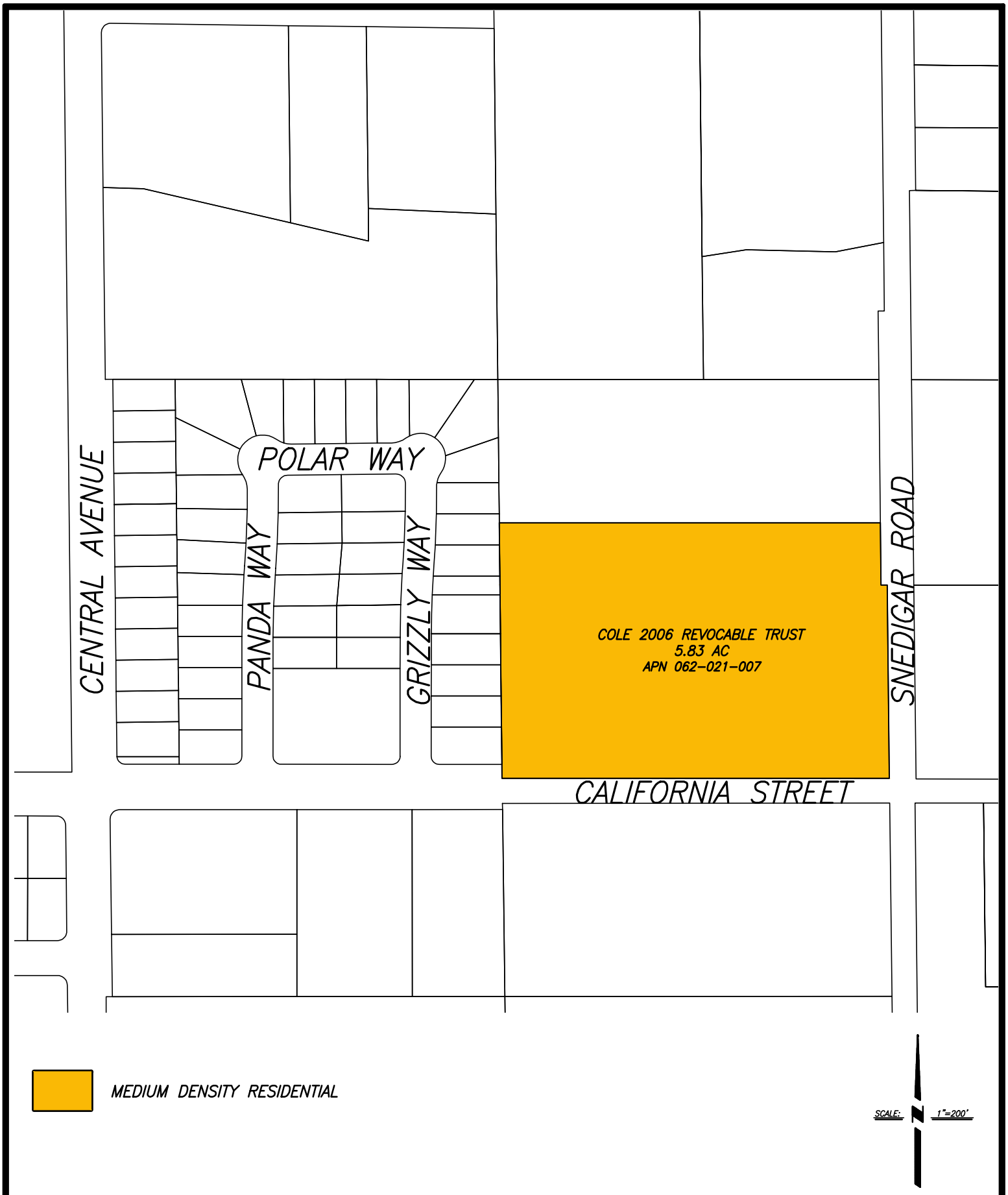
LOT LAYOUT
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	2/12/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\LOT LAYOUT.dwg



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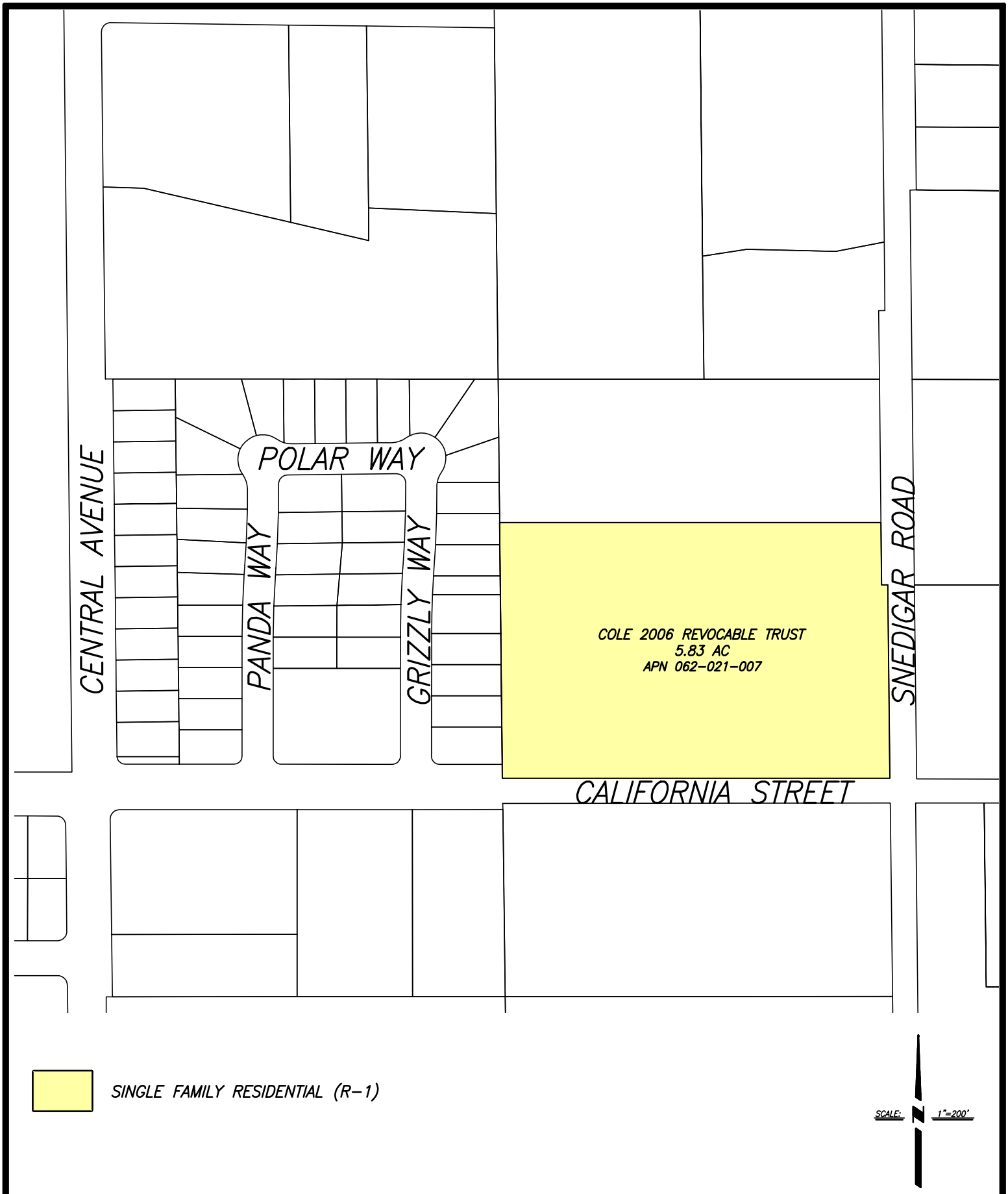
EXISTING GENERAL PLAN
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\EXISTING GENERAL PLAN.dwg



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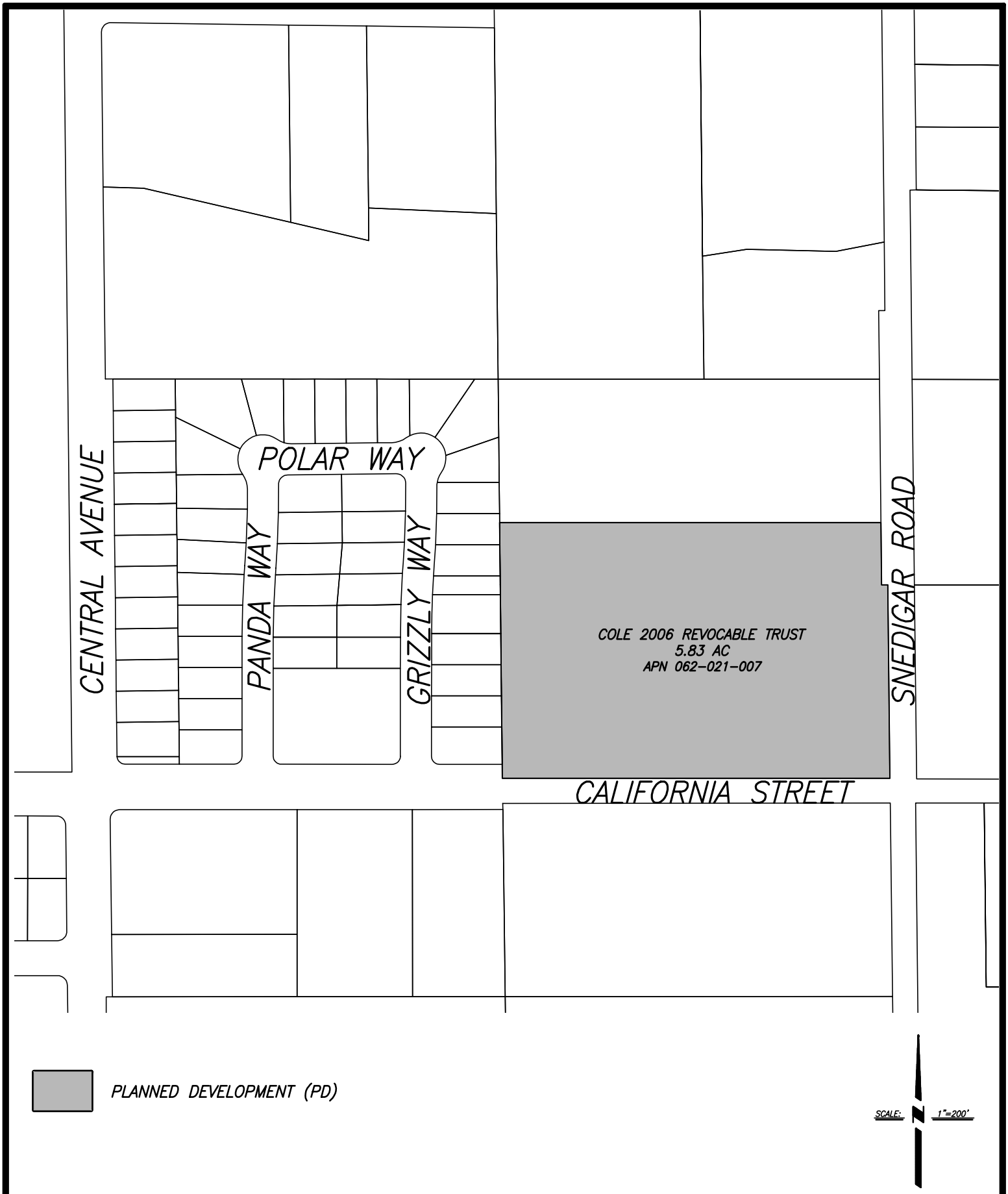
EXISTING ZONING
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\EXISTING ZONING.dwg



PLANNED DEVELOPMENT (PD)

SCALE: 1"=200'

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CIVIL ENGINEERING & LAND SURVEYING
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PROPOSED ZONING
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\PROPOSED ZONING.dwg

SECTION 3

Infrastructure

Section 3

INFRASTRUCTURE

3.1 Purpose and Intent

The development will include sufficient infrastructure to service the project such as potable water, sanitary sewer, and storm drain including a 13,668 sf park/basin. The infrastructure will be designed and constructed in conformance with City of Riverbank standard specifications. The homes are intended to be serviced by electricity only. No gas service is proposed.

3.2 Water System

Water for residential service and fire protection will be provided by the City of Riverbank in accordance with the City's Water Master Plan. The project will connect to an existing 12" water line in California Avenue stubbed from the Bruin Heights subdivision to the west and extend along the project frontage of California Avenue to Snedigar Road. A 12" water line will also extend north on Snedigar Road along the project frontage. An 8" water line will be installed to serve the development through the internal street network and loop from California Avenue to Snedigar Road.

3.3 Sewer System

The project will connect to an existing 18" sewer line in California Avenue stubbed from Bruin Heights subdivision to the west and extend along the project frontage of California Avenue to Snedigar Road. At the intersection of California and Snedigar 18" or 12" stubs will be provided to the north and east for future connections. An 8" or 6" sewer line will service interior lots.

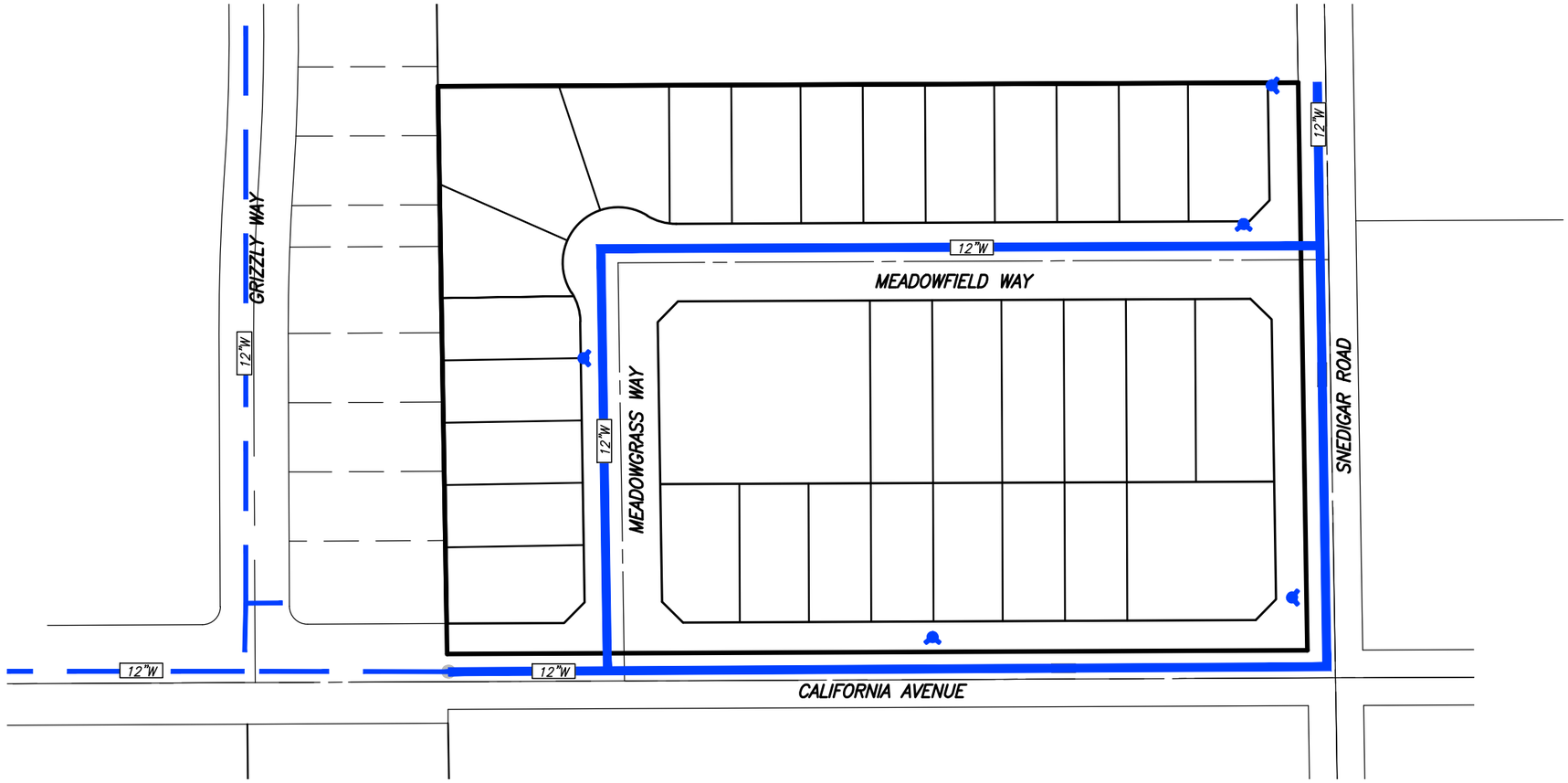
3.4 Storm Drain System

This project is part of the South Bruinville storm drain system, which will have a regional storm drain basin, pump stations, and outfall improvements for the entire tributary area. The Master Plan improvements may not be implemented for several years. As a temporary measure, the stormwater runoff for the project will be managed through retention and percolation dual use park/basin. This temporary solution may ultimately function as a permanent one, so the storage facility will be designed in compliance with City of Riverbank standards and specifications, incorporating all necessary safety factors. Stormwater will be collected in a network of gravity pipelines and discharge into the retention basin with a subsurface horizontal (French) drain system if needed. The basin design strategically placed to manager run-off, is sized to handle the stormwater runoff from the project site, including the proposed frontage improvements along California Avenue and Snedigar Road, but does not have additional capacity for future projects in the surrounding area.

3.5 Oakdale Irrigation Line Relocation

The proposed project is located within the Oakdale Irrigation District. Common in former agricultural sites, an existing irrigation easement runs through the project site approximately 100' south of the north property line and continues through the Bruin Heights Subdivision within the easement is a pipeline known as the "Riverbank Drain". The project will cut-off the existing irrigation line connection at Bruni Heights Subdivision and re-route a new 24" 100 PSI PIP PVC irrigation line through the project and tie into an existing 30" irrigation line in California Avenue stubbed from Bruin Heights.

MEADOWVIEW
PROPOSED WATER SYSTEM EXHIBIT



SCALE 1" = 100'

EXISTING WATER

PROPOSED WATER

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4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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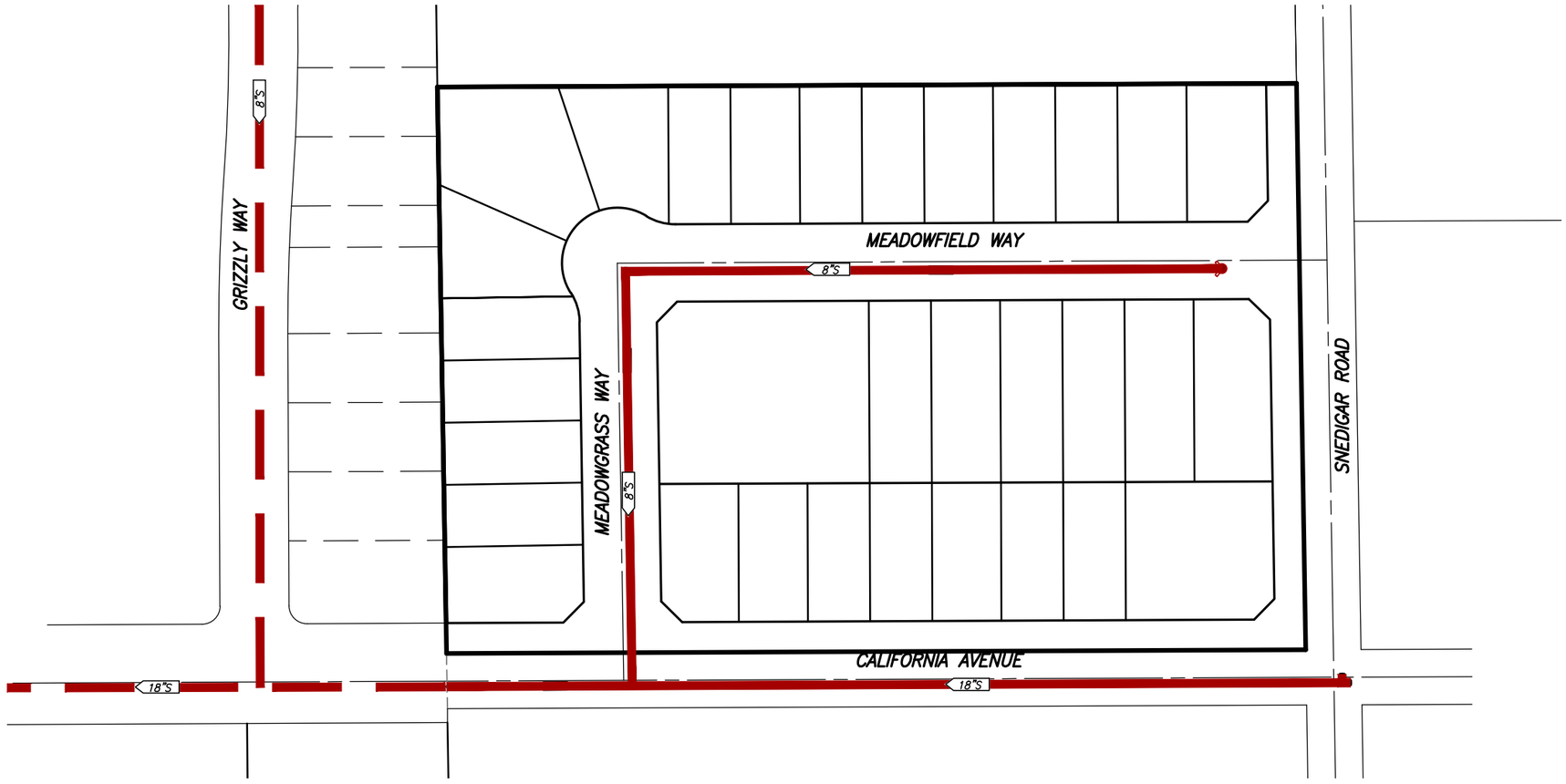
WATER SYSTEM EXHIBIT
MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 02-06-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/WATER SYSTEM

MEADOWVIEW
PROPOSED SEWER SYSTEM EXHIBIT



SCALE 1" = 100'

EXISTING SEWER

PROPOSED SEWER

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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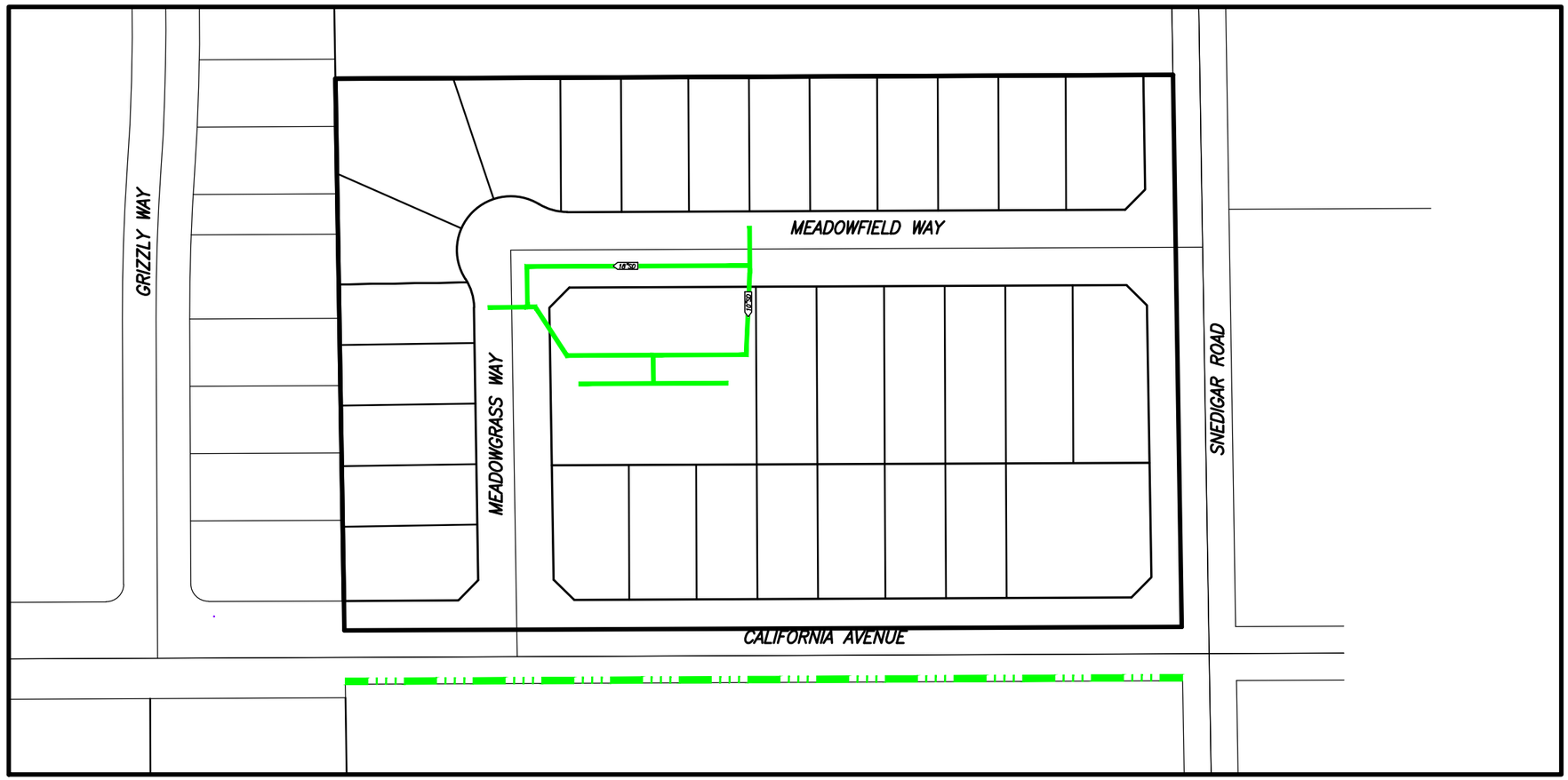
SEWER SYSTEM EXHIBIT
MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 02-06-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/SEWER SYSTEM

MEADOWVIEW
PROPOSED STORM DRAIN SYSTEM EXHIBIT



SCALE 1" = 100'

DRAINAGE SWALE
PROPOSED STORM

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4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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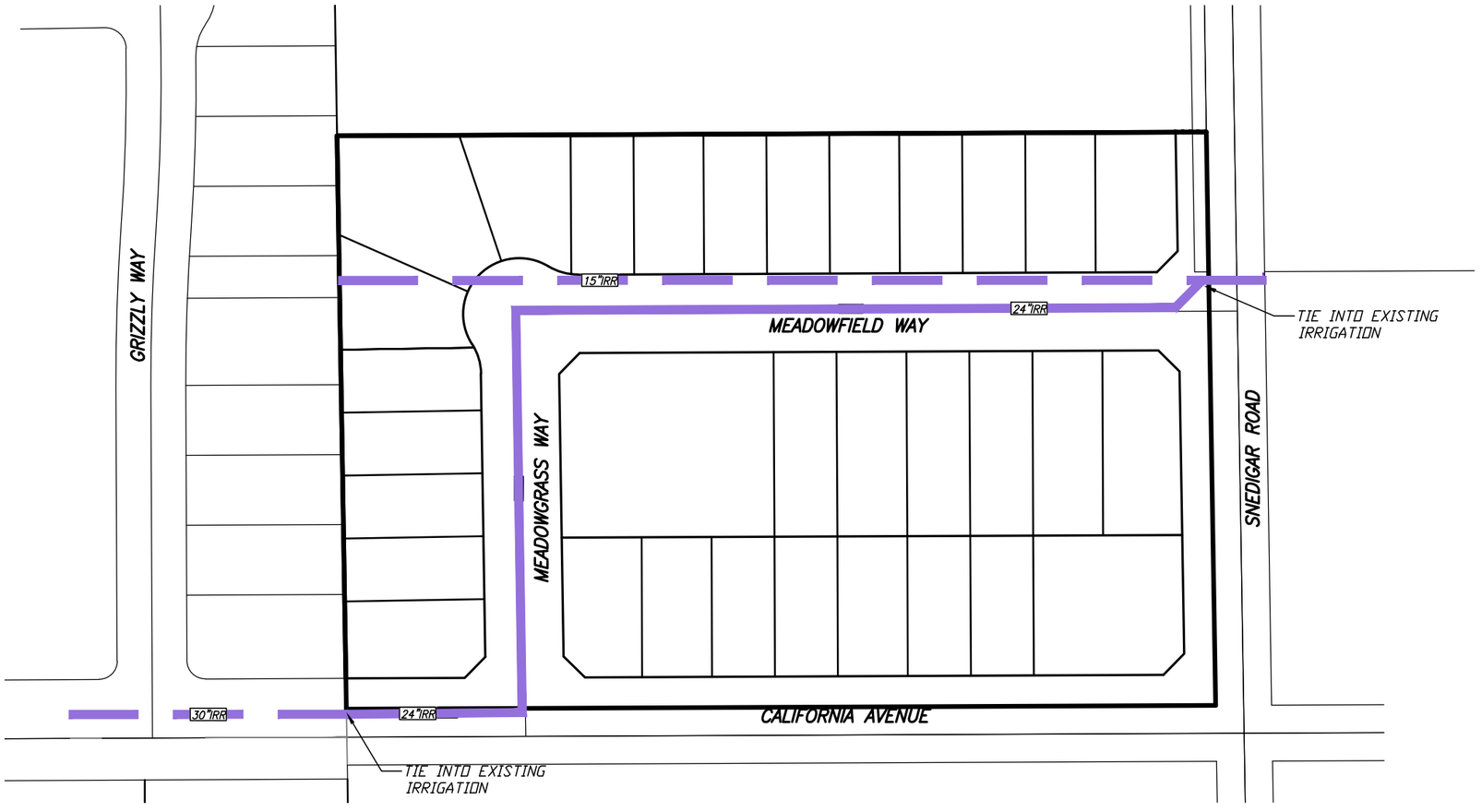
STORM DRAIN SYSTEM EXHIBIT
MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 02-06-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/STORM DRAIN SYSTEM

MEADOWVIEW
OAKDALE IRRIGATION PIPE RELOCATION



SCALE 1" = 100'

EXISTING IRRIGATION

PROPOSED IRRIGATION

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IRRIGATION RELOCATION MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 02-06-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/STORM DRAIN SYSTEM

SECTION 4

Circulation

Section 4

CIRCULATION

4.1 Concept

An objective of this Planned Development is to provide for safe and efficient movement of motorists, pedestrians, and bicycles both within the project and to the greater Riverbank area. A hierarchy of roadways classified in the City's 2025 General Plan include designated Collector Roadways California Avenue and Snedigar Road along with local streets ensure smooth traffic flow. The collector street cross-section is design to promote walkability and accessibility throughout the subdivision with a separated sidewalk with a landscape park strip adjacent to the curb and gutter for safe walking space. Sidewalks within the subdivision are adjacent to drive-over curb and gutter.

4.2 Existing Roadways

The project is located adjacent to collector roadways California Avenue and Snedigar Road. Primary access to the project will be from California Ave to the south, and Snedigar Road to the east.

4.3 Proposed Roadways

The circulation of this project will include 56-foot wide curb-to-curb drive including on-street parking with rolled curb and gutter, and an adjacent 5-foot sidewalk. Any and all landscaping along the street frontage will occur behind the proposed sidewalk, including all street trees. Trees planted shall provide cover and shade for pedestrians as well as be visually pleasing. The wider streets and sidewalks enhance safety for pedestrians and bicyclists who share the right-of-way.

4.4 Parking

Four off-street parking spaces per lot will be provided by way of 2 garage and 2 driveway spots.

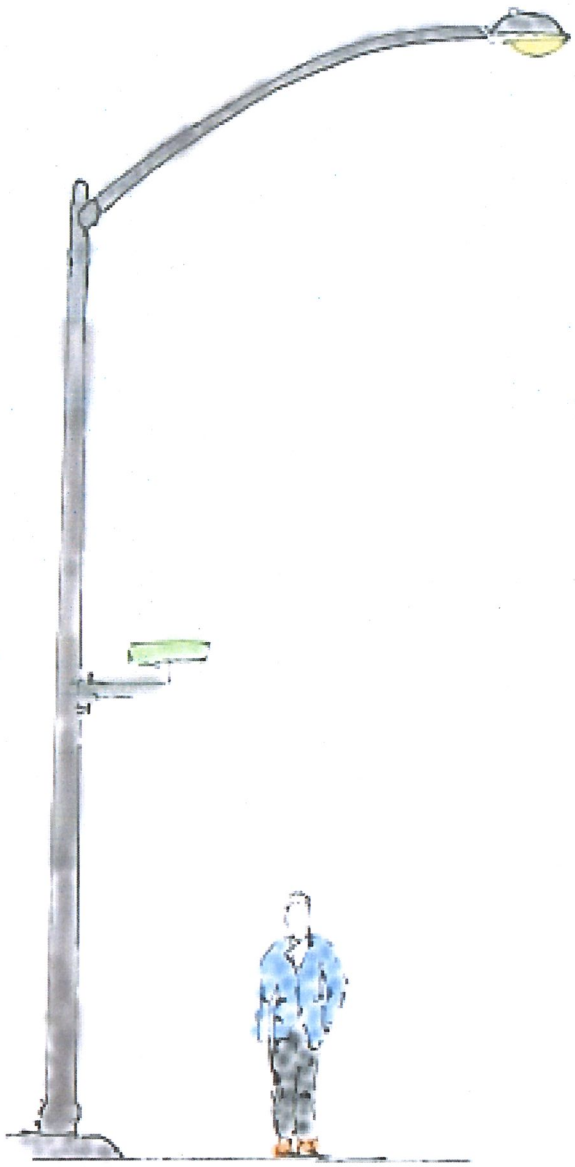
4.5 Public Transportation

A limited amount of public transportation currently is available in Riverbank. Additional routes and buses will be made available as demand unfolds.

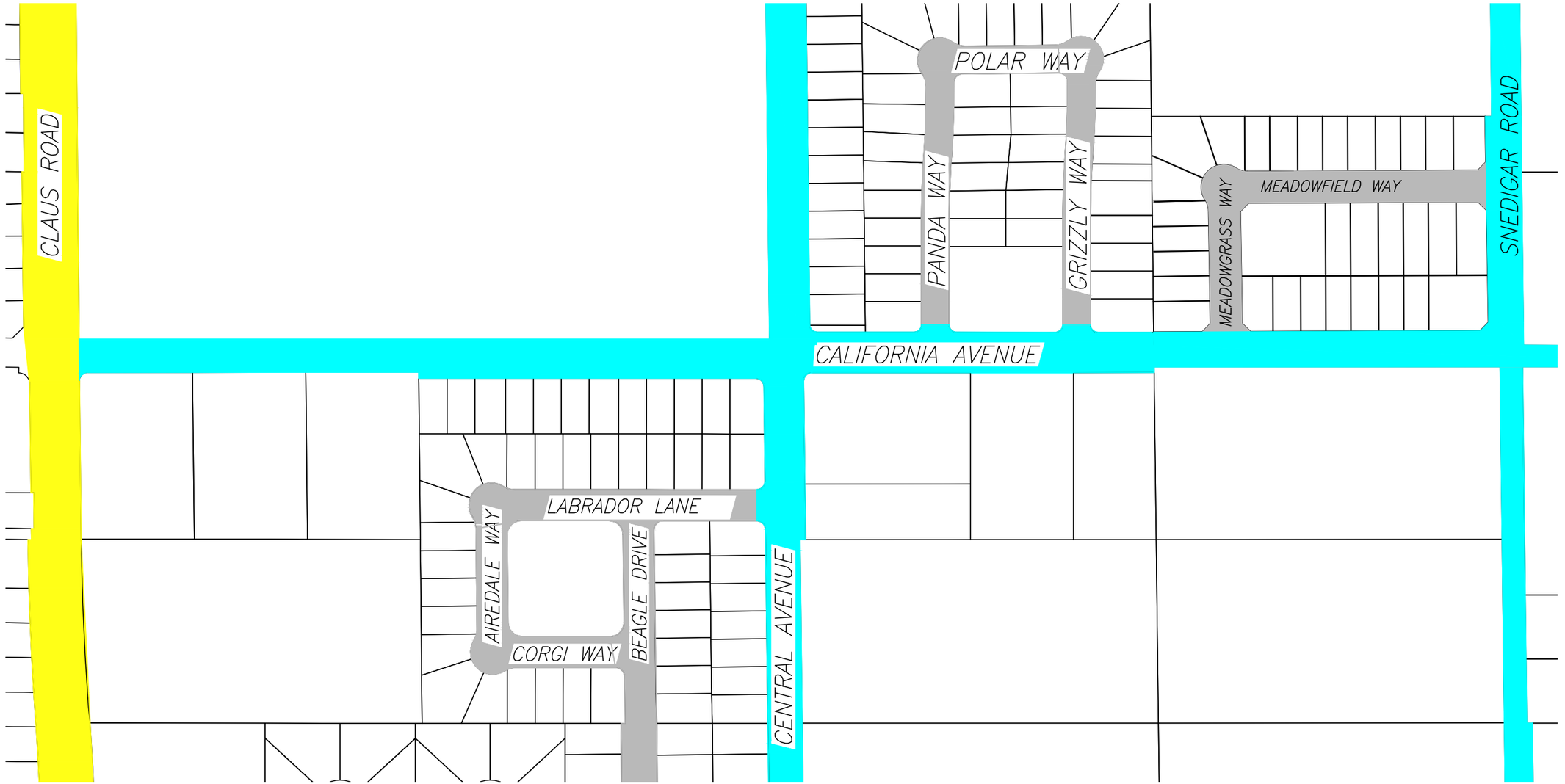
4.2 Street Lighting and Signage

Street name signage will be standardized throughout the project.

City standard cobra-head style LED streetlights will be installed per City of Riverbank standard specifications.



MEADOWVIEW
VEHICULAR CIRCULATION EXHIBIT



LEGEND

- ARTERIAL
- MINOR ARTERIAL
- MINOR COLLECTOR
- NEIGHBORHOOD/LOCAL RESIDENTIAL

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(209) 548-9300 BMENG.NET

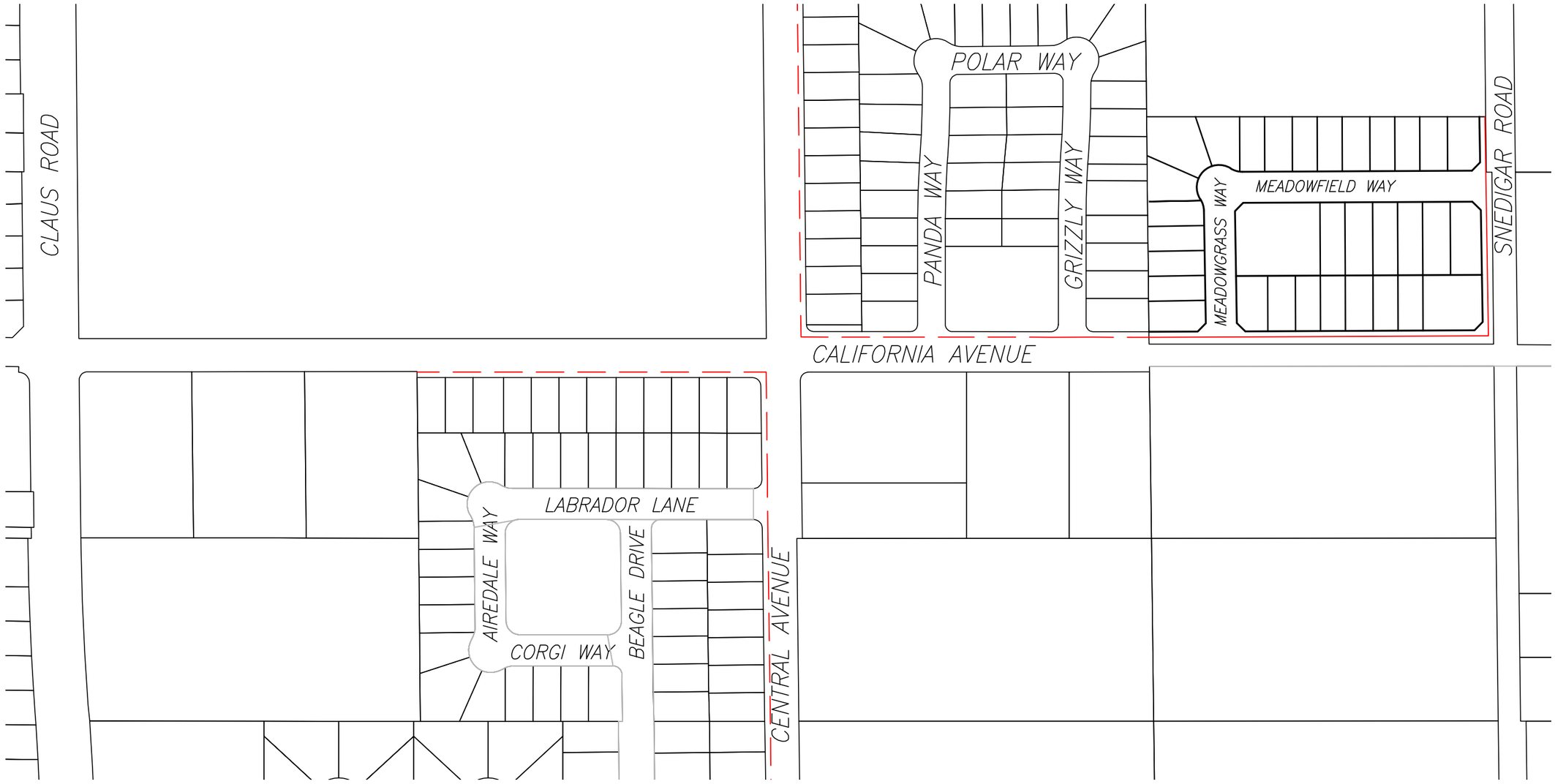
VEHICULAR CIRCULATION EXHIBIT
MEADOWVIEW

RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 01-21-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/VEHICULAR CIRCULATION

MEADOWVIEW
BIKE / PEDESTRIAN CIRCULATION EXHIBIT



LEGEND

EXISTING CLASS II BIKE LANE

PROPOSED CLASS II BIKE LANE

BENCHMARK ENGINEERING, INC.
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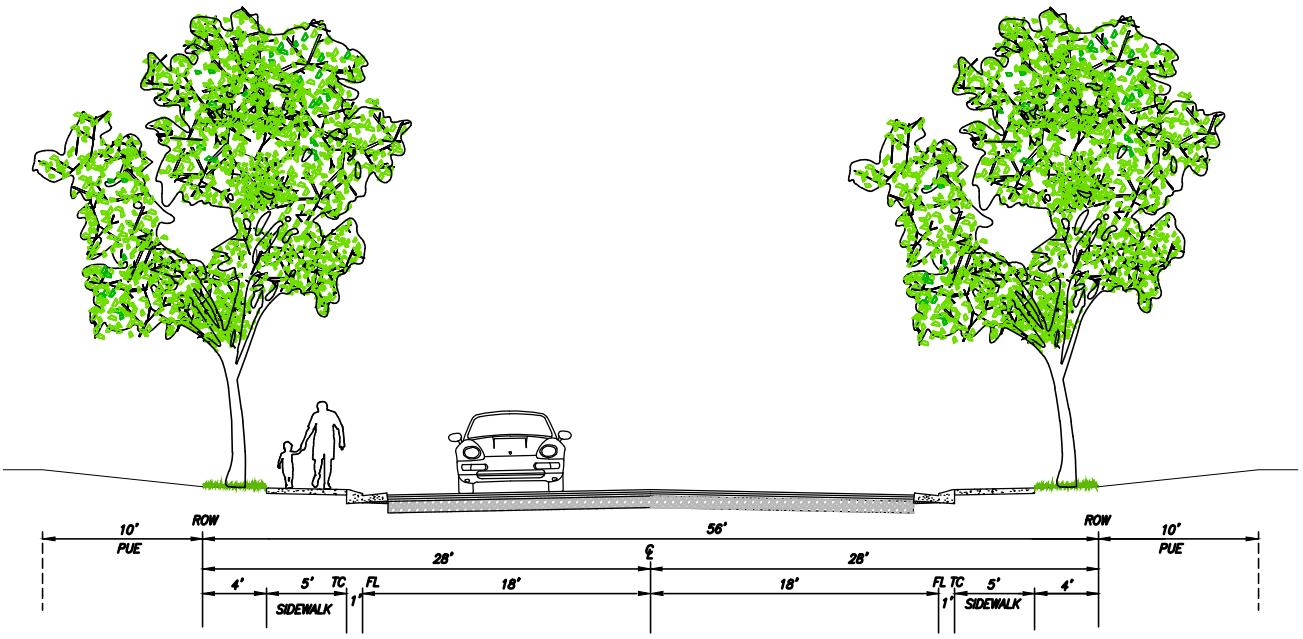
BIKE / PEDESTRIAN CIRCULATION EXHIBIT MEADOWVIEW

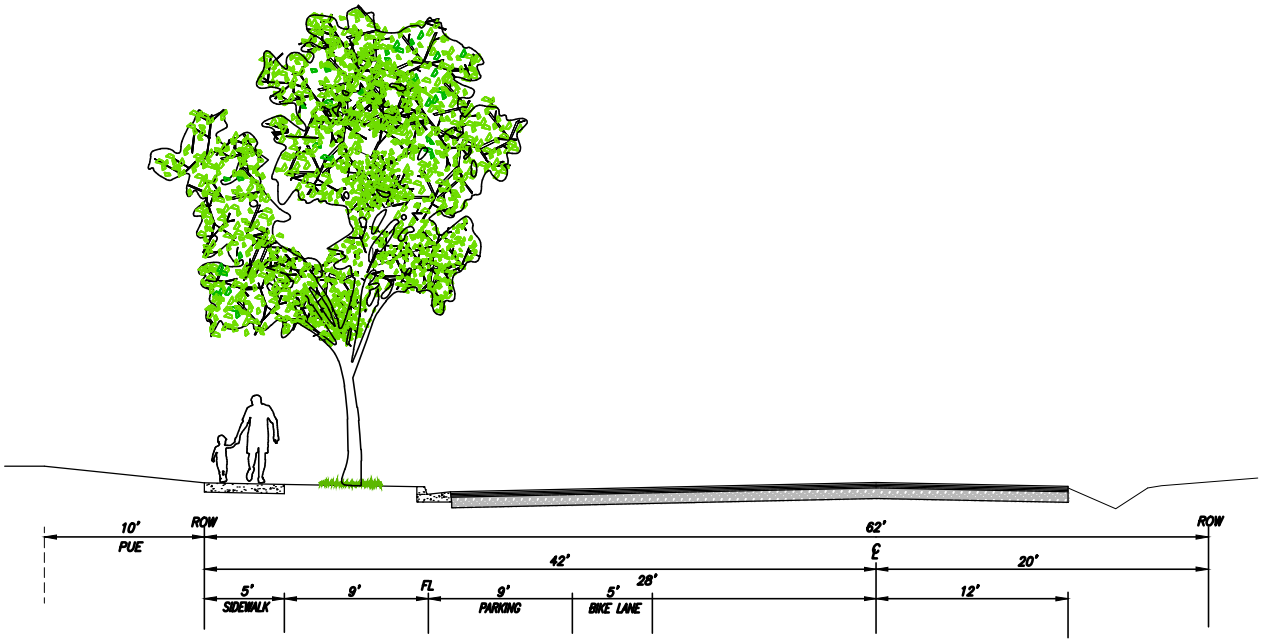
RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 01-21-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/VEHICULAR CIRCULATION



LOCAL RESIDENTIAL



COLLECTOR
CALIFORNIA AVENUE & SNEDIGAR ROAD

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
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STREET SECTIONS
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	3/11/2025
SHEET:	1 / 1
JOB:	206211

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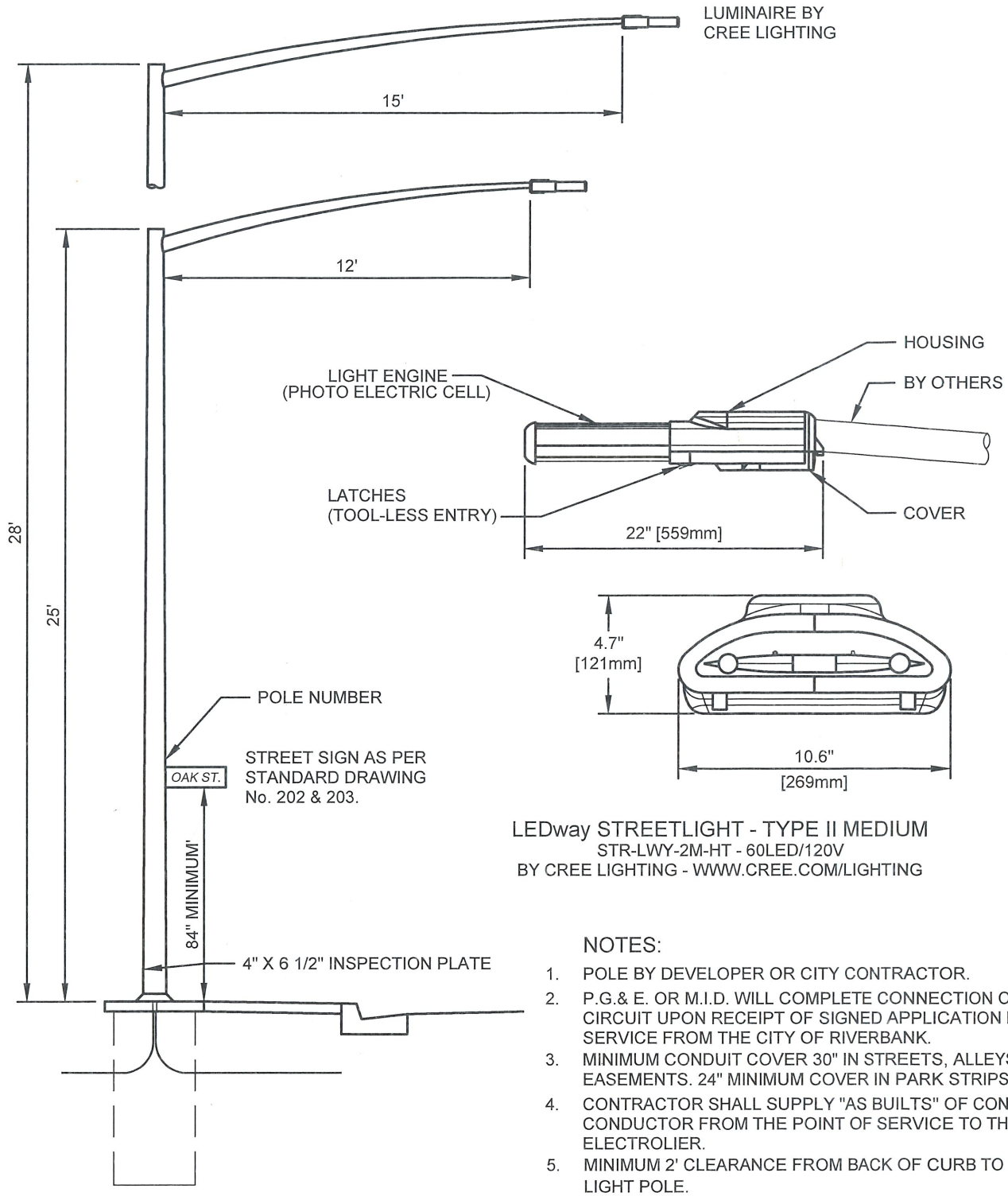


LEDway STREETLIGHT - TYPE II MEDIUM
STR-LWY-2M-HT - 60LED/120V
BY CREE LIGHTING - WWW.CREE.COM/LIGHTING

FOR POLE FOUNDATION REFERENCE
SEE STANDARD DRAWING No. 402.

NOTES:

1. POLE BY DEVELOPER OR CITY CONTRACTOR.
2. P.G.& E. OR M.I.D. WILL COMPLETE CONNECTION OF 120V CIRCUIT UPON RECEIPT OF SIGNED APPLICATION FOR SERVICE FROM THE CITY OF RIVERBANK.
3. MINIMUM CONDUIT COVER 30" IN STREETS, ALLEYS AND EASEMENTS. 24" MINIMUM COVER IN PARK STRIPS.
4. CONTRACTOR SHALL SUPPLY "AS BUILTS" OF CONDUIT/ CONDUCTOR FROM THE POINT OF SERVICE TO THE ELECTROLIER.
5. MINIMUM 2' CLEARANCE FROM BACK OF CURB TO STREET LIGHT POLE.
6. ADD PHOTOCELL PER MANUFACTURER'S REQUIREMENTS

CITY OF RIVERBANK
DEPARTMENT OF PUBLIC WORKS

William F. Kull
CITY ENGINEER - WILLIAM F. KULL

LIGHTING STANDARD

DRAWN BY:	DATE:	SCALE:	ADOPTED BY THE CITY COUNCIL:	DRAWING NO.
GK	1/30/18	NTS		401
REVISIONS: NONE	SECTION: LIGHTING	DRAWING NAME: 401.DWG		

SECTION 5

Design Guidelines and Architecture

Section 5

DESIGN GUIDELINES AND ARCHITECTURE

5.1 Integration with Nearby Neighborhoods

The developing subdivision is designed to seamlessly integrate with the surrounding neighborhood, ensuring a smooth transition between existing and new developments. Thoughtful planning will be implemented to align with the architectural style, scale, and character of neighboring properties, preserving the area's overall aesthetic. Streetscapes, green spaces, and pedestrian pathways are strategically placed to connect the subdivision with the broader community, encouraging interaction and accessibility. This careful design approach fosters a sense of continuity and belonging, making the new development feel like a natural extension of the established neighborhood to the west rather than a disconnected or isolated addition.

5.2 Building Design

The design of the subdivision will be carefully crafted to conform to the standards and regulations set forth by the City of Riverbank, ensuring compliance with all relevant zoning, infrastructure, and environmental requirements. Each aspect of the development, from street layouts and lot sizes to landscaping and drainage systems, will be meticulously planned to align with the City's guidelines, promoting safety, functionality, and aesthetic appeal. The project incorporates best practices for sustainability, traffic flow, and community engagement, while adhering to the City's vision for growth and development. By following these established standards, the subdivision aims to enhance the surrounding area, providing a well-integrated and harmonious living environment that supports the City's long-term planning goals.

5.3 Landscaping

The landscape components within the project consist of park strip landscaping on California Avenue and Snedigar Road, street trees and a dual use park/basin. The park strips feature ground cover, grass and trees. Street trees will be planted per City of Riverbank standard spacing and installed with root reflectors and deep watering devices to prevent sidewalk and road damage. The dual use park/basin will provide sod or native grasses, ground cover, scattered trees and shrubbery.

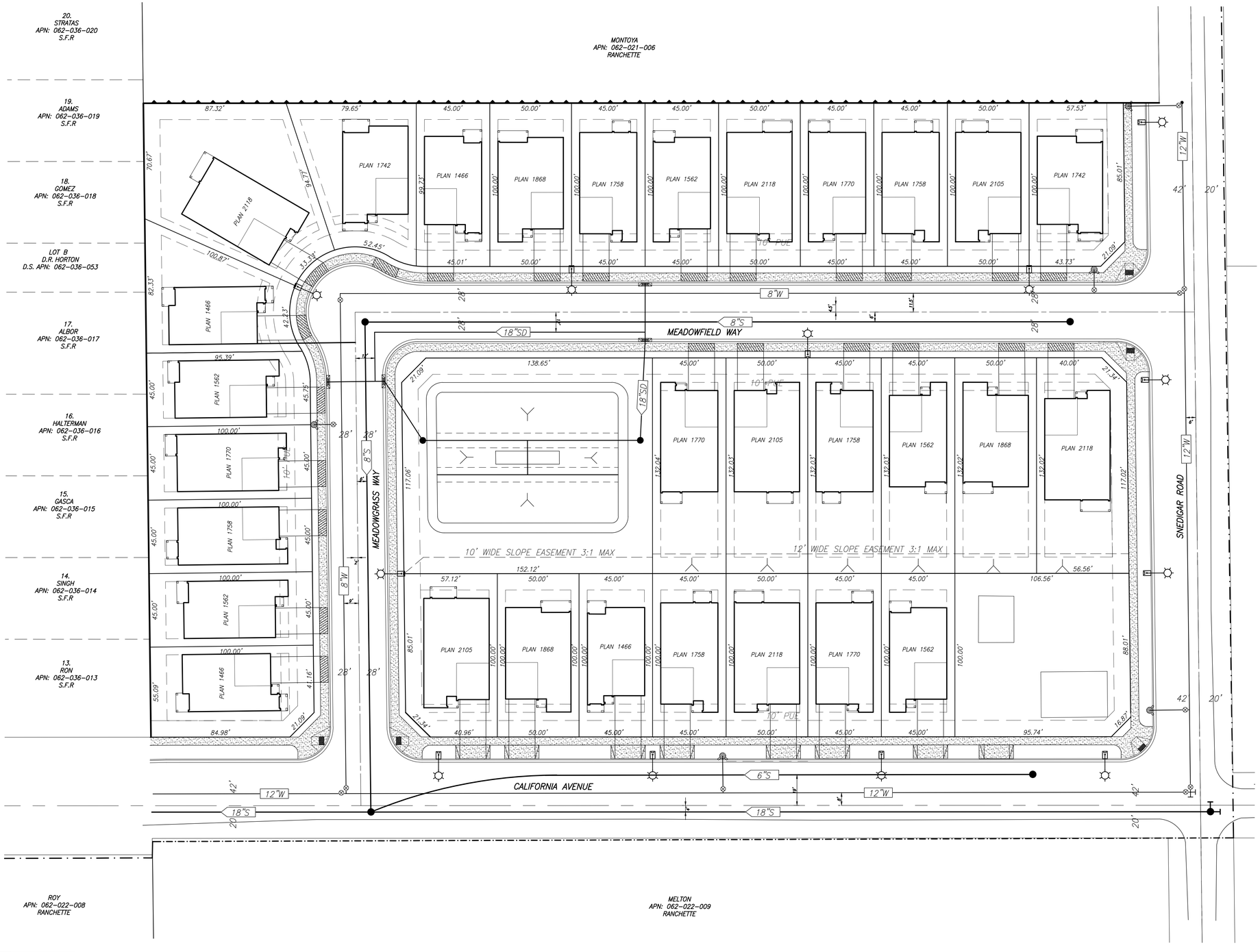
DEVELOPMENT STANDARDS	
Permitted Uses:	Uses allowed under the R-2 Zoning District
Density:	8-16 dwelling units per acre (per MDR – General Plan Designation)
Setbacks:	Front to Dwelling: 15 feet Front to Garage Opening: 20 feet Side Yard: 5 feet Side Yard Corner Lot: 10-feet Rear: 10-feet Detached Accessory Bldgs: 6 feet from any other buildings Existing House on Lot 32: 10' front and side to existing dwelling.
Minimum Lot Size:	Interior Lot: 4500 sq. ft. Corner Lot: 5,000 sq. ft.
Minimum Lot Width:	Interior Lot: 45' (measured at bldg. setback Corner Lot: 50'
Lot Coverage:	No more than 55% of the lot may be covered by buildings
Height Limit:	Dwellings and other main buildings, including accessory dwelling units – 35' Accessory Buildings – 15 feet
Architecture:	Architecture and Site Plan review (ASPR) per Section 153.217 is required prior to construction of any new dwelling(s) in order to ensure an attractive development
Off-Street Parking:	As required in section 153.184
Landscaping:	No more than 50% of a residential front yard shall be paved and no more than 50% of a rear yard shall be paved. An interior side yard may be paved if a minimum of one foot is left unpaved along the side property line.
Sign & Lighting:	Per the requirements of the Riverbank Municipal Code

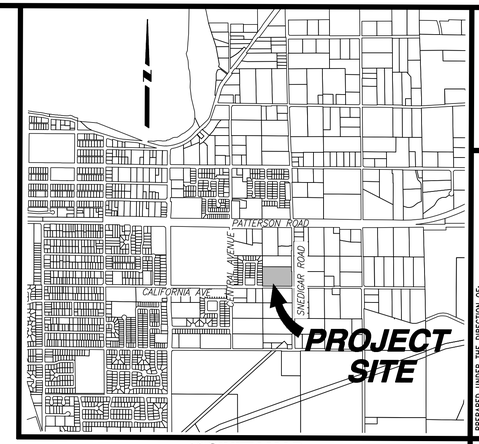
5.4 Community Facilities District

The proposed project will need to annex into the City of Riverbank's existing Community Facilities District (CFD) to support the general maintenance of public facilities, including but not limited to streets, landscaping, lighting, and open space lots. The development includes one non-residential open space lot, with Lot A functioning as a neighborhood park and retention basin. Lot A will be owned and maintained by the City of Riverbank and incorporated into the City's current CFD Citywide.

DEVELOPMENT PLAN
MEADOWVIEW
RIVERBANK, CALIFORNIA

SCALE 1" = 30'





VICINITY MAP

PREPARED UNDER THE DIRECTION OF:

DATE:

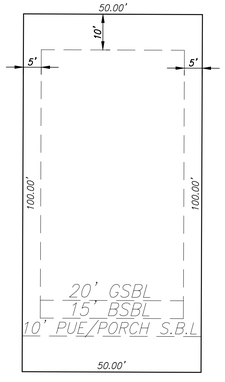
NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED

OWNERS
COLE 2006 REVOCABLE TRUST
4537 CALIFORNIA AVENUE
RIVERBANK, CA 95367

SUBDIVIDER
CARY POPE
3237 RIVERSIDE DRIVE
RIVERBANK, CA 95367

SITE SUMMARY CONCEPTUAL
PLAN 1466: 4 UNITS
PLAN 1562: 4 UNITS
PLAN 1742: 2 UNITS
PLAN 1758: 5 UNITS
PLAN 1770: 4 UNITS
PLAN 1868: 4 UNITS
PLAN 2105: 3 UNITS
PLAN 2118: 4 UNITS

TYPICAL LOT SETBACK SUMMARY



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CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-8300 FAX:(209) 548-9305

DEVELOPMENT PLAN

MEADOWVIEW
RIVERBANK, CALIFORNIA

JOB NO. 206211
DATE 03/14/2025
DR BY MC
CK BY RM
SCALE AS SHOWN

SHEET NUMBER 1 OF 1 SHEETS

LOT COVERAGE SUMMARY
FOR
MEADOWVIEW
RIVERBANK, CALIFORNIA

LOT NUMBER	LOT SQUARE FOOTAGE	HOUSE PLANS NUMBER	HOUSE PLANS SQUARE FOOTAGE	% LOT COVERAGE
1	5448	1466	2,075	38.09%
2	4500	1562	2129	47.31%
3	4500	1758	2333	51.84%
4	4500	1770	2340	52.00%
5	4472	1562	2129	47.61%
6	5546	1466	2075	37.41%
7	9445	2118	2711	28.70%
8	5940	1742	2416	40.67%
9	4500	1466	2075	46.11%
10	5000	1868	2470	49.40%
11	4500	1758	2333	51.84%
12	4500	1562	2129	47.31%
13	5000	2118	2711	54.22%
14	4500	1770	2340	52.00%
15	4500	1758	2333	51.84%
16	5000	2105	2704	54.08%
17	5701	1742	2416	42.38%
18	7251	2118	2711	37.39%
19	6601	1868	2470	37.42%
20	5941	1562	2129	35.84%
21	5941	1758	2333	39.27%
22	6602	2105	2704	40.96%
23	5942	1770	2340	39.38%
24	5541	2105	2704	48.80%
25	5000	1868	2470	49.40%
26	4500	1466	2075	46.11%
27	4500	1758	2333	51.84%
28	5000	2118	2711	54.22%
29	4500	1770	2340	52.00%
30	4500	1562	2129	47.31%
31	10643			0.00%

The Violet

1466 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM
2-CAR GARAGE

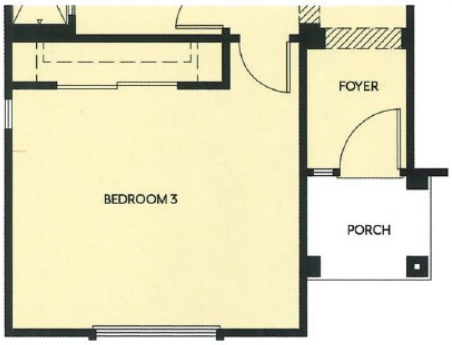
ELEVATION A

ELEVATION B

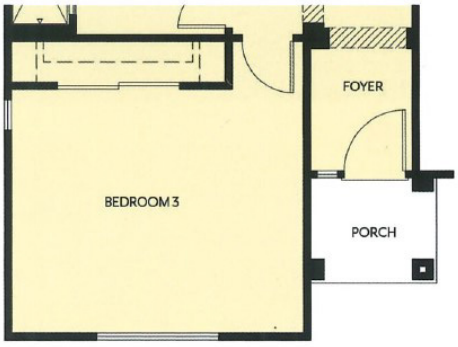
ELEVATION C

The Lotus

1562 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

ELEVATION B

ELEVATION C

The Dandelion

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM
2-CAR GARAGE

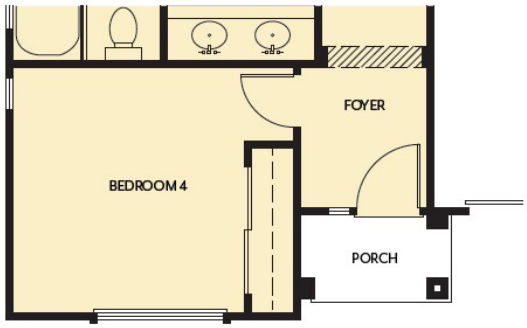
ELEVATION A

ELEVATION B

ELEVATION C

The Blossom

1758 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



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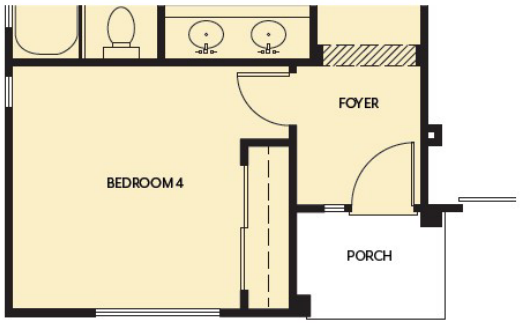


ELEVATION C

ELEVATION A

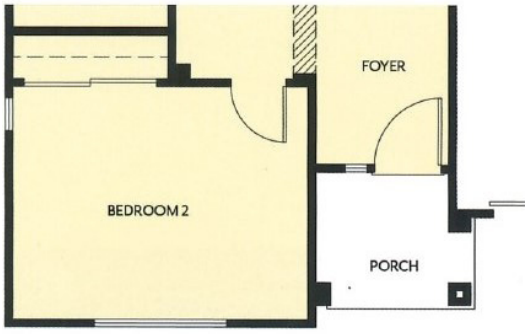
ELEVATION B

ELEVATION C

The Iris

1770 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

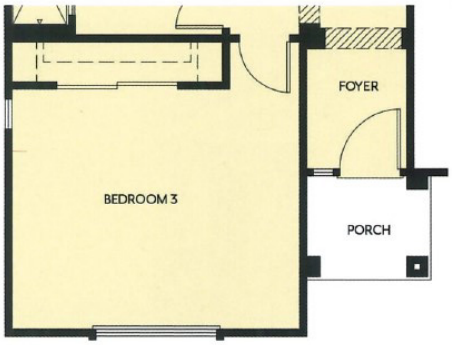
ELEVATION A

ELEVATION B

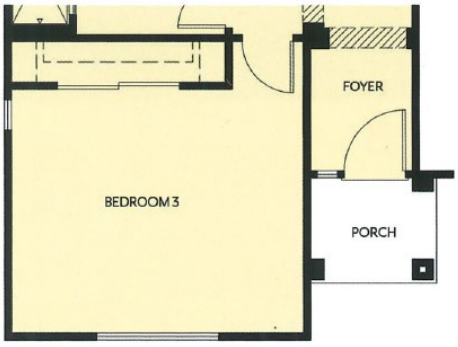
ELEVATION C

The Dhalia

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

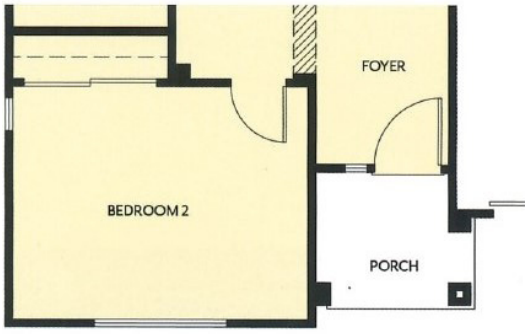
ELEVATION B

ELEVATION C

The Sunflower

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

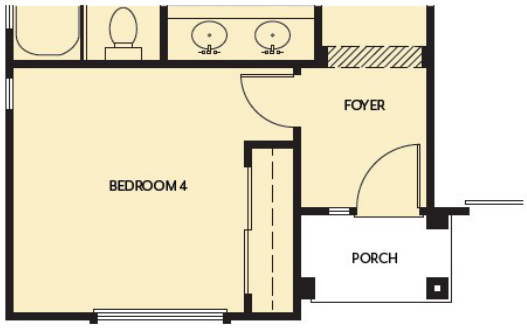
ELEVATION A

ELEVATION B

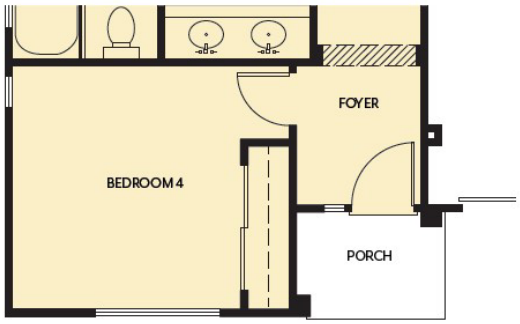
ELEVATION C

The Rose

2118 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

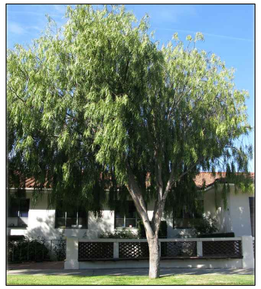
ELEVATION A

ELEVATION B

ELEVATION C

Plant Photos

Trees



Geijera parviflora

Lagerstroemia indica x fauriei 'Tuscarora'

Pistacia chinensis 'Keith Davey'

Shrubs

Cupressus sempervirens 'Totem'

Dianella caerulea 'Cassa Blue'

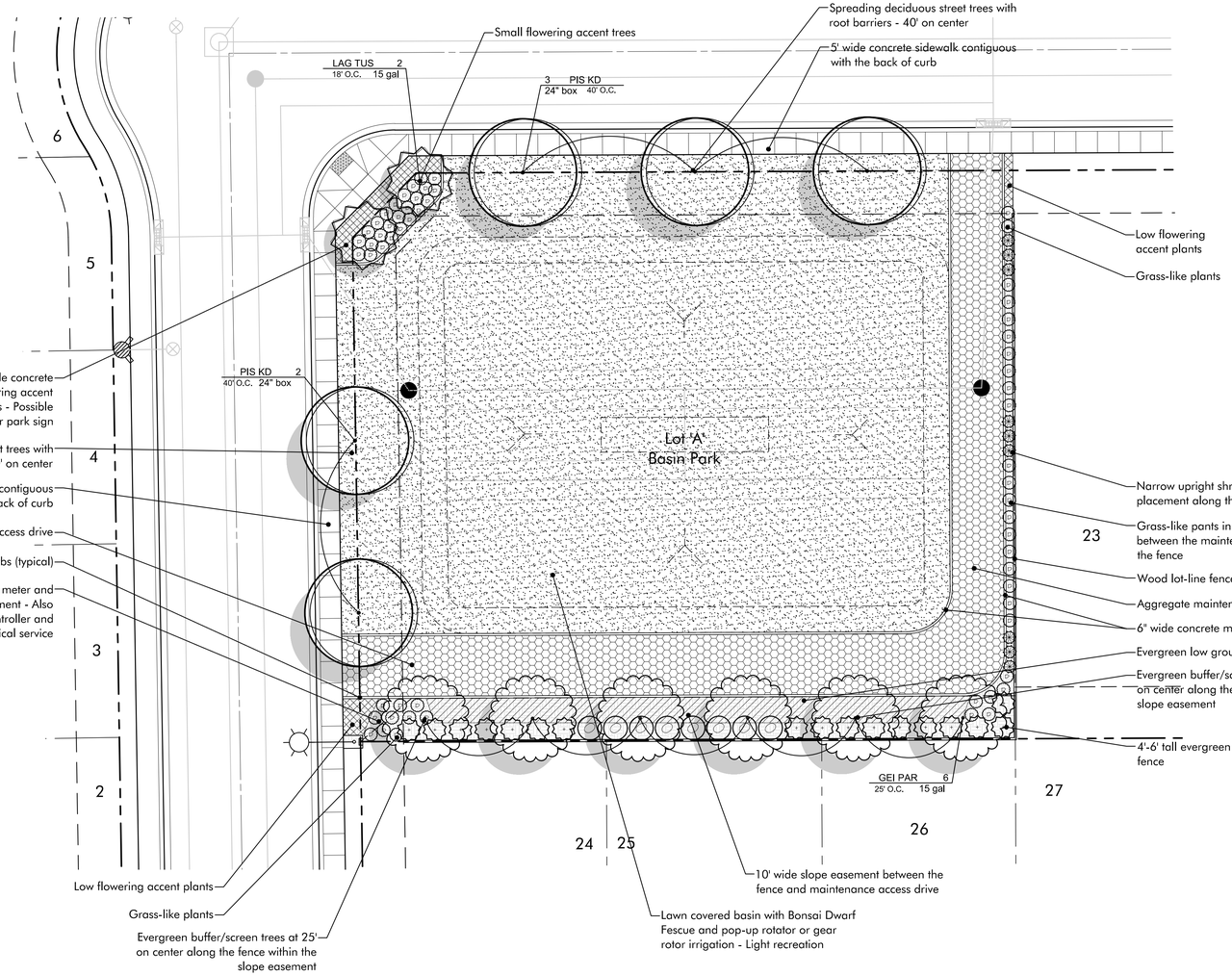
Eremophila maculata 'Valentine'

Olea europaea 'Little Ollie'

Groundcover

Agapanthus africanus 'Queen Anne'

Baccharis pilularis 'Twin Peaks #2'



Landscape Concept

The landscape design concept for the mini-park basin at Meadowview is to provide an enjoyable and aesthetic space for residents that fits within the landscape framework of the neighborhood and the surrounding area, as well as the requirements of the City. The design is intended to provide for light recreation with lawn areas for resident's use. The proposed non-lawn planting has been designed to be low water use, easy to maintain, and durable.. Plant material has been selected that performs well in the special conditions of the San Joaquin Valley (Sunset Zone #8/#14).

Lawn areas are provided for recreation. The remainder of the landscape consists of low water-use hardy trees, shrubs, ornamental grasses, and groundcover. The landscape (and associated irrigation) has been designed to be compliant with City of Riverbank's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the mini-park / open space as well as the residents. Clear and secure view corridors have been provided to ensure safety of the users entering and moving around the site.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will be low-volume spot drip emitters/bubblers for the shrub and groundcover areas and pop-up sprays and/or rotators for the area. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	WATER USE
TREES						
	GEI PAR	Geijera parviflora	Australian Willow	15 gal	6	Low
	LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	15 gal	2	Low
	PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" box	5	Low
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
SHRUBS						
	CUP TOT	Cupressus sempervirens 'Totem'	Totem Italian Cypress	5 gal	9	Low
	DIA CB	Dianella caerulea 'Cassa Blue'	Flax Lily	5 gal	61	Low
	ERE VAL	Eremophila maculata 'Valentine'	Valentine Spotted Emu Bush	5 gal	17	Low
	OLE LO	Olea europaea 'Little Ollie'	Little Ollie® Olive	5 gal	8	Low
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER USE
GROUND COVERS							
	AGA QA	Agapanthus africanus 'Queen Anne'	Queen Anne African Lily	1 gal	28" o.c.	44	Low
	BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	42" o.c.	63	Low
SOD/SEED							
	TUR BOL	Turf Sod Bolero Plus	Fescue blend	Sod		15,247 sf	High

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable. Mulch in storm treatment planter to be 3" layer of 1/4"-1/2" pea gravel.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Riverbank codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

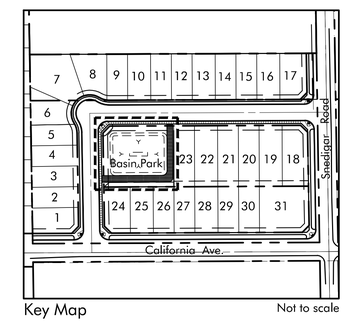
Landscape Areas

Lawn:	15,247 sf	72.1%
Shrub Groundcover Area:	2,120 sf	10.0%
Aggregate Maintenance Access	3,496 sf	16.5%
6" wide Concrete Mow Curb	282 sf 564 linear feet	1.3%
Total Landscape:	21,145 sf	100%

Aggregate

Aggregate

NORTH
Scale: 1/16" = 1'-0"



Key Map — Not to scale

Project Location

0' 8' 16' 32'

Location Map — Not to scale

KLA
LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com

151 N. Norlin St., Sonora, CA 95370
(209)532-2856

LICENSED LANDSCAPE ARCHITECT
JAMES W. HOLLOWAY #2592
Signature
10-31-26
Renewal Date
Date
STATE OF CALIFORNIA

Revisions

Date	By
Modification	

These plans are the property of KLA, Inc.; their use shall be restricted to the site for which they were prepared. Publication or other uses of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

© 2025

Meadowview Basin
Riverbank, CA

Benchmark Engineering
4265 Spyres Way Suite A
Modesto, CA 95356
(209)548-9300

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Conceptual Landscape Plan

Scale: 1/16" = 1'-0"
Date: March 14, 2025
Drawn / Checked: NAB / TWH
Project No: 25-2562

Sheet Number:

L0.1

APPENDIX A

Title Report

ORDER NO. : 1614028895

EXHIBIT A

The land referred to is situated in the County of Stanislaus, City of Riverbank, State of California, and is described as follows:

PARCEL ONE:

The South 100 feet of Lot 298 of Riverbank Irrigated Farms, as per Map thereof recorded January 15, 1913 in Book 7, of Maps, Page 23, Stanislaus County Records.

PARCEL TWO:

Lot 308 of Riverbank Irrigated Farms, as per Map thereof recorded January 15, 1913, in Book 7, of Maps, Page 23, Stanislaus County Records.

APN: 062-021-007-000

OLD REPUBLIC TITLE COMPANY

1601 I Street, Suite 150
Modesto, CA 95354
(209) 544-1823 Fax: (209) 544-9549

PRELIMINARY REPORT

FIRST UPDATED REPORT

RE/MAX EXECUTIVE
220 Standiford Ave Sutie E
Modesto, CA 95350

Attention: FRED MILLER

Our Order Number 1614028895-JO

When Replying Please Contact:

Joanne Maynard
jmaynard@ortc.com
(209) 544-1823

Buyer:

CARY POPE

Property Address:

4537 California Avenue, Riverbank, CA 95367

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 7, 2025, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance - 2021. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Rundi J. Johnson, Successor Trustee of Cole 2006 revocable Trust dated June 29, 2003

The land referred to in this Report is situated in the County of Stanislaus, City of Riverbank, State of California, and is described as follows:

PARCEL ONE:

The South 100 feet of Lot 298 of Riverbank Irrigated Farms, as per Map thereof recorded January 15, 1913 in Book 7, of Maps, Page 23, Stanislaus County Records.

PARCEL TWO:

Lot 308 of Riverbank Irrigated Farms, as per Map thereof recorded January 15, 1913, in Book 7, of Maps, Page 23, Stanislaus County Records.

APN: 062-021-007-000

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2025 - 2026, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2024 - 2025, as follows:

Assessor's Parcel No	:	062-021-007-000	
Code No.	:	006-068	
1st Installment	:	$857.05	Marked Paid
2nd Installment	:	$857.05	Marked Paid
Land Value	:	$46,390.00	
Imp. Value	:	$75,575.00	

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. The herein described property lying within the proposed boundaries of a Community Facilities District, as follows:

District No	:	2014-1
For	:	Clean Energy
Disclosed By	:	Assessment Map
Recorded	:	September 15, 2015 in Book 5 of Assessment Maps, Page 38

Further information may be obtained by contacting:
The County of Stanislaus

5. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of any public road.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Grant Deed
Reserved By	:	Thomas F. Snedigar and Clara H. Snedigar
For	:	Ditches
Recorded	:	May 16, 1916 in Book 223 of Deeds, Page 525
Affects	:	Parcel Two

NOTE: The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	County of Stanislaus
For	:	Road
Recorded	:	February 12, 1964 in Book 1922 of Official Records, Page 540 under Recorder's Serial Number 6137
Affects	:	East 10 feet of Parcel One

8. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$125,000.00
Trustor/Borrower	:	Rundi J. Johnson, Successor Trustee of Cole 2006 revocable Trust dated June 29, 2003
Trustee	:	Old Republic Title Company
Beneficiary/Lender	:	Natalie C. Miller, a single woman
Dated	:	October 17, 2024
Recorded	:	October 28, 2024 in Official Records under Recorder's Serial Number 2024-0052009

9. Terms and conditions contained in the Cole 2006 Revocable Trust Dated June 29, 2006 as disclosed by Grant Deed.

Recorded November 19, 2010 in Official Records under Recorder's Serial Number 2010-0104439-00

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

10. The requirement that this company be provided with a suitable Owner's Declaration from the Seller (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

---------- Informational Notes ----------

A. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Grant Deed
By/From	:	Dolores J. Cole, a single person
To	:	Dolores J. Cole, Trustee of the Cole 2006 Revocable Trust Dated June 29, 2006
Recorded	:	November 19, 2010 in Official Records under Recorder's Serial Number 2010-0104439-00

Affidavit Change of Trustee executed by Dolores J. Cole, Trustee of the Cole 2006 Revocable Trust Dated June 29, 2006 to Rundi J. Johnson, Successor Trustee of Cole 2006 revocable Trust dated June 29, 2003 recorded November 14, 2024 in Official Records under Recorder's Serial Number 2024-0052008.

B. Affidavit Death of Trustee executed by Rundi J. Johnson on behalf of Dolores J. Cole, decedent to Rundi J. Johnson, Successor Trustee of Cole 2006 revocable Trust dated June 29, 2003 recorded November 14, 2024 in Official Records under Recorder's Serial Number 2024-0053319.

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is linked below:

Restrictive Covenant Modification form

Exhibit I

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE – 2021
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE – 2021

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.

2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.

4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.

5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.

7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.

9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.

10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

Exhibit I

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE – 2021
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE – 2021
(Continued)

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

Deductible Amounts and Maximum Dollar Limits of Liability for Covered Risks 16, 18, 19, and 21:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00

Updated 1/1/2025

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does Old Republic Title share?**	**Can you limit this sharing?**
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

Updated: January 1, 2025

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:
Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information or lawfully obtained, truthful information that is a matter of public concern, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties to whom the information has been disclosed, if any.

Category	**Examples**	**Sources**	**Business Purpose for Collection**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal identifier, online	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or	Service providers associated with the transaction for a business

	identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers Social security number, driver's license number, passport number are collected	Title Agents associated with the transaction	complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records. Social security number, driver's license number or state identification card number, passport number, bank account number, citizenship, immigration status are collected			
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other	Service providers associated with the transaction for a business purpose

	status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information). Marital status, sex, physical disability, citizenship is collected	associated with the transaction	audit or operational purposes.	
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents,	Not Disclosed

			protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

What Personal Information We Disclose and Why We Disclose It

The CCPA requires us to tell you what categories of personal information we “sell”, “share” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA. When it is necessary for a business purpose, we may disclose your personal information with a service provider or contractor, and we enter into a contract with the service provider or contractor that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	**Examples**	**Business Purpose for Disclosure**	**Categories of Third Parties with Whom Information is Shared**
Identifiers (Including social security number, driver’s license number,	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against	Service providers associated with the transaction for a business purpose

and passport number)		malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e)) (Including Social security number, driver's license number or state identification card number, passport number, bank account number, citizenship, and immigration status)	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law (Including marital status, sex, citizenship, and physical disability)	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic	Browsing history, search history, information about a consumer's interaction with a	To provide access to certain online services. To	Not Disclosed

network activity	website, application, or advertisement.	understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Our Retention of Your Personal Information

The length of time that we retain personal information largely depends upon the purpose for which the information was collected rather than the category of the information as set forth in this Notice. When establishing retention periods, we consider applicable statutes of limitation and legal and regulatory requirements and guidelines. Personal information is generally retained for periods of time that permit the company to meet its legal and regulatory obligations.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected, the purposes for which the categories of personal information will be used, and whether that information is sold or shared.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business or commercial purpose for collecting, selling or sharing your personal information, 4) the categories of third parties to whom we disclose your personal information, 5) the specific pieces of information we have collected about you, 6) the categories of personal

	information disclosed about you for a business purpose and the categories of persons to whom your personal information was disclosed for a business purpose, and 7) if we sold or shared personal information, the categories of personal information sold or shared and the categories of third parties to whom it was sold or shared.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers and contractors to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Help to ensure security and integrity to the extent the use of your personal information is reasonably necessary and proportionate to that purpose. Debug to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research that conforms or adheres to all other applicable ethics and privacy laws, when the information's deletion is likely to render impossible or seriously impair the research's completion, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us and compatible with the context in which you provided the information. • Comply with a legal obligation. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Correct	You have the right to request that we correct inaccurate personal information about you, taking into account the nature of the personal information and the purposes of the processing of the personal information. After we receive and verify your request, we will use commercially reasonable efforts to correct the inaccurate personal information as directed by you.
Opt-Out of Sale or Sharing	With some limitations, you may direct a business that sells or shares personal information to third parties not to sell or share the personal information to these third parties. A business may not sell or share the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.

Opt-In to Sale or Sharing	
Limit Use of Sensitive Personal Information	You may direct a business to limit the use of your sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations.
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale or Sharing of Your Personal Information

The CCPA gives consumers the right to direct a business that sells or shares personal information about the consumer to third parties not to sell or share the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA.

To Limit the Use of Sensitive Personal Information

The CCPA gives consumers the right to direct a business to limit the use of the consumer's sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations. We do not use or disclose sensitive personal information for purposes other than those purposes specified in Section 7027, subsection (m) of the California Consumer Privacy Act Regulations. If we begin using or disclosing your sensitive personal information outside of those purposes, then we will provide you with the option to limit our use or disclosure through a clear and conspicuous link on our internet homepage.

To Request Access to, Correction or Deletion of Your Personal Information

To exercise your access, correction or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website https://ccpa.oldrepublictitle.com/ .

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us or send your written request to: CCPA@oldrepublictitle.com, 1-855-557-8437, or 3000 Bayport Drive, Suite 1000 Tampa FL 33707

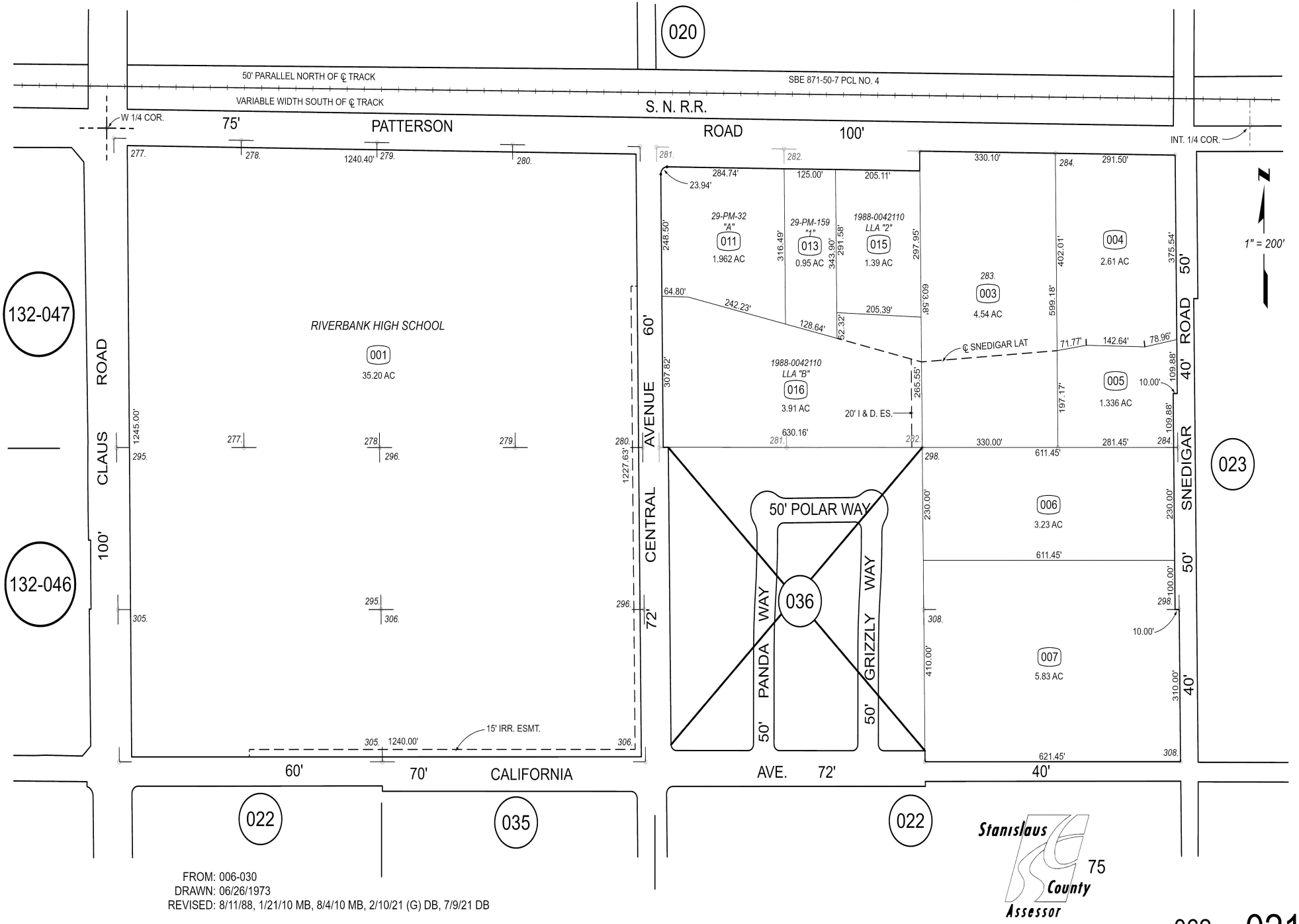
PORTION SW 1/4 SECTION 30 T.2S. R.10E. M.D.B. & M.

THIS MAP FOR ASSESSMENT PURPOSES ONLY

POR. RIVERBANK IRR. FARMS - LOTS 277 thru 284, 295 thru 298, 305 thru 308(07M23)

006 001
006 068

062 – 021



FROM: 006-030
DRAWN: 06/26/1973
REVISED: 8/11/88, 1/21/10 MB, 8/4/10 MB, 2/10/21 (G) DB, 7/9/21 DB

Stanislaus County Assessor

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062 – 021

APPENDIX B

Surronding Propoerty Owners List

APN 062-036-031-000
BRANDON ALBERT & MELINA JENETTE RAMIREZ
6235 PANDA WAY
RIVERBANK CA 95367

APN 062-036-032-000
EARL BALING & JULIE DIAN BLANILA BUZON
6231 PANDA WAY
RIVERBANK CA 95367

APN 062-036-033-000
GORDON EARL & TERESA KIM MATTOX
6227 PANDA WAY
RIVERBANK CA 95367

APN 062-036-034-000

CLAY RUDDY
6223 PANDA WAY
RIVERBANK CA 95367

APN 062-036-035-000
SILVIA & LOUIE RENEE NAVARRETTE
6219 PANDA WAY
RIVERBANK CA 95367

APN 062-036-036-000

DARRIEN MICHAEL MOLVIG
6215 PANDA WAY
RIVERBANK CA 95367

APN 062-036-037-000

STEVEN ALEXANDER NICHOLS
6211 PANDA WAY
RIVERBANK CA 95367

APN 062-036-038-000
LINCOLN JOSEPH & JANELLE PATRICE MAYNES
6207 PANDA WAY
RIVERBANK CA 95367

APN 062-036-039-000

VANESSA RENEE RODRIGUEZ
6203 PANDA WAY
RIVERBANK CA 95367

APN 062-036-040-000

EFREN ABRAN LOPEZ
6200 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-041-000

GERARDO ALONSO VALLEJO
6204 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-042-000
WAYNE & SALANOA TERRINA MARITZA REYES
6208 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-043-000
APRIL L & CHRISTOPHER MAPLES
6212 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-044-000

TRANG HUYNH NGUYEN
6216 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-045-000

CARLOS MADUENO
6220 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-046-000

LAM HOANG NGUYEN
6224 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-047-000

GABRIEL MICHAEL LOPEZ
6228 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-048-000
MOHAMAD DABIR & TAMANA MEHRZAD
6232 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-049-000
CYLYSTINA MARIE CRUZ & RUDY ANTHONY NEVEL
6236 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-050-000

ADRIAN DANTE GODINEZ
6240 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-051-000
JAYLYN MARIE & ROBERT ANTHONY HERNANDEZ
6244 CENTRAL AVE
RIVERBANK CA 95367

APN 062-036-052-000

CITY OF RIVERBANK
6707 THIRD ST
RIVERBANK CA 95367

APN 062-036-053-000

D R HORTON CA3 INC
419 W MURRAY AVE
VISALIA CA 93291

APN 062-036-054-000

CITY OF RIVERBANK
6707 THIRD ST
RIVERBANK CA 95367

APN 062-021-003-000

SAUL & MIRNA TAPIA
4424 PATTERSON RD
OAKDALE CA 95361

APN 062-021-005-000

SOKHOEUN KHUN
6307 SNEDIGAR RD
OAKDALE CA 95361

APN 062-021-006-000

JAVIER & TERESA MONTOYA
6261 SNEDIGAR RD
OAKDALE CA 95361

APN 062-021-007-000

DOLORES J COLE
4537 CALIFORNIA AVE
OAKDALE CA 95361

APN 062-021-016-000

NINFA CUELLAR
6300 CENTRAL AVE
RIVERBANK CA 95367

APN 062-022-007-000

JOAN A JACKSON
10431 ALVARADO RD
OAKDALE CA 95361

APN 062-022-008-000

CLAYTON L ROY
4406 CALIFORNIA AVE
RIVERBANK CA 95367

APN 062-022-009-000

RANDY DEE MELTON
2930 DOWNIE RD
DENAIR CA 95316

APN 062-023-001-000

STACI & THOMAS JEFFREY COFFEY
6306 SNEDIGAR RD
OAKDALE CA 95361

APN 062-023-018-000

MARY L CONLEY-ALPERS
6200 SNEDIGAR RD
OAKDALE CA 95361

APN 062-023-019-000

ZACHARI & MADISON SORENSEN
6254 SNEDIGAR RD
OAKDALE CA 95361

APN 062-024-005-000

ZAHRA ARGHANDIWAL
1321 SADDLE HILL LN
CONCORD CA 94521

APN 062-024-006-000

JASON ADAM PEEBLER
1341 ORCHID CT
ROCKLIN CA 95765

APN 062-024-007-000

THOMAS J OWENS
4604 CALIFORNIA AVE
OAKDALE CA 95361

APN 062-036-001-000
BRANDON MICHAEL & ERIKA PLAYER-BLACK
6218 PANDA WAY
RIVERBANK CA 95367

APN 062-036-002-000
MICHAEL A STAN
1731 CARACAS CT
PETALUMA CA 94954

APN 062-036-003-000
MARIO HERNANDEZ
6226 PANDA WAY
RIVERBANK CA 95367

APN 062-036-004-000
ROGER CABO & GONZALEZ CAMERINO PINEDA INCIONG
6230 PANDA WAY
RIVERBANK CA 95367

APN 062-036-005-000
STEVE RONNEBERG
6234 PANDA WAY
RIVERBANK CA 95367

APN 062-036-006-000
JOHNATHAN R WAGNER
6238 PANDA WAY
RIVERBANK CA 95367

APN 062-036-007-000
NAOMI & BRIAN IRION
6237 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-008-000
MARCO ANTONIO PEREZ-LOZANO
6233 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-009-000
LIGIA SARAI HERNANDEZ
6229 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-010-000
ANGEL DE JESUS BERRUETE
6225 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-011-000
LEO G & NANCY HERNANDEZ
6221 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-012-000
PAUL JOSEPH PELLEGRINI
6217 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-013-000
JESSICA & ERNESTO ANTONIO RON
6202 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-014-000
JEEVANJOT & KAUR HARKIRAN SINGH
6206 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-015-000
MARY CANDY JARA & GARCIA GARRICK DIONISIO GASCA
6210 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-016-000
MICHAEL & LEWIS CONSTANCE DENISE HALTERMAN
6214 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-017-000
VICTOR VIGIL & CHRYSTAL ALBOR
6218 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-018-000
FRANCISCO JAVIER & ARCIN IEGA VANESSA MARIE GOMEZ
6226 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-019-000
DAVID BRIAN ADAMS
2429 BORDANA DR
RIVERBANK CA 95367

APN 062-036-020-000
MICHAEL A STRATAS
6234 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-021-000
DAVID MARCUS FLORIS
6238 GRIZZLY WAY
RIVERBANK CA 95367

APN 062-036-022-000
KATERI MARIE & JASON RANDALL DEE SHRIDER
PO BOX 757
RIVERBANK CA 95367

APN 062-036-023-000
DAVID BRIAN & ANGELA LEE ADAMS
2429 BORDONA DR
RIVERBANK CA 95367

APN 062-036-024-000
JENNIFER JOY & ERWIN RENGEL GRECIA
4317 POLAR WAY
RIVERBANK CA 95367

APN 062-036-025-000
ROBERT & VALERIE NICOLE GUTIERREZ
4313 POLAR WAY
RIVERBANK CA 95367

APN 062-036-026-000
AMY KRISTIN MODESTO
4309 POLAR WAY
RIVERBANK CA 95367

APN 062-036-027-000
JONATHAN MICHAEL KEOKI SCALLIONS
4305 POLAR WAY
RIVERBANK CA 95367

APN 062-036-028-000
JOSE ANTONIO TRUJILLO & Z ENTENO HAYDE VENTU
4301 POLAR WAY
RIVERBANK CA 95367

APN 062-036-029-000
ALYSON NICOLE PETERSON
6243 PANDA WAY
RIVERBANK CA 95367

APN 062-036-030-000
TENNILLE SYBLE FRYE
6239 PANDA WAY
RIVERBANK CA 95367

APPENDIX C

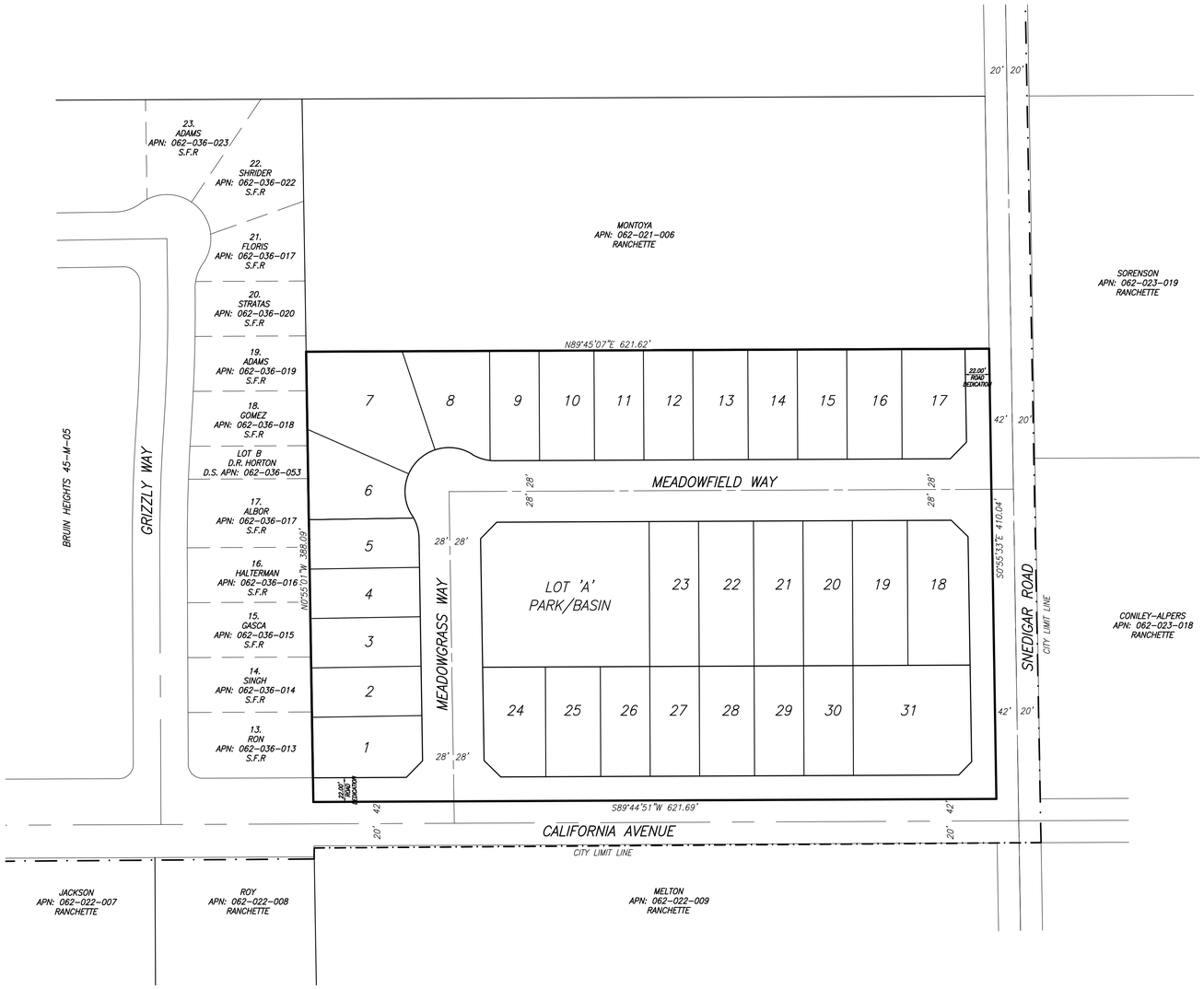
Vesting Tentative Subdivision Map

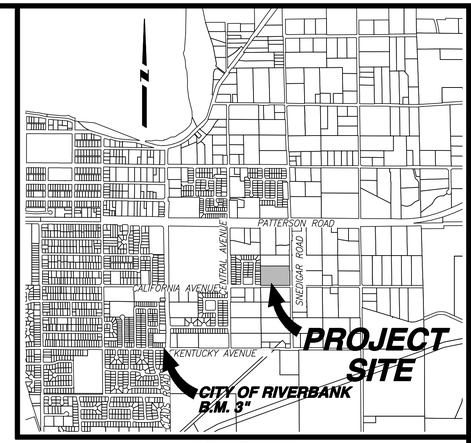
VESTING TENTATIVE SUBDIVISION MAP FOR:

MEADOWVIEW

RIVERBANK, CALIFORNIA

BEING ALL OF LOT 308 AND A PORTION OF LOT 298 AS SHOWN ON THAT MAP OF "RIVERBANK IRRIGATED FARMS" FILED IN VOLUME 7 OF MAPS AT PAGE 23, STANISLAUS COUNTY RECORDS, LYING WITHIN A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF RIVERBANK, STANISLAUS COUNTY, STATE OF CALIFORNIA.





SCALE 1" = 60'

VICINITY MAP

BENCHMARK: FOUND SET BRASS CAP, STAMPED "RIVERBANK B.M. 3" ONE FOOT NORTH OF THE CURB RETURN ON THE NORTHWEST CORNER OF KENTUCKY AVENUE AND CLAUS ROAD.

OWNER:

COLE 2006 REVOCABLE TRUST
4537 CALIFORNIA AVENUE
RIVERBANK, CA 95367

SUBDIVIDER:

CARY POPE
3237 RIVERSIDE DRIVE
RIVERBANK, CA 95367

STATEMENT OF SUBDIVIDER

1 ASSESSORS PARCEL NO: 062-021-007
2 EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
3 EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
4 PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
5 EROSION CONTROL PER CASQA STANDARDS AND CITY OF RIVERBANK ORDINANCES AND STANDARDS.
6 FRONT YARD DEPTHS AND BUILDING SETBACK LINES PER CITY OF RIVERBANK ORDINANCES AND STANDARDS AND PLANNED DEVELOPMENT CRITERIA.
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9 STORM DRAINAGE: BY CITY OF RIVERBANK.
10 PACIFIC GAS & ELECTRIC (ELECTRIC ONLY, NO GAS PROPOSED).
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13 TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
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NOTES:

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3 THE SITE IS RELATIVELY FLAT WITH A GENERAL SLOPE TO THE WEST.
4 EXISTING IMPROVEMENTS SHOWN WERE ACQUIRED FROM RECORD INFORMATION AND SHALL BE VERIFIED IN THE FIELD.
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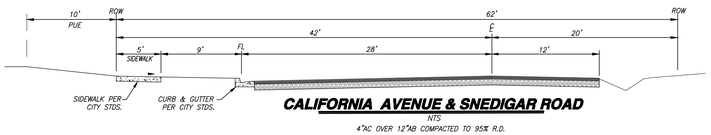
INDEX

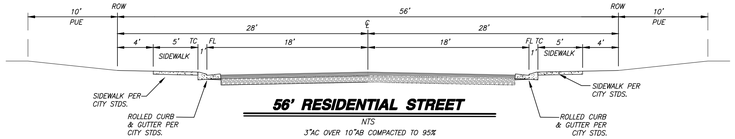
SHEET NO	DESCRIPTION
1	COVER SHEET
2	LOT DIMENSION PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL COMPOSITE UTILITY PLAN

LEGEND

	EXISTING	PROPOSED
WATER VALVE	⊗	⊗
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE	●	●
WATER LINE	8"W	8"W
SANITARY SEWER	8"S	8"S
STORM DRAIN	18"SD	18"SD
IRRIGATION LINE	15"IRR	24"IRR
PRESSURE MANHOLE WITH OFFSET AIR VENT		
60W STREET LIGHT		
DIRECTION OF FLOW	.003	.003
TOP OF CURB ELEVATION	68.34 TC	68.34 TC
GROUND CONTOURS	176.2	N/A
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		



CALIFORNIA AVENUE & SNEDIGAR ROAD
NTS
4"AC OVER 12"AB COMPACTED TO 95% R.D.



56' RESIDENTIAL STREET
NTS
3"AC OVER 10"AB COMPACTED TO 95%

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 FAX:(209) 548-9305

PROFESSIONAL LAND SURVEYOR ★ PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA
MICHAEL HALTERMAN No. 8940

PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED
		DATE: 2025-03-17		

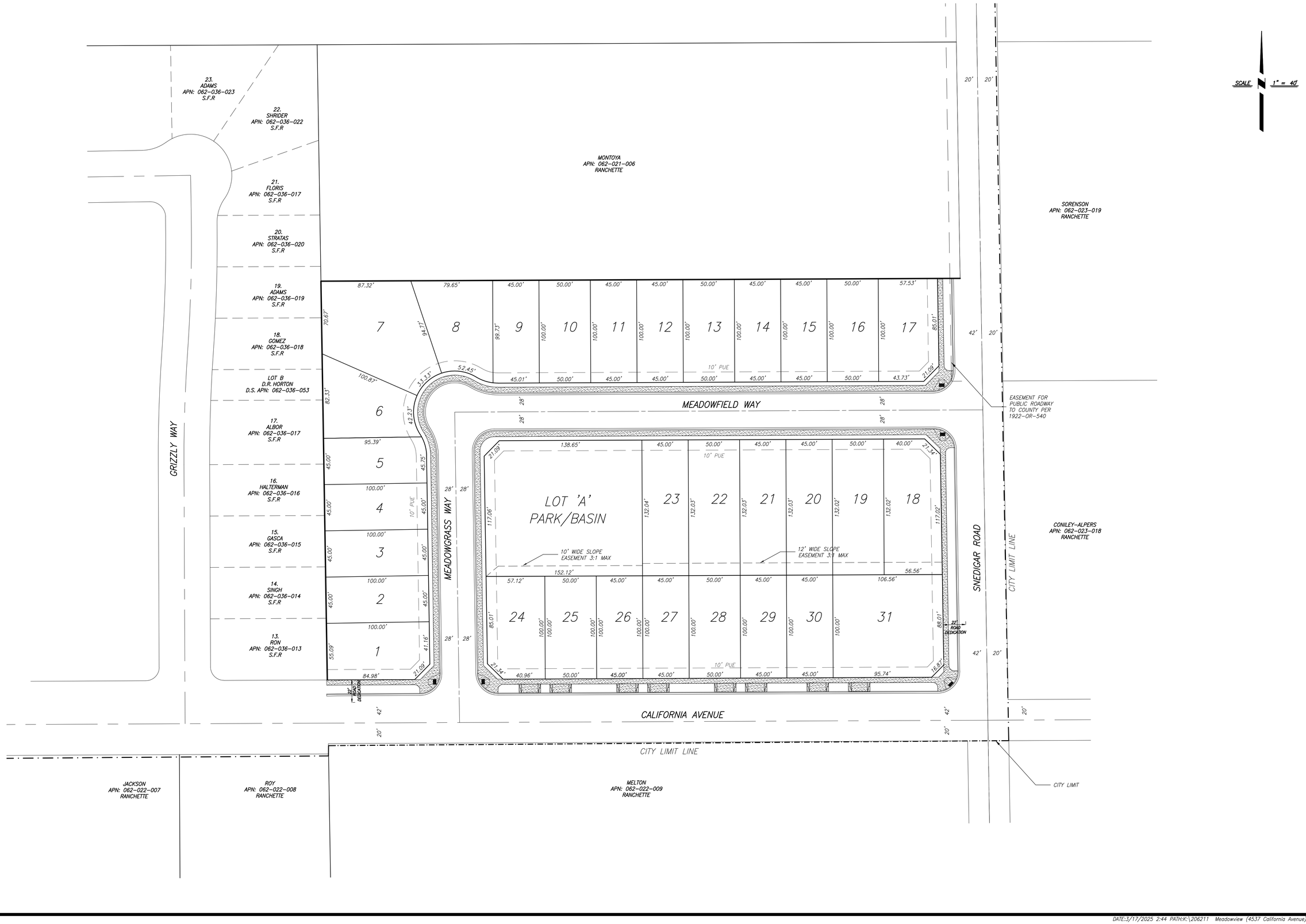
COVER SHEET

VESTING TENTATIVE SUBDIVISION MAP:
MEADOWVIEW
RIVERBANK, CALIFORNIA

JOB NO 206211
DATE 03/17/2025
DR BY MC
CK BY RM
SCALE AS SHOWN

SHEET NUMBER 1
OF 4 SHEETS

ELECTRONIC FILING



PREPARED UNDER THE DIRECTION OF: DATE:

NO	DESCRIPTIONS	REVISIONS DATE	APPROVED

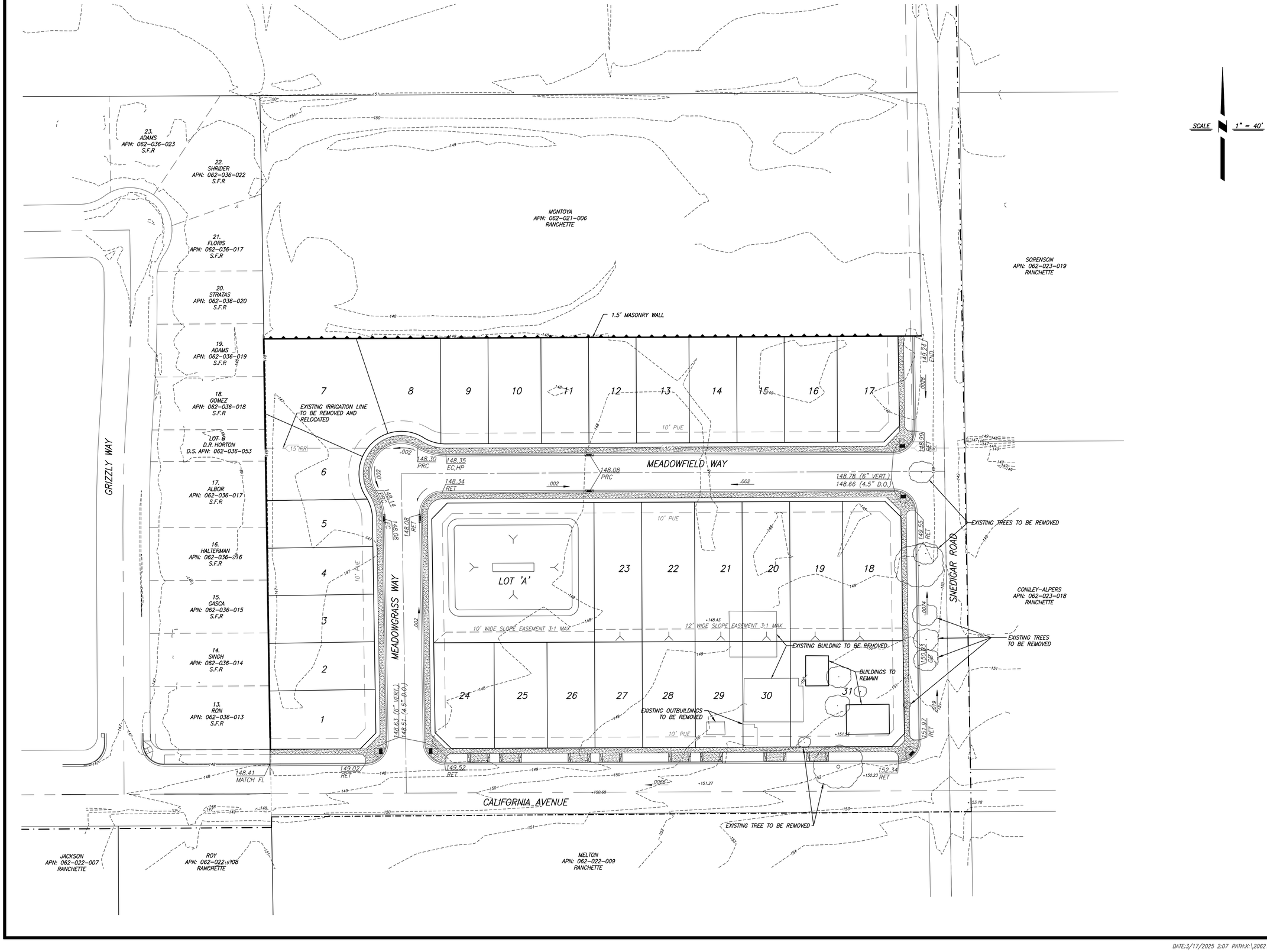
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 FAX:(209) 548-9305

LOT DIMENSION PLAN

VESTING TENTATIVE SUBDIVISION MAP:
MEADOWVIEW
RIVERBANK, CALIFORNIA

JOB NO. 206211
DATE 03/17/2025
DR BY MC
CK BY RM
SCALE AS SHOWN

SHEET NUMBER **2** OF **4** SHEETS



PREPARED UNDER THE DIRECTION OF:

DATE:

NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 FAX:(209) 548-9305

CONCEPTUAL GRADING PLAN

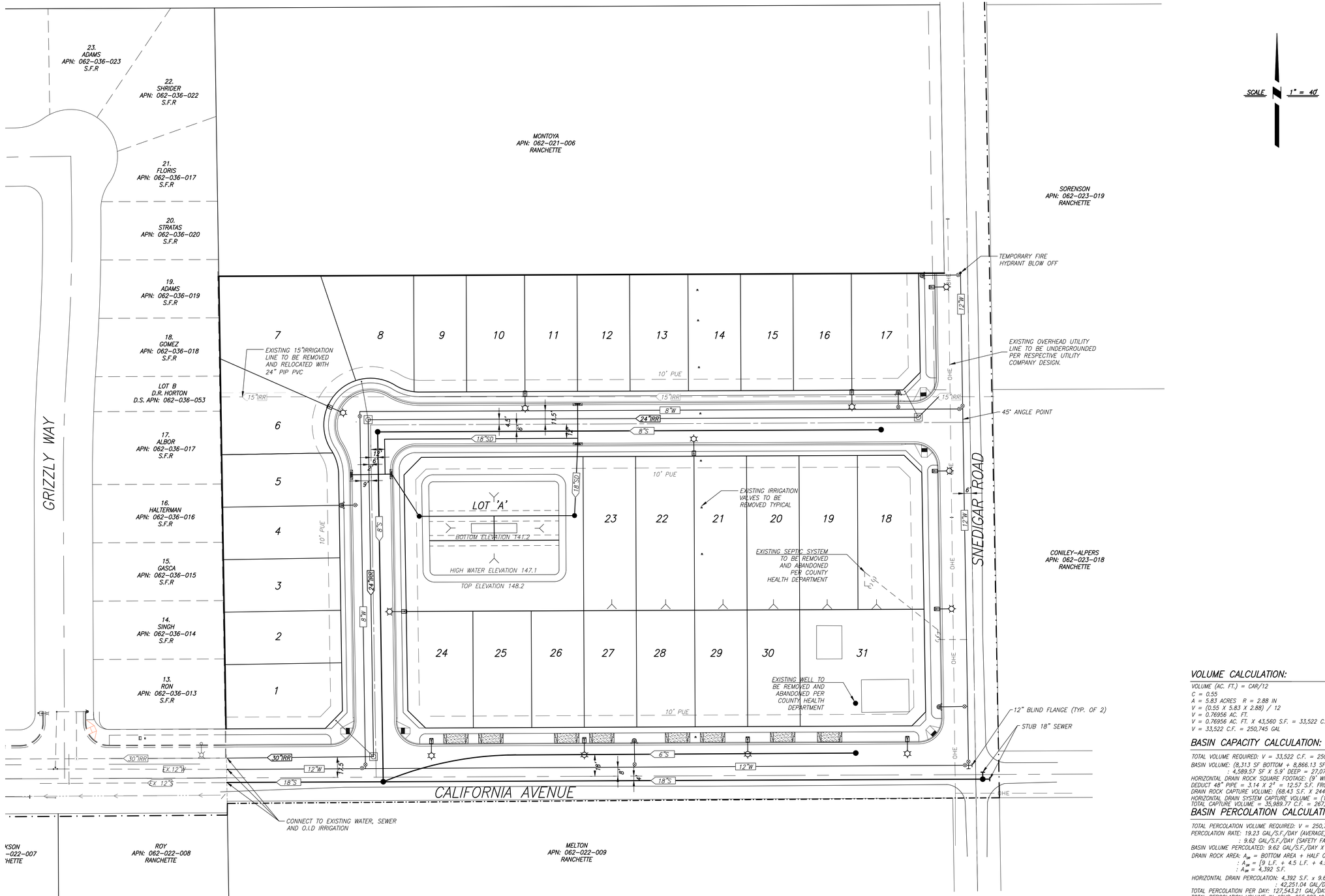
VESTING TENTATIVE SUBDIVISION MAP:

MEADOWVIEW

RIVERBANK, CALIFORNIA

JOB NO. 206211
DATE 03/17/2025
DR BY MC
CK BY RM
SCALE AS SHOWN

SHEET NUMBER **3** OF **4** SHEETS



VOLUME CALCULATION:

VOLUME (AC. FT.) = CAR/12
C = 0.55
A = 5.83 ACRES R = 2.88 IN
V = (0.55 X 5.83 X 2.88) / 12
V = 0.76956 AC. FT.
V = 0.76956 AC. FT. X 43,560 S.F. = 33,522 C.F./ 250,745 GAL
V = 33,522 C.F. = 250,745 GAL

BASIN CAPACITY CALCULATION:

TOTAL VOLUME REQUIRED: V = 33,522 C.F. = 250,745 GAL
BASIN VOLUME: (8,313 SF BOTTOM + 8,866.13 SF HW) / 2 = 4,589.57 S.F. (AVG)
: 4,589.57 SF X 5.9' DEEP = 27,078.46 C.F.
HORIZONTAL DRAIN ROCK SQUARE FOOTAGE: (9' WIDE X 9' DEEP) = 81 S.F.
DEDUCT 48" PIPE = 3.14 X 2² = 12.57 S.F. FROM 81 S.F. = 68.43 S.F.
DRAIN ROCK CAPTURE VOLUME: (68.43 S.F. X 244 L.F. X 0.35(ROCK VOIDS) = 5,844.23 C.F.
HORIZONTAL DRAIN SYSTEM CAPTURE VOLUME = (12.57 S.F. X 244 L.F.) + 5,844.23 C.F. = 8,911.31
TOTAL CAPTURE VOLUME = 35,989.77 C.F. = 267,044 GAL

BASIN PERCOLATION CALCULATION:

TOTAL PERCOLATION VOLUME REQUIRED: V = 250,745 GAL
PERCOLATION RATE: 19.23 GAL/S.F./DAY (AVERAGE)
: 9.62 GAL/S.F./DAY (SAFETY FACTOR OF 2)
BASIN VOLUME PERCOLATED: 9.62 GAL/S.F./DAY X 8,866.13 S.F. = 85,292.17 GAL/DAY
DRAIN ROCK AREA: A_{dr} = BOTTOM AREA + HALF OF SIDE AREAS
: A_{dr} = [9 L.F. + 4.5 L.F. + 4.5 L.F.] X 244 L.F.
: A_{dr} = 4,392 S.F.
HORIZONTAL DRAIN PERCOLATION: 4,392 S.F. x 9.62 GAL/S.F./DAY
: 42,251.04 GAL/DAY
TOTAL PERCOLATION PER DAY: 127,543.21 GAL/DAY
TOTAL PERCOLATION VOLUME IN 48HR: 255,086.42 GAL

PREPARED UNDER THE DIRECTION OF:

DATE:

NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED

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CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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CONCEPTUAL COMPOSITE UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP:
MEADOWVIEW
RIVERBANK, CALIFORNIA

JOB NO 206211
DATE 03/17/2025
DR BY MC
CK BY RM
SCALE AS SHOWN

SHEET NUMBER
4
OF **4** SHEETS

ATTACHMENT 2

CITY OF RIVERBANK

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING VESTING TENTATIVE SUBDIVISION MAP NO. 01-2025 – MEADOWVIEW, TO SUBDIVIDE 5.83± ACRES, LOCATED AT 4537 CALIFORNIA AVENUE (APN: 062-021-007)

WHEREAS, Vesting Tentative Subdivision Map Application No. 01-2025 (Dept File No. 025-0010) has been received from Cary Pope, with a proposal to subdivide approximately 5.83± acres into thirty-one (31) single family residential lots, located at 4537 California Avenue and particularly described as Stanislaus County Assessor Parcel Number 062-021-007; and

WHEREAS, Section 152.037 of the City's Subdivision Ordinance states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.54 acres; and

WHEREAS, the proposed Vesting Tentative Subdivision Map is consistent with the following General Plan Community Character and Design Element and Conservation and Open Space Element policies discussed in the staff report: Design-2.7, Design-3.1, Design-3.2, Design-4.2, Design-5.2; and CONS-4.2; and

WHEREAS, Vesting Tentative Subdivision Map 01-2025 was reviewed by the City of Riverbank Planning Commission at a regular meeting held on June 17, 2025 in the manner prescribed by law; and

WHEREAS, the Planning Commission recommended approval of Vesting Tentative Subdivision Map 01-2025 prepared by Benchmark Engineering, Inc. subject to the Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, the City Council held a properly noticed public hearing on the Vesting Tentative Subdivision Map; and

WHEREAS, The City Council of the City of Riverbank hereby finds and adopts the following findings required to approve the Vesting Tentative Subdivision Map:

1. The proposed map is consistent with applicable general and specific plans.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of the development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

8. The proposed Vesting Tentative Subdivision Map is exempt from additional environmental analysis pursuant to California Environmental Quality Act (CEQA) Guidelines Section 21159.21 – Exemption for Qualified Housing Projects.

WHEREAS, Vesting Tentative Subdivision Map 01-2025 is hereby approved, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01, or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and

2. Prior to issuance of the first certificate of occupancy, the project developer shall install a 4-way stop sign control system at the intersection of Snedigar Road and California Avenue, subject to review and approval by the City Engineer. The installation shall include:

    - Stop signs on all four approaches
    - Stop bar striping and advance stop ahead warning signage as required
    - Any pavement markings or signage required per City Engineer’s direction

All improvements shall be designed and installed at the applicant's sole expense and in accordance with City standards. The applicant shall submit improvement plans for City review and approval prior to installation. All work shall be completed and accepted by the City prior to issuance of the first certificate of occupancy.

3. The project developer shall construct a stormwater swale along the westerly side of Snedigar Road and the southerly side of California Avenue to manage surface runoff. The swale shall be designed to convey stormwater to the designated stormwater basin. All improvements shall be constructed in accordance with City approved improvement plans and applicable stormwater management standards, subject to review and approval by the City Engineer.

4. The project developer shall coordinate with the Oakdale Irrigation District (OID) to relocate the existing OID pipeline. This relocation is required to take advantage of the wider right-of-way and to reduce potential conflicts with the future maintenance of underground utilities. The relocation shall be completed in accordance with OID and City standards and subject to the review and approval of the City Engineer and OID.

5. All irrigation facility relocations associated with the project shall be subject to the review and approval of the Oakdale Irrigation District (OID). The applicant shall coordinate directly with OID to obtain all necessary approvals, permits, and agreements prior to the commencement of any work involving existing irrigation infrastructure. Evidence of OID approval shall be provided to the City prior to improvement plan approval.

6. As determined by the City Engineer, the project developer shall modify the proposed storm drain basin to comply with all applicable City standards. Modifications shall include, but are not limited to, the provision of a ramp for maintenance access to the basin bottom, in accordance with City grading and drainage design requirements. Final design shall be subject to the review and approval of the City Engineer prior to improvement plan approval.

7. The project developer shall install a French drain within the storm drain basin at a depth of approximately 22 feet, as required by the project geotechnical (soils) report. The French drain shall be designed to ensure proper subsurface drainage and long-term basin functionality in accordance with the report's recommendations. Final design and installation shall be subject to review and approval by the City Engineer and shall be included in the approved improvement plans.

8. The project developer shall install catch basins at the intersection of California Avenue and Meadowgrass Way to intercept stormwater and ensure that the gutter flow length does not exceed 500 feet. The location, design, and spacing of the catch basins shall be consistent with City standards and storm drainage design criteria, and shall be

subject to the review and approval of the City Engineer as part of the improvement plan review process.

9. A slope easement shall not be permitted along the rear property lines of Lots 18 through 31. In lieu of the slope easement, the applicant shall construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability. The retaining wall shall be designed in accordance with applicable building codes and City standards, and shall be shown on the final grading and improvement plans, subject to the review and approval of the City Engineer and Building Official.

10. The project developer shall install three (3) water valves at all water main tee intersections to allow for proper isolation and maintenance of the water system. All water system improvements shall be designed and constructed in accordance with City standards and specifications, and are subject to the review and approval of the City Engineer prior to improvement plan approval.

11. The project developer shall provide the final location and spacing of all fire hydrants on the improvement plans in accordance with applicable City Standards and Stanislaus Consolidated Fire Protection District requirements.

12. The project's improvement plans shall include the installation of a sanitary sewer manhole (SSMH) at the transition point between the 18-inch and 12-inch sanitary sewer lines in California Avenue. The SSMH shall be designed and constructed in accordance with City standards and shall be subject to review and approval by the City Engineer as part of the improvement plan approval process.

13. Existing utility poles along the project's frontage of Snedigar Road and California Avenue shall be undergrounded, as determined by the Community Development Director and the City Engineer.

14. The project developer shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.54 acres.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Vesting Tentative Subdivision Map Application No. 01-2025 is approved, subject to those conditions established by Resolution No. 2025-xxx and to be built as illustrated in **Exhibit A** to this Resolution entitled Vesting Tentative Subdivision Map, Meadowview, dated March 17, 2025.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August 2025; motioned by Councilmember _____,

seconded by Councilmember _____, and upon roll call was carried by the following vote of __/__:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:	**APPROVED:**
_____	_____
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Exhibit A –Vesting Tentative Subdivision Map 01-2025

VESTING TENTATIVE SUBDIVISION MAP FOR:

MEADOWVIEW

RIVERBANK, CALIFORNIA

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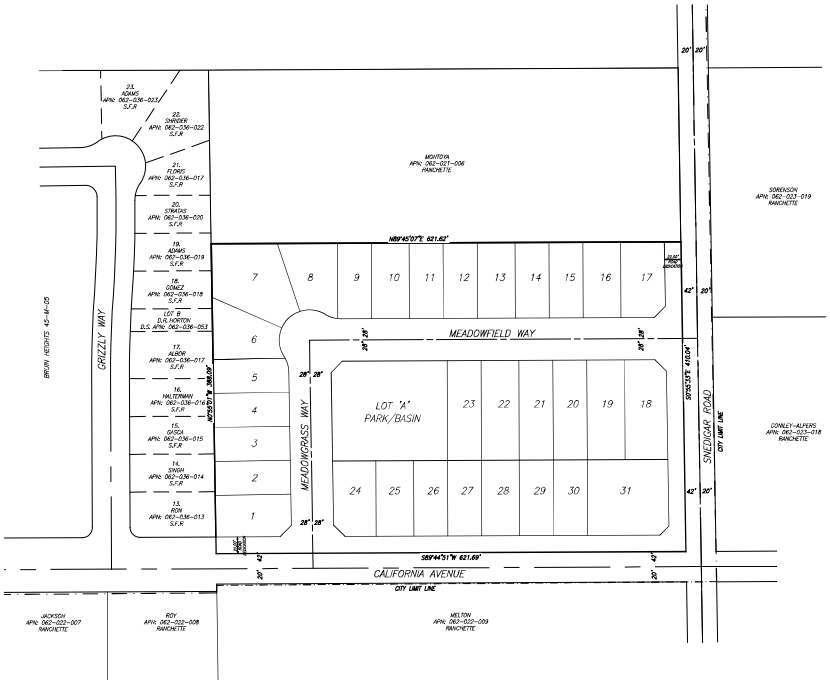

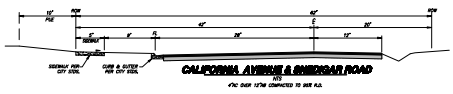

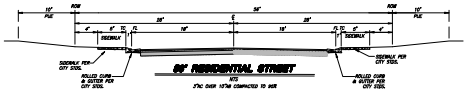

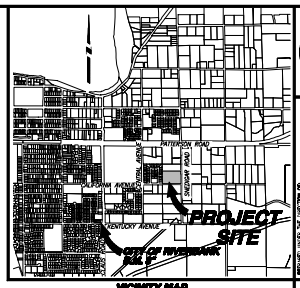

VICINITY MAP

BENCHMARK: FOUND, SET BRASS CAP, STAMPED "RIVERBANK B.M. 1" ONE FOOT NORTH OF THE CURB RETURN ON THE NORTHWEST CORNER OF KENTUCKY AVENUE AND CLAUS ROAD.

OWNER:
COLE 2006 REVOCABLE TRUST
4537 CALIFORNIA AVENUE
RIVERBANK, CA 95367

SUBDIVIDER:
CARY POPE
3237 RIVERSIDE DRIVE
RIVERBANK, CA 95367

STATEMENT OF SUBDIVIDER

1. ASSESSORS PARCEL NO: 062-021-007
2. EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
3. EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
4. PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
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6. FRONT YARD DEPTHS AND BUILDING SETBACK LINES PER CITY OF RIVERBANK ORDINANCES AND STANDARDS AND PLANNED DEVELOPMENT CRITERIA.
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8. SEWAGE DISPOSAL: BY CITY OF RIVERBANK.
9. STORM DRAINAGE: BY CITY OF RIVERBANK.
10. PACIFIC GAS & ELECTRIC (ELECTRIC ONLY, NO GAS PROPOSED).
11. CHARTER SPECTRUM
12. AT&T
13. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF RIVERBANK.
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NOTES:

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LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE	8"W	8"W
SANITARY SEWER	8"S	8"S
STORM DRAIN	18"SD	18"SD
IRRIGATION LINE	15"IRR	24"IRR
PRESSURE MANHOLE WITH OFFSET AIR VENT		
60W STREET LIGHT		
DIRECTION OF FLOW	.003	.003
TOP OF CURB ELEVATION	68.34 TC	68.34 TC
GROUND CONTOURS	176.2	N/A
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4968 JEFFREY WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 544-0200 FAX (209) 544-0205

REVISED PER 2ND. SUBMITTAL 10/1

NO	DESCRIPTION	DATE	APPROVED
	VESTING		

DATE: 03/17/2025

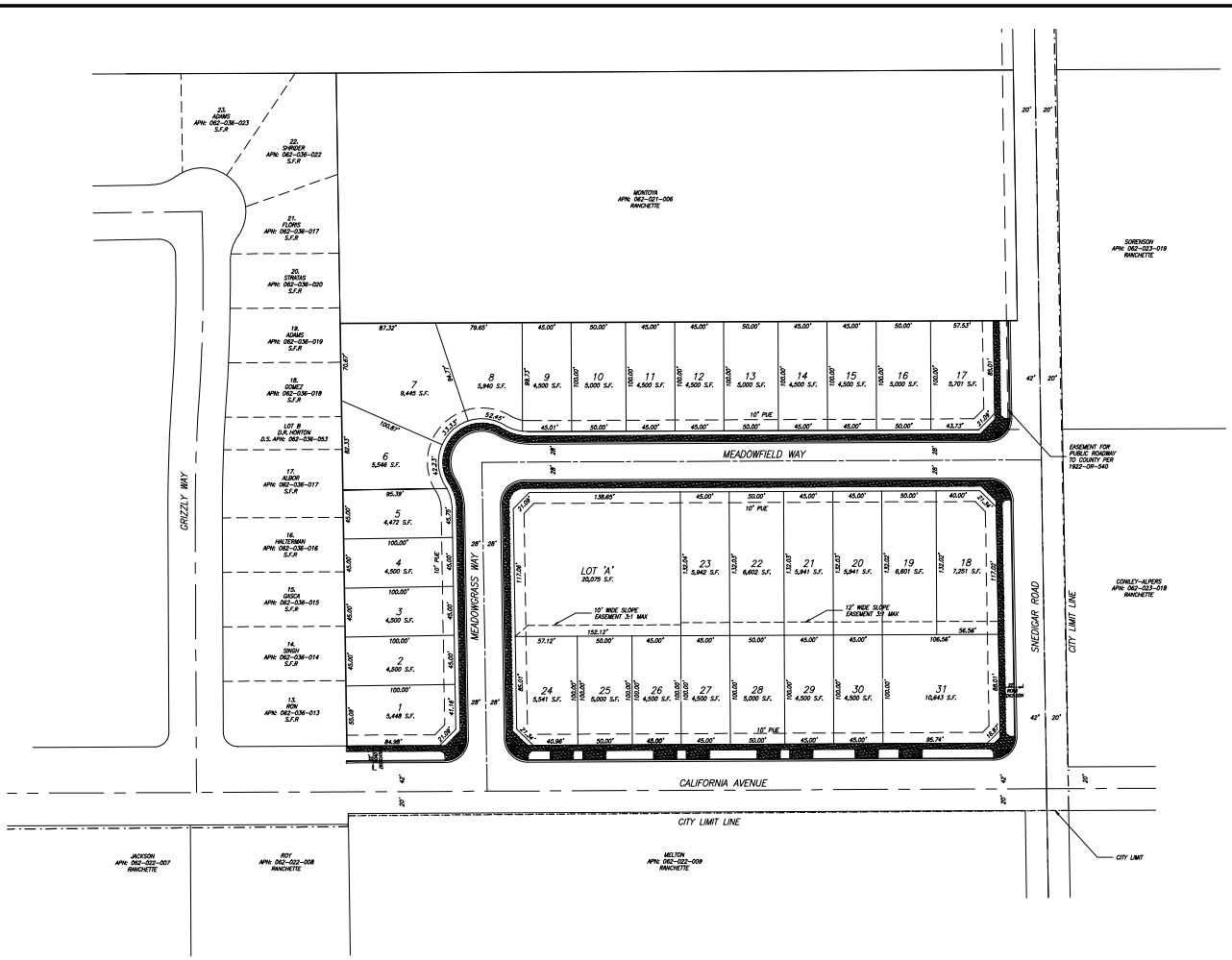
COVER SHEET

VESTING TENTATIVE SUBDIVISION MAP FOR:
MEADOWVIEW
RIVERBANK, CALIFORNIA

JOB NO. 206211
DATE 03/17/2025
DRBY. MC
CKBY. RM
SCALE AS SHOWN

SHEET NUMBER
1
OF 4 SHEETS

FILE:3/17/2025 1:35 PATH:C:\206211 Meadowview (4537 California Avenue)\Planning\VTSM-VPM\01_COVER



PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED

DATE:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
436 BYRNES WAY SUITE A MODESTO, CALIFORNIA 95360
PH(209) 549-8080 FAX(209) 549-8085

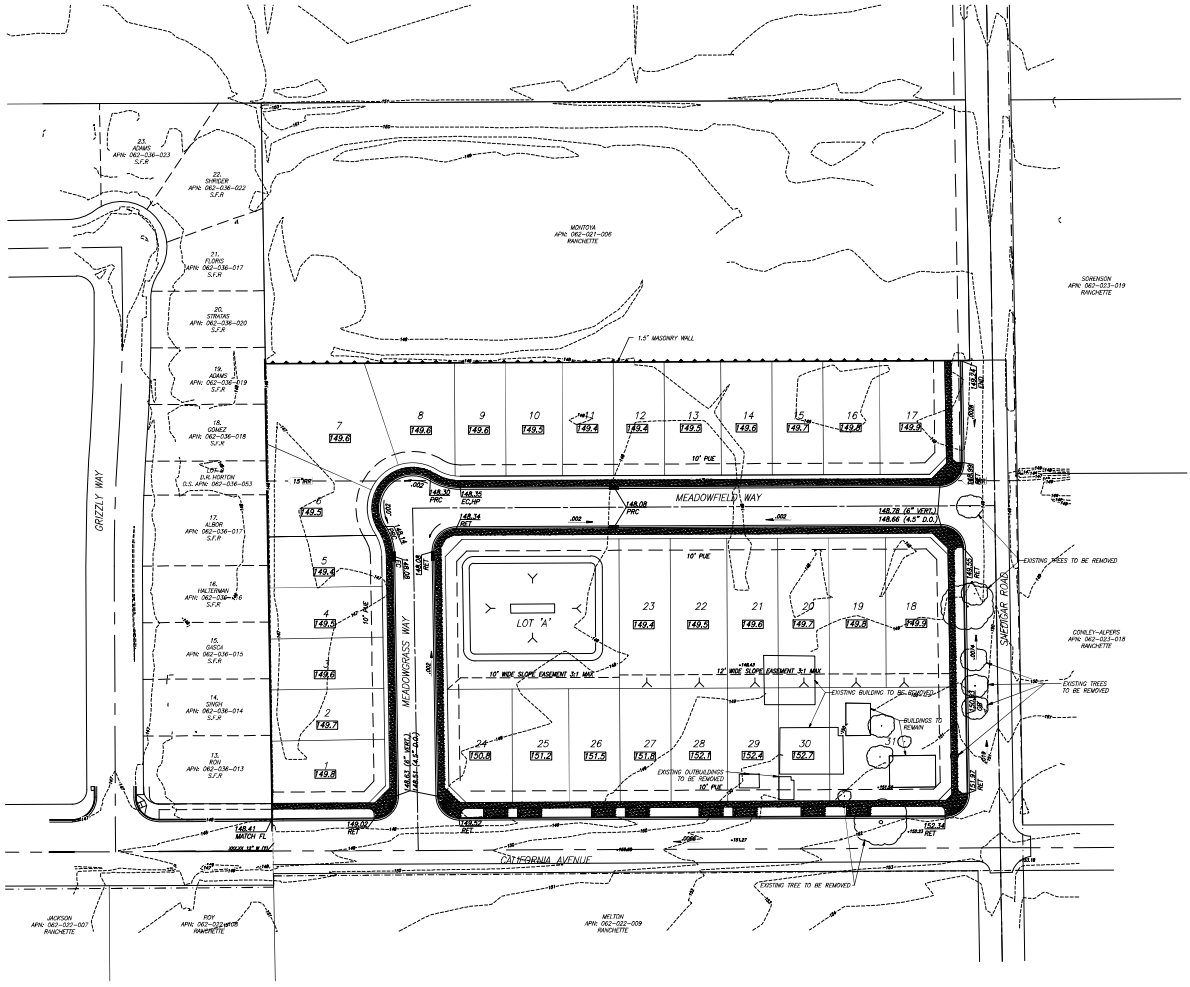
LOT DIMENSION PLAN

MEADOWVIEW
TENTATIVE TRACT MAP (Reconstruction Map)
RIVERBANK, CALIFORNIA

JOB NO. 206211
DATE 03/12/2026
DR BY MC
CK BY RH
SCALE AS SHOWN

SHEET NUMBER
2
OF 4 SHEETS

DATE:3/16/2026 5:15 PATH:\206211 Meadowview (4537 California Avenue)\Planning\VTSM-VRM\02_DWG



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4888 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 544-0300 FAX (209) 544-0305

NO	DESCRIPTION	REVISIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

DATE:

CONCEPTUAL GRADING PLAN

VESTING TENTATIVE SUBDIVISION MAP

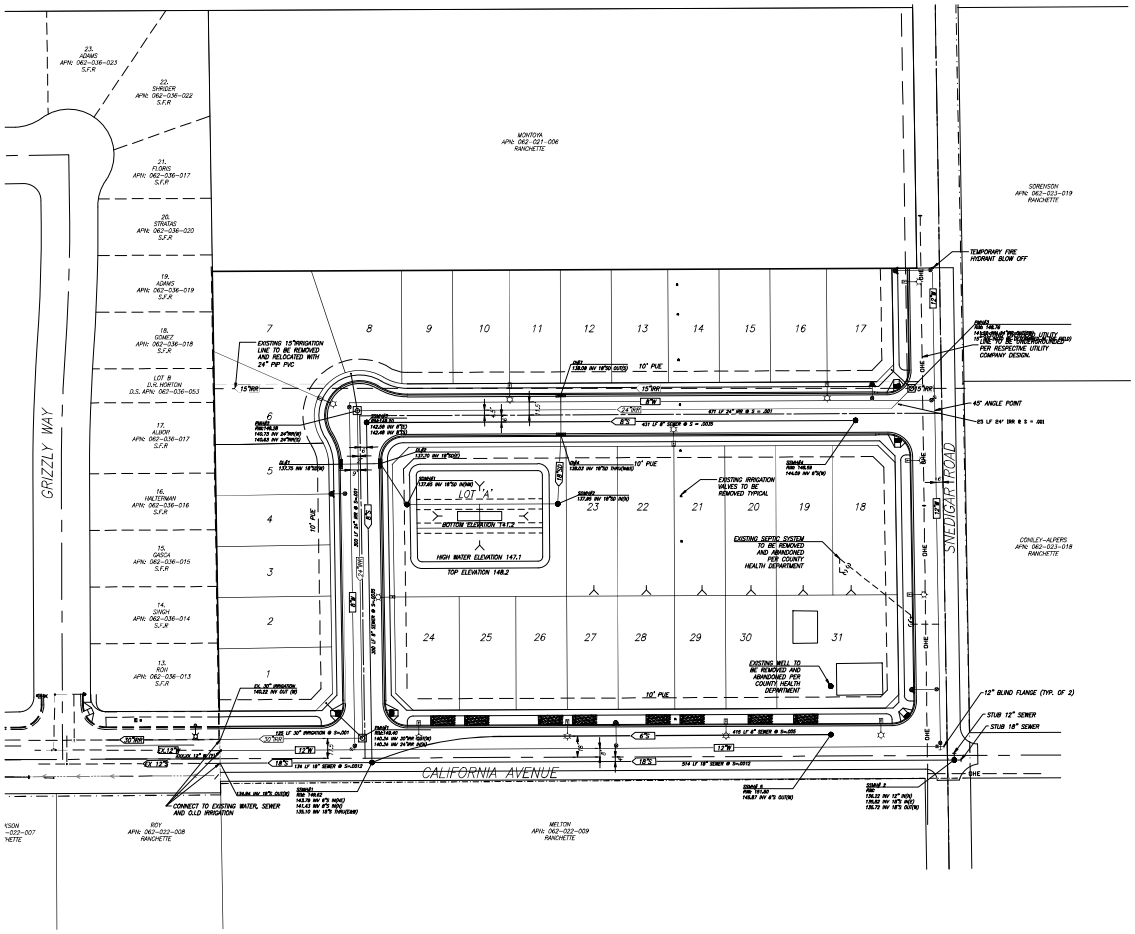
MEADOWVIEW

BRENTWOOD, CALIFORNIA

JOB NO. 206211
DATE: 03/17/2025
DR.BY: MC
CK.BY: RM
SCALE: AS SHOWN

SHEET NUMBER
3
OF 4 SHEETS

DATE:3/19/2025 4:49 PATH:K:\206211 Meadowview (4637 California Avenue)\Planning\VTSM-VTPM\03_GRADING



VOLUME CALCULATION:

VOLUME (AC. FT.) = CAV/12
C = 0.85
A = 3.53 ACRES h = 2.28 M
V = (0.85 x 3.53 x 2.28) / 12
V = 5.7009 AC. FT.
V = 5.7009 AC. FT. X 43,560 S.F. = 33,522 C.F./ 250,745 GAL
V = 33,522 C.F. = 250,745 GAL

BASIN CAPACITY CALCULATION:

TOTAL VOLUME REQUIRED: V = 33,522 C.F. = 250,745 GAL
BASIN VOLUME: (8,313.5' BOTTOM + 8,866.13 S.F. (MID) / 2 = 4,589.57 S.F. (AVG)
4,589.57 SF X 5.9' DEEP = 27,078.48 S.F.
HORIZONTAL DRAIN ROCK SQUARE FOOTAGE: (9' WIDE X 9' DEEP) = 81 S.F.
DEDUCT 48" PIPE = 3.14 X 2' = 12.57 S.F. FROM 81 S.F. = 68.43 S.F.
DRAIN ROCK CAPTURE VOLUME: (68.43 S.F. X 244 L.F. X 0.30(ROCK VOID) = 5,044.23 C.F.
HORIZONTAL DRAIN SYSTEM CAPTURE VOLUME = (12.57 S.F. X 244 L.F.) + 5,044.23 C.F. = 8,911.31
TOTAL CAPTURE VOLUME = 8,866.77 C.F. = 240,547 GAL

BASIN PERCOLATION CALCULATION:

TOTAL PERCOLATION VOLUME REQUIRED: V = 250,745 GAL
PERCOLATION RATE: 19.23 GAL/S.F./DAY (AVERAGE)
: 9.62 GAL/S.F./DAY (SAFETY FACTOR OF 2)
BASIN VOLUME PERCOLATED: 9.62 GAL/S.F./DAY X 8,866.13 S.F. = 85,282.17 GAL/DAY
DRAIN ROCK AREA: A_{dr} = BOTTOM AREA + HALF OF SIDE AREAS
: A_{dr} = (9 L.F. + 4.5 L.F. + 4.5 L.F.) X 244 L.F.
: A_{dr} = 4,392 S.F.
HORIZONTAL DRAIN PERCOLATION: 4,392 S.F. x 9.62 GAL/S.F./DAY
: 42,251.04 GAL/DAY
TOTAL PERCOLATION PER DAY: 127,533.21 GAL/DAY
TOTAL PERCOLATION VOLUME IN 48HRS: 255,066.42 GAL

PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTION	REVISIONS	DATE	APPROVED

DATE:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4969 SYRAH WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 544-8008 FAX (209) 544-8009

CONCEPTUAL COMPOSITE UTILITY PLAN

Various Tentative Subdivision Maps
MEADOWVIEW
Modesto, California

JOB NO. 206211
DATE 03/17/2025
DRWN. MC
CK'DY. RM
SCALE AS SHOWN

SHEET NUMBER
4
OF 4 SHEETS

DATE:3/17/2025 6:17 PATH:\\206211 Meadowview (4537 California Avenue)\Planning\VTSM-VTPM\04_UTILITIES

ATTACHMENT 3

CITY OF RIVERBANK

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING ARCHITECTURAL AND SITE PLAN REVIEW NO. 04-2025 FOR THE MEADOWVIEW SUBDIVISION, LOCATED AT 4537 CALIFORNIA AVENUE (APN 062-021-007)

WHEREAS, Rezone Application No. 01-2025, Vesting Tentative Subdivision Map Application No. 01-2025, and Architecture and Site Plan Review Application No. 04-2025 (Dept. File No 25-0010) have been received from Cary Pope with a request for an Architecture and Site Plan Review for the thirty (30) single-family dwellings within the Meadowview subdivision, located at 4537 California Avenue, and more particularly described as Stanislaus County Assessor Parcel Number 062-021-007; and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Architecture and Site Plan Review 04-2025 and take public comment; and

WHEREAS, the architectural review of structures for a subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.

2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy Design-2.7: In general, the City will require the construction of sidewalks on both sides of all new streets.

2. Policy Design-3.1: The City will limit block lengths and encourage continuity of streets among neighborhoods to facilitate access, increase connectivity, and support safe pedestrian, bicyclist, and vehicular movement in residential neighborhoods.

3. Policy Design-3.2: Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive, pedestrian-friendly

environment along neighborhood streets. Approved plans, projects and subdivision requests will minimize the visual prominence of garages and instead incorporate porches, stoops, active rooms, and functionally opening windows that face the street.

4. Policy Design-4.2: Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood.

5. Policy Design-5.2: The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby "provide eyes on the street," helping to maintain a sense of security within neighborhoods.

6. Policy Cons-4.2: Approved projects, plans and subdivisions shall provide for collection, conveyance, treatment, detention, and other storm water management measures in a way that does not decrease water quality or alter hydrology in the Stanislaus River or associated groundwater recharge areas.

WHEREAS, the Riverbank Planning Commission recommended approval of Architecture and Site Plan Review 04-2025 on a vote of 5-0, and modified by adopted Conditions of Approval, and incorporated herein as a part of this City Council Resolution; and

WHEREAS, pursuant to Government Code section 65355, notice of the City Council public hearing on the Architecture and Site Plan Review was published in the *Riverbank News*, a newspaper of general circulation on July 30, 2025; and

WHEREAS, the City Council public hearing on the Architecture and Site Plan review was properly noticed ; and

WHEREAS, the plans and elevations of Architecture and Site Plan Review No.04-2025 – Meadowview, are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project;

2. The applicant shall build the entire project according to the floor plans and elevations prepared by Benchmark Engineering on file with the Community Development Department, as presented to the Planning Commission on June 17, 2025, and provided as Exhibit A of this Resolution as part of this action;

3. The Community Development Director shall approve block walls and fencing prior approval of the Civil Improvement Plans;

4. An application, MWELO compliant landscape plans, and current fee shall be submitted and approved for the park strip landscaping, street trees, and a dual use park/basin prior to approval of the Civil Improvement Plans;

5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director before Final Map adoption;

6. Street names shall not be final until Final Map adoption; and

7. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank that Architecture and Site Plan Review Application No. 04-2025 is approved, subject to those conditions established by Resolution No. 2025-XXX and to be built as illustrated in **Exhibit A** to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August 2025; motioned by _____, seconded by _____, and upon roll call was carried by the following vote of __/__:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

Exhibit A – Elevations and Floor Plans

Meadowview

Prepared By:

Benchmark Engineering, Inc.
4265 Spyres Way, Suite A
Modesto, CA 95356
(209) 548-9300

On Behalf Of:

Cary Pope
3237 Riverside Drive
Riverbank, CA 95367
(209) 456-6297

The Violet

1466 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM
2-CAR GARAGE

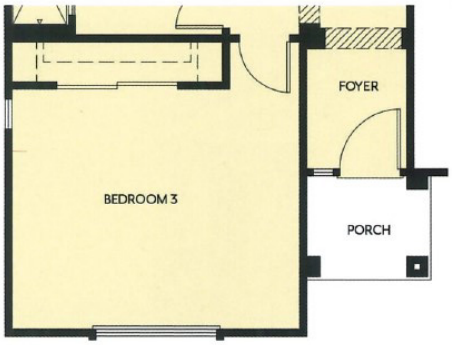
ELEVATION A

ELEVATION B

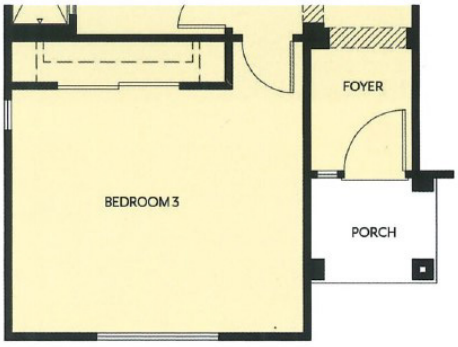
ELEVATION C

The Lotus

1562 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

ELEVATION B

ELEVATION C

The Dandelion

1742 SQUARE FEET
3 BEDROOM | 2 BATH
GREAT ROOM
2-CAR GARAGE

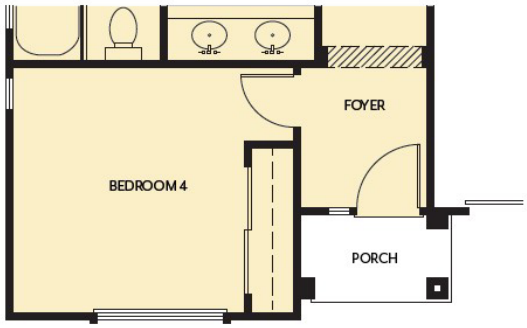
ELEVATION A

ELEVATION B

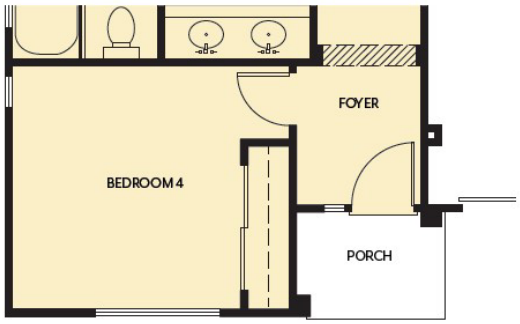
ELEVATION C

The Blossom

1758 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

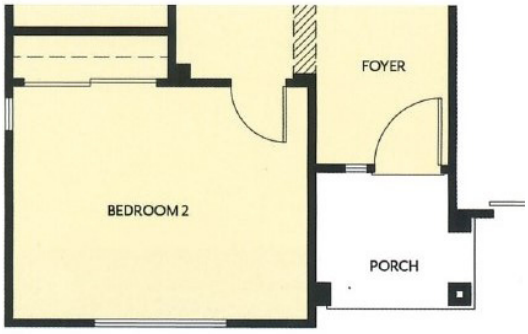
ELEVATION B

ELEVATION C

The Iris

1770 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

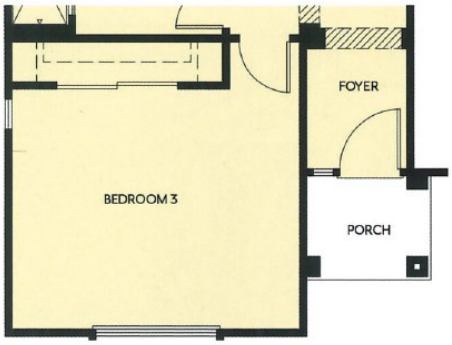
ELEVATION A

ELEVATION B

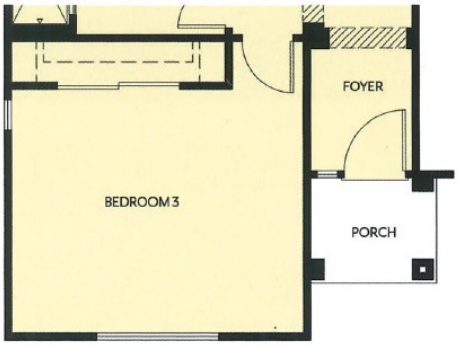
ELEVATION C

The Dhalia

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

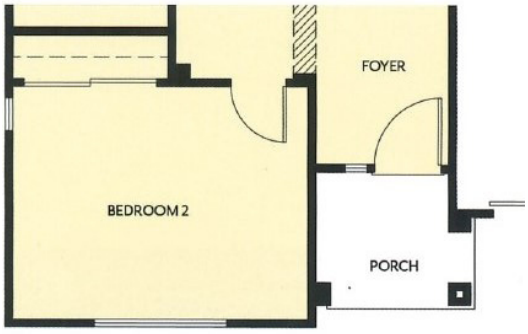
ELEVATION B

ELEVATION C

The Sunflower

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

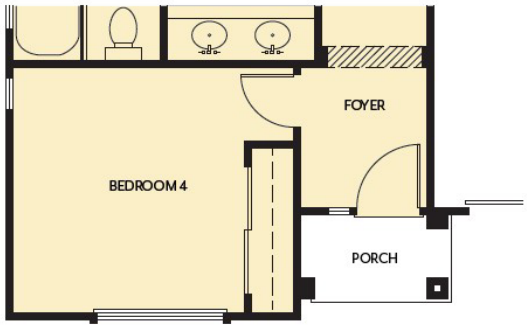
ELEVATION A

ELEVATION B

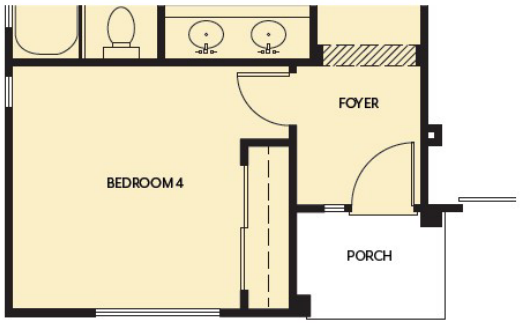
ELEVATION C

The Rose

2118 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

ELEVATION B

ELEVATION C

City of Riverbank
Planning Commission
Resolution No. 2025-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF ORDINANCE NO. 2025-009 TO REZONE 5.83± ACRES, KNOWN AS THE MEADOWVIEW SUBDIVISION TO PLANNED DEVELOPMENT (PD), LOCATED AT 4537 CALIFORNIA AVENUE (APN: 062-021-007)

WHEREAS, an application has been received from Cary Pope, with a proposal to subdivide approximately 5.83± acres into thirty-one (31) single family residential lots, located at 4537 California Avenue and particularly described as Stanislaus County Assessor Parcel Number 062-020-021; and

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

WHEREAS, the applicant is proposing to rezone the property to Planned Development (PD) from Single-Family Residential (R-1); and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Rezone 01-2025; and

WHEREAS, notice of the public hearing on the Rezone was published in the *Riverbank News*, a newspaper of general circulation on May 28, 2025; and

WHEREAS, notices of the public hearing on the Rezone were mailed to all property owners within three hundred (300) feet of the property, according to the most recent assessor's roll, on May 28, 2025; and

WHEREAS, the Planning Commission has reviewed the proposed Rezone and conducted a public hearing on June 17, 2025 in the manner prescribed by law; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF ORDINANCE NO. 2025-TBD, REZONING 5. 38± ACRES TO PLANNED DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Pursuant to California Government Code Section 65855, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
    a. The property identified in this action has a General Plan Land Use Designation of Medium Density Residential (MDR) and is zoned General Commercial (C-2). The project proposes a Rezone to Planned Development (PD).

    b. The proposed Rezone to PD will continue the consistency between the General Plan and Zoning Code, pursuant to Government Code Section 65860.

2. Each individual unit of the development can be built in stages, as well as the total development, and can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.

3. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

4. Deviations from the standard ordinance requirements is warranted and additional amenities are incorporated in the development which offer certain redeeming features to compensate for any deviations that may be permitted.

5. The principles incorporated in the proposed development identify unique characteristics which could not otherwise be achieved under other zoning districts.

6. The PD rezone was not initiated by the City, so the findings above are required.

Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, or word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

The City finds that the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. The project is consistent with the (a) General Plan and its (b) EIR, (c) existing utility services are available to serve the project, (d) the project has no wetlands or value as wildlife habitat, (e) the project site is not on any environmental clean-up list, (f) the site and surrounding properties do not have the potential of exposure to future residents of hazardous substances, (g) the project will not have a significant effect on historical resources, (h) the site is not within an earthquake fault zone or

subject to wildland fires, landslides or flooding, (i) the site is not within a developed open space area, and (j) the site is not located within the boundaries of a state conservancy.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of June 17, 2025; motioned by Commissioner Dinan, seconded by Commissioner Stewart, and upon roll call was carried by the following vote of 5/0:

AYES: Commissioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann
Director of Community Development

Approved:

Taide Zamora, Chairperson
Planning Commission

Attachment: **Exhibit A** – Draft City Council Ordinance No. 2025-TBD
Exhibit B – Proposed Planned Development

City of Riverbank
Planning Commission
Resolution No. 2025-010

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK RECOMMENDING APPROVAL OF THE REQUEST OF CARY POPE FOR TENTATIVE MAP 01-2025 TO SUBDIVIDE 5.83± ACRES INTO 431 PLANNED DEVELOPMENT SINGLE FAMILY RESIDENTIAL LOTS, LOCATED AT 4537 CALIFORNIA AVENUE (APN: 062-021-007)

WHEREAS, an application has been received from Cary Pope, with a proposal to subdivide approximately 5.83± acres into thirty-one (31) single family residential lots, located at 4537 California Avenue and particularly described as Stanislaus County Assessor Parcel Number 062-020-021; and

WHEREAS, the City Subdivision Ordinance, Section 152.037 states that as a condition of approval of a tentative map, the subdivider shall dedicate and develop parkland, pay a fee in lieu thereof, or both, at the option of the City. In this case the City has chosen to accept the payment of an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.54 acres;

WHEREAS, the proposed tentative map is consistent with the following General Plan policies discussed in the staff report: DESIGN-2.7 (sidewalks), DESIGN-3.2 (pedestrian-friendly), DESIGN 5.5 (adequate land), CONS-4.2 (stormwater); and

WHEREAS, Vesting Tentative Map 01-2025 was reviewed by the Riverbank Planning Commission at a regular meeting held on June 17, 2025 in the manner prescribed by law; and

WHEREAS, The Riverbank Planning Commission recommends approval of the requested Vesting Tentative Map prepared by Benchmark Engineering and subject to the Conditions of Approval, and incorporated herein as a part of this Planning Commission Resolution; and

WHEREAS, The Planning Commission of the City of Riverbank hereby finds and adopts the following findings:

A. The project is consistent with the General Plan with modification by the adopted conditions of approval.

B. Notice to the general public and adjoining neighbors in the time and in the manner required by State Law and City Code was provided.

C. The City finds that Pursuant to the California Environmental Quality Act, the proposed Vesting Tentative Map is exempt from additional environmental analysis pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

D. The approval of Vesting Tentative Map 01-2025 to divide parcel APN 062-021-007 (5.83± acres) into 31 single family lots will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood in that the project is similar to, and compatible with, neighboring uses in the area.

WHEREAS, the Riverbank Planning Commission recommends the City Council find and adopt the following findings required to approve the Vesting Tentative Subdivision Map:

1. The proposed map is consistent with applicable general and specific plans.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of the development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitats.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the City Council may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This division shall only apply to easements of record or to easements established by judgement of a court of competent jurisdiction.

WHEREAS, the request for the Vesting Tentative Map is hereby recommended for conditional approval by the Planning Commission of the City of Riverbank, subject to and modified by the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in Planning Commission Resolution 2013-014, including annexing into Community Facilities District 2016-01, or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project; and

2. Prior to issuance of the first certificate of occupancy, the project developer shall install a 4-way stop sign control system at the intersection of Snedigar Road and California

Avenue, subject to review and approval by the City Engineer. The installation shall include:

- Stop signs on all four approaches
- Stop bar striping and advance stop ahead warning signage as required
- Any pavement markings or signage required per City Engineer's direction

All improvements shall be designed and installed at the applicant's sole expense and in accordance with City standards. The applicant shall submit improvement plans for City review and approval prior to installation. All work shall be completed and accepted by the City prior to issuance of the first certificate of occupancy.

3. The project developer shall construct a stormwater swale along the westerly side of Snedigar Road and the southerly side of California Avenue to manage surface runoff. The swale shall be designed to convey stormwater to the designated stormwater basin. All improvements shall be constructed in accordance with City-approved improvement plans and applicable stormwater management standards, subject to review and approval by the City Engineer.

4. The project developer shall coordinate with the Oakdale Irrigation District (OID) to relocate the existing OID pipeline to the westerly side of Snedigar Road and the southerly side of California Avenue. This relocation is required to take advantage of the wider right-of-way and to reduce potential conflicts with the future maintenance of underground utilities. The relocation shall be completed in accordance with OID and City standards and subject to the review and approval of the City Engineer and OID.

5. As determined by the City Engineer, the project developer shall modify the proposed storm drain basin to comply with all applicable City standards. Modifications shall include, but are not limited to, the provision of a ramp for maintenance access to the basin bottom, in accordance with City grading and drainage design requirements. Final design shall be subject to the review and approval of the City Engineer prior to improvement plan approval.

6. The project developer shall install a French drain within the storm drain basin at a depth of approximately 22 feet, as required by the project geotechnical (soils) report. The French drain shall be designed to ensure proper subsurface drainage and long-term basin functionality in accordance with the report's recommendations. Final design and installation shall be subject to review and approval by the City Engineer and shall be included in the approved improvement plans.

7. The project developer shall install catch basins at the intersection of California Avenue and Meadowgrass Way to intercept stormwater and ensure that the gutter flow length does not exceed 500 feet. The location, design, and spacing of the catch basins shall be consistent with City standards and storm drainage design criteria, and shall be subject to the review and approval of the City Engineer as part of the improvement plan review process.

8. A slope easement shall not be permitted along the rear property lines of Lots 18 through 31. In lieu of the slope easement, the applicant shall construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability. The retaining wall shall be designed in accordance with applicable building codes and City standards, and shall be shown on the final grading and improvement plans, subject to the review and approval of the City Engineer and Building Official.

9. All irrigation facility relocations associated with the project shall be subject to the review and approval of the Oakdale Irrigation District (OID). The applicant shall coordinate directly with OID to obtain all necessary approvals, permits, and agreements prior to the commencement of any work involving existing irrigation infrastructure. Evidence of OID approval shall be provided to the City prior to improvement plan approval.

10. The project developer shall install three (3) water valves at all water main tee intersections to allow for proper isolation and maintenance of the water system. All water system improvements shall be designed and constructed in accordance with City standards and specifications, and are subject to the review and approval of the City Engineer prior to improvement plan approval.

11. The project developer shall provide the final location and spacing of all fire hydrants on the improvement plans in accordance with applicable City Standards and Stanislaus Consolidated Fire District requirements.

12. The project's improvement plans shall include the installation of a sanitary sewer manhole (SSMH) at the transition point between the 18-inch and 12-inch sanitary sewer lines in California Avenue. The SSMH shall be designed and constructed in accordance with City standards and shall be subject to the review and approval of the City Engineer as part of the improvement plan approval process.

13. Existing utility poles along the project's frontage of Snedigar Road and California Avenue shall be undergrounded, as determined by the Community Development Director and the City Engineer.

14. The project developer shall pay an in-lieu fee for parkland dedication based on values of land at the time the Final Map is recorded. The obligation for this project is the value of 0.53 acres.

NOW THEREFORE, BE IT RESOLVED the City of Riverbank Planning Commission recommends for approval Vesting Tentative Map No. 01-2025 (**Exhibit A**), subject to the Conditions of Approval established by Resolution No. 2025-010 and Resolution 2013-014 (**Exhibit B**).

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of June, 2025; motioned by Commissioner _Dinan_, seconded by Commissioner _Stewart_, and upon roll call was carried by the following vote of: 5/0

AYES: Commissioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann
Director of Community Development

Approved:

Taide Zamora, Chairperson
Planning Commission

Attachment: **Exhibit A** – Tentative Map 01-2025
Exhibit B – City Standard Conditions of Approval (Resolution 2013-014)

City of Riverbank
Planning Commission
Resolution No. 2025-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ARCHITECTURAL AND SITE PLAN REVIEW APPLICATION NO. 04-2025 FOR MEADOWVIEW SUBDIVISION AT 4537 CALIFORNIA AVENUE (APN: 062-021-007))

WHEREAS, an Architecture and Site Plan Review application has been received from Cary Pope with a proposal for thirty-one (31) single-family dwelling units within the Meadowview subdivision located at 4537 California Avenue (APN: 062-020-021); and

WHEREAS, the Planning Commission held a public hearing on June 17, 2025, to consider Architecture and Site Plan Review 04-2025 and take public comment; and

WHEREAS, the architectural review of structures for an approved subdivision is not a Project pursuant to CEQA Guidelines; and

WHEREAS, the Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.

2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

WHEREAS, the proposed project is consistent with the following aspects of the General Plan:

1. Policy DESIGN-2.7 - In general, the City will require the construction of sidewalks on both sides of all new streets.

2. Policy DESIGN-3.2 - Approved plans, projects, and subdivision requests shall provide residential site and building design that contributes to an attractive, pedestrian-friendly environment along neighborhood streets.

3. Policy LAND-5.5 - Approved projects, plans, and subdivisions in new growth areas will set aside adequate land for, and shall otherwise accommodate public infrastructure and service needs consistent with General Plan policy.

4. Policy DESIGN-4.2 – Approved projects, plans and subdivisions shall provide diversity among dwelling units in the use of color, building materials, floor plan lay-outs, square footages, and roof-lines. Approved projects, plans, and subdivision requests shall maintain continuity of a few overall urban design features to provide context between individual units and the neighborhood

WHEREAS, the plans and elevations of Meadowview Subdivision are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-014 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the project;

2. The applicant shall build the entire project according to the floor plans and elevations dated June 17, 2025 and on file with the Community Development Department and as presented to the Planning Commission as part of this action;

3. The Community Development Director shall approve block walls and fencing;

4. An application, plans, and current fee shall be submitted for the approval of landscaping and irrigation;

5. The Subdivision Improvement Agreement shall be signed and submitted to the Community Development Director prior to Final Map adoption;

6. CC&R documents, if used, shall be submitted to the Community Development Director for staff and City Attorney review and approval. The CC&Rs shall prohibit Recreational Vehicle (RV) parking in driveways and mobile basketball hoops from streets, sidewalks, and any common areas. Property owners shall be responsible for the maintenance and replacement of their walls and fences, including graffiti;

7. Street names shall not be final until Final Map adoption; and

8. Any subdivision signage shall be approved under separate permit.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 04-2025 is hereby approved, subject to those conditions established by Resolution No. 2025-011 and as illustrated in "**Exhibit A**" Floor Plans, Elevations, and Colors and Materials.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 17th of Sept, 2024; motioned by Commissioner Dinan, seconded by Commissioner Stewart, and upon roll call was carried by the following vote of 5 - 0 :

AYES: Commissioners: Zamora, Dinan, Stewart, Basso and Rodriquez

NOES: None

ABSENT: Reuben

ABSTAIN: Halterman

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Taide Zamora, Chairperson
Planning Commission

Exhibit A – Floor Plans, Elevations, and Colors & Materials

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	**August 26, 2025**
Subject:	**A Resolution of Concurrence and Support of the Fiscal Year 2024-2025 Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Tammy Alcantor, Assistant City Manager/Admin. Services Director** **Lety Ibanez, Housing Specialist**

RECOMMENDATION

It is recommended that the City Council gather public input on the Fiscal Year 2024-2025 HOME Program and Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) as prepared by Stanislaus County and adopt a resolution of concurrence and support. A Community Meeting was also held on August 18, 2025, at 4:00 PM via Zoom to gather resident input from the community.

SUMMARY

Stanislaus County, in partnership with the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford forms the Stanislaus Urban County for purposes of receiving U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) and Emergency Solutions Grants (ESG) Program funding. The Stanislaus Urban County members and the City of Turlock also form the Stanislaus HOME Consortium for HOME Investment Partnerships (HOME) Program funding. As required by HUD, Stanislaus Urban County and the Stanislaus HOME Consortium are required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to document progress made in accomplishing goals set forth in the Consolidated Plan and Annual Action Plan. The report includes the accomplishments of the individual jurisdictions participating in the Stanislaus County Community Development Block Grant Program (CDBG) Consortium also known as the Stanislaus Urban County for the FY 2024-2025 and the HOME Consortium. The CAPER is located at https://www.stancounty.com/planning/cdbg/plans-and-reports.shtm

BACKGROUND

The Draft CAPER was made available for a review and comment period which began on August 8, 2025, and ends on September 16, 2025, this period exceeds the required 15-day review. The Draft CAPER is now before the City Council for recommendation of approval to the Stanislaus County Board of Supervisors at their public meeting to be held on September 16, 2025. Upon approval by the Board of Supervisors, the CAPER will be submitted to HUD for final certification.

As identified in the Annual Action Plan (AAP), the City of Riverbank's CDBG allocation for Fiscal Year 2024-2025 is being allocated towards the Water & Sewer Line Installation upgrade in the alley on Riverside Dr. and High St. from the Corp Yard to 4th St. Due to the work scheduled for this project, the cost requires multiple years of funding.

PROJECT UPDATE

Utilizing Community Development Block Grant (CDBG) funds provided through the Consortium, the City issued a public call for bids for the Water and Sewer Line Replacement – Riverside/High Street Project. The bid opening was held on May 29, 2025 to consider the bids. Unfortunately, all bids received were substantially higher than the engineer's estimate for the project. City staff reviewed the bids and recommended that it was in the City's best interest to reject the bid and re-bid the project. Staff will conduct a thorough review of the bid documents, implement any necessary modifications and proceed to re-advertise the project for bid at a later date.

STRATEGIC PLAN

This report is in conformance with the City of Riverbank's Strategic Plan goal to "Foster Attainable Housing" and "Infrastructure".

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. Resolution of Concurrence
2. Draft Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER)

CITY OF RIVERBANK

RESOLUTION 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA OF CONCURRENCE AND SUPPORT OF THE FISCAL YEAR 2024-2025 STANISLAUS HOME CONSORTIUM AND STANISLAUS URBAN COUNTY CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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

WHEREAS, Stanislaus County, in partnership with the Cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford form the Stanislaus Urban County for purposes of receiving U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) and Emergency Solutions Grants (ESG) Program funding. The Stanislaus Urban County members and the City of Turlock also form the Stanislaus HOME Consortium for HOME Investment Partnerships (HOME) Program funding**;** and

WHEREAS, the Stanislaus Urban County and Stanislaus HOME Consortium have received CDBG and HOME funds from the U.S. Department of Housing and Urban Development (HUD) for FY 2024-2025; and

WHEREAS, the Stanislaus Urban County and Stanislaus HOME Consortium are required by HUD to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to document progress made in accomplishing goals set forth in the Consolidated Plan and Annual Action Plan; and

WHEREAS, the Draft CAPER was made available for a 15-day public review period from August 8, 2025 to September 16, 2025 to provide the public an opportunity to review and submit comments prior to the public hearing by the Stanislaus County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby adopt a Resolution of Concurrence and Support of the Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2024-2025 prepared by Stanislaus County.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August, 2025; 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, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Fiscal Year 2024-2025
Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)

for U.S. Housing and Urban Development Entitlement Programs

August 2025

Prepared by:
Stanislaus County
Planning and Community
Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354

OMB Control No: 2506-0117

Stanislaus County
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Vice Chairman Vito Chiesa
Supervisor Terry Withrow
Supervisor Mani Grewal
Supervisor Channce Condit

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Councilmember Alan McFadon
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Councilmember Stacy Call

City of Waterford
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Councilmember Christine Harris
Councilmember Elizabeth Talbott
Councilmember Guadalupe "Lupita" Gutierrez

City of Turlock
Mayor Amy Bublak
Councilmember Kevin Bixel
Councilmember Rebecka Monez
Councilmember Cassandra Abram
Councilmember Erika Phillips

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PROGRAM YEAR – 5
CONSOLIDATED PLAN 2020-2024

2024-2025 STANISLAUS HOME CONSORTIUM & STANISLAUS URBAN COUNTY
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

INTRODUCTION

The 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the fifth reporting period (the Fiscal Year covering July 1, 2024 to June 30, 2025) of the Five-Year Consolidated Planning period. Stanislaus County, in partnership with the cities of: Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, and Waterford form the Stanislaus Urban County (hereafter "Urban County") for purposes of receiving U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) program funds. The Stanislaus Urban County, in partnership with the City of Turlock for the Stanislaus HOME Consortium for purposes of receiving HUD HOME Investment Partnerships (HOME) funding. Stanislaus County serves as lead entity for both the Stanislaus HOME Consortium and the Urban County.

HUD requires the Stanislaus HOME Consortium and Urban County to prepare and adopt a Five-year Consolidated Plan (Con Plan) and Annual Action Plans to inform HUD on how the allocated grant funds will be used. At the end of each fiscal year (FY), HUD requires this annual CAPER to report the progress made in accomplishing the goals set forth in the Con Plan, also referred to as a Strategic Plan, and Annual Action Plan (AAP). As a recipient of Neighborhood Stabilization Program (NSP) funding in prior fiscal years, the Urban County reports on NSP program income funds still programmed for use. The projects and activities outlined within this CAPER were administered and overseen by the County's Department of Planning and Community Development.

In Fiscal Year 2024-2025, the Stanislaus HOME Consortium and Urban County continued focusing on effectively administering and implementing CDBG, ESG, HOME, and NSP programs. HUD funded infrastructure projects continued with a mixture of preliminary design, engineering, environmental assessments, and construction activities. Non-profits were awarded CDBG and ESG funding for delivery of public services and emergency shelter operations continued to provide needed services to the communities most vulnerable populations.

The annual HUD Entitlement program funding allocated to the Stanislaus Urban County in Fiscal Year 2024-2025 were:

CDBG	$2,305,008
ESG	$ 205,225
Total:	**$2,510,233**

The annual HUD Entitlement program funding allocated to the Stanislaus HOME Consortium in Fiscal Year 2024-2025 was:

HOME	$1,262,718.33

Fiscal Year 2024-2025 was the second year of the Stanislaus HOME Consortium. The County utilized the year to establish the foundation for identifying projects and expend funding in accordance with HUD requirements. Staff's efforts included working with the City of Turlock to coordinate the programming of unallocated City of Turlock/Stanislaus Urban County HOME Consortium funds (both the annual allocation and program income) held by the City of Turlock. A consultant was obtained to assist the County with program development and administration of the new Consortium.

In addition to the funding listed above, the CAPER also reports on the use of HUD CDBG and ESG Coronavirus Aid, Relief, and Economic Security (CARES) Act funding awarded to the Stanislaus Urban County in Fiscal Years 2019-2020 and 2020-2021. The CARES Act identified additional funding for the CDBG and ESG programs to prevent, prepare for, and respond to the community impacts of the COVID-19 pandemic. The ESG CV funding expenditure deadlines were in Fiscal Year 2023-2024 and funded activities were a part of the Fiscal Year 2023-2024. The CDBG CV funding expenditure deadline is June 30, 2026, and funded activities will be reported in the CAPERs for Fiscal Year 2024-2025 and 2025-2026.

HUD's distribution plan for CDBG and ESG CARES Act funding included multiple rounds: an initial round (CV1) that allowed for quick access to funding necessary to address the immediate crisis resulting from the pandemic and funding rounds two and three, CV2 and CV3, that supported post-pandemic community recovery. Below are the amounts that the Stanislaus Urban County was awarded for CDBG CV1 and CDBG CV3) funding The Stanislaus Urban County was not covered CV2 funding:

CDBG Round One (CV1) Allocation:	$1,358,994
CDBG Round Three (CV3) Allocation:	$1,432,755
Total	**$2,791,749**

CDBG, ESG, NSP, and HOME funds are designed to primarily serve the low-income community as defined by the Area Median Income (AMI) limits per program for Stanislaus County as determined by HUD. Funds are used by the Stanislaus HOME Consortium and Urban County to meet the following goals of the Con Plan:

1. Increase and improve supply of affordable housing
2. Work to end and prevent homelessness
3. Improve infrastructure and public facilities
4. Provide public services
5. Community emergency responses
6. Administration

In Fiscal Year 2024-2025, the Stanislaus HOME Consortium and Urban County continued to collaborate with the Stanislaus Community System of Care (CSOC), the local federally recognized Continuum of Care (CoC), on homeless services and programs. A CoC is an integrated system of care that guides and tracks homeless individuals and households through a comprehensive array of housing and services designed to prevent and end homelessness. Services supported with ESG funding are brought to the local CoC for feedback and to ensure coordination with countywide efforts to address homelessness.

The County's Department of Planning and Community Development has also served as the Administrative Entity for the local CoC for state ESG (CA-ESG) since 2017. The department works with the CoC to identify service needs and allocates the CA-ESG funding through its annual grant application process that is later

described in the CAPER. Over the last few years, the local CoC area has received approximately two hundred eighty thousand dollars ($280,000) annually in CA-ESG funding.

This CAPER is presented in the template format generated by HUD which includes a series of questions and answers in relation to specific program funding received by the Stanislaus HOME Consortium and Urban County. The information provided in the CAPER is limited to the specific questions that HUD requires of Stanislaus County, as the lead entity, and does not address any other federal or state funding received by the members of the Stanislaus HOME Consortium and Urban County. The CAPER is submitted through HUD's Integrated Disbursement and Information System (IDIS) which limits the length of responses to each question.

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CR-05 – GOALS AND OUTCOMES

PROGRESS THE JURISDICTION HAS MADE IN CARRYING OUT ITS STRATEGIC PLAN AND ITS ACTION PLAN. 91.520(A)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The priorities identified in the Con Plan are public infrastructure, economic development, affordable housing, public services, and community emergency response to COVID-19. In many neighborhoods and communities throughout the planning area, public infrastructure (sewer, curb, gutter, sidewalk, storm drainage, etc.) is minimal or non-existent, causing this to be a high priority need. All of the Stanislaus Urban County members utilize CDBG funds for infrastructure improvement projects in an effort to improve the quality of life for residents in and around the project areas.

Through the CDBG Public Services Grant (CDBG-PSG) program, the Urban County set aside approximately fourteen percent (14%) of its annual CDBG allocation for programs that provide services to low to moderate-income households (families or individuals). A total of three hundred twenty-five thousand dollars ($325,000) in funding was awarded to eight (8) public service programs to carry-out a number of needed services that included assistance to the homeless and those at risk of becoming homeless. Approximately nineteen hundred (1,900) individuals received some form of service, from CDBG PSG funded programs ranging from meals and shelter for low-income households to emergency food assistance.

Throughout Fiscal Year 2024-2025, the Urban County and the local CoC worked together on strengthening efforts to address and collaborate on homeless issues. Those efforts included working with the CoC and other entitlement jurisdictions to:

- Oversee and monitor programs for federal compliance
- Support the Coordinated Entry System (CES)
- Support the Homeless Management Information System (HMIS)
- Update local CES policies and procedures

CDBG CV1 and CDBG CV3, funding, were awarded through a competitive grant application process. A total of twelve (12) programs provided by eight (8) service providers were funded CDBG CV. During Fiscal Year 2024-2025, a total of two hundred thirty-five (235) individuals were assisted with CDBG CV funds.

COMPARISON OF THE PROPOSED VERSUS ACTUAL OUTCOMES FOR EACH OUTCOME MEASURE SUBMITTED WITH THE CONSOLIDATED PLAN AND EXPLAIN, IF APPLICABLE, WHY PROGRESS WAS NOT MADE TOWARD MEETING GOALS AND OBJECTIVES. 91.520(G)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Consolidated Plan Accomplishments					Strategic Plan to Date			Program Year 5		
Goal	**Category**	**Source / Amount**	**Indicator**	**Unit of Measure**	**Expected**	**Actual**	**Percent Complete**	**Expected**	**Actual**	**Percent Complete**
Administration	Other-Administration	CDBG: $436,002 ESG: $15,391 HOME: $126,272.33 CDBG CV1: $90,462 CDBG CV3: $286,551	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Emergency Response Program	Other-Emergency Assistance	CDBG CV1: $565,761.91 CDBG CV3: $482,075.20	Rapid Re-Housing	Households Assisted	385	35	9%	10	0	0%
			Homeless Persons Overnight Shelter	Persons Assisted	970	1,785	184%	300	154	51%
			Homeless Prevention	Persons Assisted	900	50	6%	10	23	230%
			Other	Other	4,361	6,267	144%	1,000	37	4%
Improve Public Infrastructure	Non-Housing Community Development	CDBG: $1,519,006	Infrastructure Activities	Households Assisted	7,500	1,177	16%	1,500	116	8%
Provide Public Services	Homeless Non-Homeless Special Needs	CDBG Public Services: $325,000	Public service activities other than Low/Moderate-Income Housing Benefit	Persons Assisted	7,000	12,453	178%	1,088	1,900	174%
Work to End and Prevent Homelessness	Homeless	ESG: $189,834	Other	Other	2,100	2,160	103%	286	403	141%
*Affordable Housing	Affordable Housing	HOME: $1,136,446 NSP: $3,000,000	Housing Units	60	60	57	95%	21	0	0%

Table 1 – Consolidated Plan Accomplishments – Program Year 5 and Strategic Plan to Date

***The Affordable Housing goal is in the FY 2020-2025 Con Plan as a goal for the overall City of Turlock/Stanislaus Urban County HOME Consortium, which was administered by the City of Turlock until July, 1, 2024. All HOME Program funded projects, housing goals and related activities that were funded prior to June 30, 2024 are reported in the City of Turlock's CAPER and any HOME funded projects after that are reported by the County on behalf of the Stanislaus HOME Consortium.**

ASSESS HOW THE JURISDICTION'S USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED.

The Con Plan identifies public infrastructure and facility improvements, affordable housing, community and economic development, public services, homeless services, and community emergency response as the high priority needs. Consistent with these priorities, the following activities were undertaken:

- Each Urban County member continued with the design, engineering, and construction of various public infrastructure projects contributing to the improvement of neighborhoods.
- Continued to fund public service programs through a competitive grant process to assist non-profits that aid low- and moderate-income persons in need of services (i.e., food, shelter, and youth services).
- Continued to oversee CDBG CV awarded grants, to non-profits, that were offered through a competitive process to assist the community to prepare, prevent, and protect its residents, service providers, and businesses from the impact of COVID-19.
- A consultant assisted with technical assistance in establishing program policies and procedures and development of a Request for Proposals (RFP) for housing development projects and services, in an effort to establish the program's administrative foundation.

The following expenditures of public services program funding occurred during the FY:

<u>CDBG-PSG Program Funded Service Providers (Fiscal Year 2024-2025)</u>	
Court Appointed Special Advocates of Stanislaus County – Direct Services Project	$35,000
Center for Human Services – Economic and Mobility Program	$35,000
Children's Crisis Center of Stanislaus County – Guardian House	$35,000
Children's Crisis Center of Stanislaus County – Marsha's House	$35,000
Children's Crisis Center of Stanislaus County – Verda's House	$35,000
The Salvation Army Red Shield – After School Program	$35,000
We Care Program – Turlock – Emergency Shelter Program	$35,000
We Care Program – Turlock – Substance Abuse-Counseling Program	$80,000
<u>2024 ESG Program Funded Service Providers</u>	
Center for Human Services – Youth Low Barrier Shelter Program	$77,042
Haven Women's Center of Stanislaus – Haven Emergency Shelter Program	$26,830
Turning Point Community Programs – Rapid Re-Housing Program	$85,962
<u>2023 ESG Program Funded Service Providers</u>	
Community Housing and Shelter Services – Rental Assistance Program	$88,010.40
We Care Program – Turlock – Emergency Shelter Program	$104,683.60
<u>CDBG CV1 Program Funded Service Providers</u>	
Cambridge Academies – Enterprise Connection Program	$201,731.50
Center for Human Services – Family Resource Center Concrete Support	$201,731.50
Children's Crisis Center – CDBG CARES Program	$170,691.50
Family Promise of Greater Modesto – Rent/Utility Assistance Program	$201,731.50

Salvation Army – Red Shield – Feed the Need Program	$201,731.50
United Samaritans Foundation – Employee Hazard Pay	$109,578.50

CDBG CV3 Program Funded Service Providers

Cambridge Academies – HOST House Shelter Program	$200,000
Cambridge Academies – Naomi's House Shelter Program	$200,000
Center for Human Services – Family Resource Center Concrete Support	$200,000
Community Housing and Shelter Services – Rental Assistance Program	$180,000
Haven Women's Center of Stanislaus – Haven Emergency Shelter Program	$166,204
Salvation Army – Red Shield – Feed the Need Program	$200,000

The competitive grant review process utilized a Grant Review Panel made up of representatives from each of the Urban County's members and the CSOC to assure progress towards meeting the Con Plan's priorities and addressing community needs.

As the Urban County's lead entity, county staff administratively supported all of the Urban County members on their paths towards meeting the goals in the Con Plan. The following were the projects that the Stanislaus Urban County Members had underway in the last fiscal year.

Stanislaus Urban County Members Infrastructure Projects

Stanislaus County: West Modesto Infrastructure Improvements Project
City of Ceres: Morrow Village Phase III Improvements Project
City of Hughson: 2nd Street Improvements Infrastructure Project
City of Newman: Steffensen-Sunshine Area Infrastructure Project
City of Oakdale: Southwest Downtown Safe Routes to School Improvements Project
City of Patterson: Washburn Infrastructure Improvements Project
City of Riverbank: Water and Sewer Line- High Street/Riverside Drive Project
City of Waterford: G Street Infrastructure Improvements Project

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CR-10 – RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

DESCRIBE THE FAMILIES ASSISTED (INCLUDING THE RACIAL AND ETHNIC STATUS OF FAMILIES ASSISTED). 91.520(A)

Race/Ethnicity	CDBG	%	ESG	%	HOME	%
White	1,508	79.3%	139	34.4%	0	N/A
Black or African American	132	6.9	45	11.1	0	N/A
Asian	12	0.6	4	0.9	0	N/A
American Indian or American Native	42	2.2	4	0.9	0	N/A
Native Hawaiian or Other Pacific Islander	20	1.0	5	1.2	0	N/A
Other	186	9.7	206	51.1	0	N/A
Refused to Answer	-	-	-	-	0	N/A
Total	**1,900**	**100**	**403**	**100**	**0**	**N/A**
Hispanic	1,207	63.5	147	36.4	0	N/A
Not Hispanic	693	36.4	256	63.5	0	N/A

Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds

Race/Ethnicity	CDBG CV	%
White	1,615	81.60%
Black or African American	155	7.83
Asian	17	0.85
American Indian or American Native	23	1.16
Native Hawaiian or Other Pacific Islander	14	0.70
Other	155	7.83
Refused to Answer	-	-
Total	**1,979**	**100**
Hispanic	1,415	71.50
Not Hispanic	564	28.49

Table 2 A – Table of Assistance to Racial and Ethnic Populations by Source of Funds

NARRATIVE

The Urban County identifies priority needs and offers services and programs to eligible individuals and households regardless of race and ethnicity. Tables 2 and 2 A above reflect the CDBG-PSG, ESG, and CDBG CV programs administered Fiscal Year 2024-2025 and is auto generated by the HUD CAPER template reflecting demographic information provided by participants and recorded in the HUD Integrated Disbursement and Information System (IDIS) reporting system.

CDBG-PSG funds were used by several non-profits that addressed the needs of special populations in the Urban County. Of the total nineteen hundred (1,900) individuals assisted, approximately five hundred (500) individuals with disabilities were assisted, nine hundred four (904) were assisted with emergency food, eight hundred twenty (820) were assisted with shelter, and seven hundred sixty-one (761) were assisted with utility assistance. Among the total assisted individuals, there were ninety-two (92) female head of households, eighty (80) veterans, one hundred forty-four (144) seniors, one hundred eighteen (118) domestic violence victims, and one thousand thirty-eight (1,038) homeless. Of those assisted, thirty

(30) were provided with homeless prevention services, seven hundred thirty-two (732) were provided case management, and nine hundred four (904) were provided emergency food assistance.

ESG funds were used by several non-profits that assisted homeless persons and families, both the chronically homeless populations and temporarily homeless households, make a transition to permanent housing and independent living. While enrolled in these programs, case managers worked with each household to set goals and work on a housing action plan in order to identify and connect with any needed services such as: Temporary Assistance for Needy Families (TANF), food stamps, Veteran's benefits, future employment opportunities, etc. ESG homeless prevention and rapid re-housing funds placed thirteen (13) homeless individuals into permanent housing with all eight being stably housed by the end of the fiscal year.

ESG funds were also used to provide emergency shelter to homeless individuals and households. Clients that showed progress and motivation toward self-sufficiency receive extended case management in conjunction with rapid re-housing assistance funds to assist in the placement of job and permanent housing. Shelter service providers assisted sixteen individuals to obtain housing this last fiscal year. The ESG funded programs assisted a total of four hundred three (403) individuals throughout the fiscal year.

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CR-15 – RESOURCES AND INVESTMENTS 91.520(A)

IDENTIFY THE RESOURCES MADE AVAILABLE.

Source of Funds	Resources Made Available	Amount Expended During Program Year-Program Year 2024
CDBG	$2,305,008	$1,727,261
ESG 2023	$208,317	$176,343
ESG 2024	$205,225	$66,215
HOME	$1,262,718	76,808

Table 3 – Resources Made Available

NARRATIVE

The annual entitlement CDBG, HOME,ESG and CARES Act CDBG CV funding, in the amounts identified in *Table 3 – Resources Made Available*, continued to provide much needed public infrastructure, public services, and support to alleviate the impact of CVOID 19, especially for the most vulnerable in the community Collectively, CDBG and ESG funding assist the Urban County in addressing infrastructure needs and to provide services to the most vulnerable of our community. When other resources are available, Urban County members leverage CDBG funds with local, state, or other federal funds. In Fiscal Year 2024-2025, CDBG and ESG activities leveraged two million five hundred fourteen thousand one hundred sixty-eight dollars ($2,514,168) and one million two hundred fifty-four thousand nine hundred eighty-six dollars ($1,254,986) respectively to support service delivery. There was no HOME funding expended in Fiscal Year 2024-2025 and there is no match or leveraged funding to report.

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IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Ceres	16	16	Infrastructure, Public Services, and Economic Development
Newman	9	9	Infrastructure, Public Services, and Economic Development
Oakdale	10	10	Infrastructure, Public Services, and Economic Development
Patterson	11	11	Infrastructure, Public Services, and Economic Development
Riverbank	9	9	Infrastructure, Public Services, and Economic Development
Stanislaus Urban County	20	20	Infrastructure, Public Services, and Economic Development
Unincorporated Stanislaus County	8	8	Infrastructure, Public Services, and Economic Development
Waterford	9	9	Infrastructure, Public Services, and Economic Development
Hughson	8	8	Infrastructure, Public Services, and Economic Development
Turlock	N/A	N/A	Affordable Housing and Services

Table 4 – Identify the Geographic Distribution and Location of Investments

NARRATIVE

CDBG funding is allocated among all the Urban County's members based on a population and poverty formula, along with an equitable amount of funding for administration. Stanislaus County, as lead entity, receives a greater percentage of funding for administration. Each member sets their own priority for public infrastructure projects. In many neighborhoods and communities within the Urban County's planning area, public infrastructure is minimal or non-existent, causing this to be a high priority need. Infrastructure such as sewer, water, curb, gutter, sidewalk, and storm drainage are typical development standards in newer neighborhoods but are non-existent or antiquated in older neighborhoods. The Urban County members each use the majority of their annual CDBG entitlement funds for infrastructure improvement-related projects. CDBG-PSG and ESG funding, are made available for use throughout the entire Urban County planning area. CDBG funding is also used to fund fair housing services throughout the Urban County.

HOME funding is allocated among all the Stanislaus HOME Consortium members based on a population and poverty formula for activities. All members are given the opportunity to propose projects using their HOME allocation, with a requirement that funding for the project(s) must be encumbered for use within six (6) months of the beginning of each fiscal year. Unencumbered funds will be utilized by Stanislaus County, as lead entity, in delivery of eligible housing programs and projects. Programs and projects will be developed through the release of request for proposal (RFP) for housing rehabilitation services, down payment assistant services, and general affordable housing projects for the entire Stanislaus HOME Consortium. The County will retain an ongoing list of projects, developed from RFPs (to be released to

developers, realtors, and with others interested in participating in affordable housing development) seeking funding for projects. The project list will be prioritized based on community need, project feasibility (i.e., funding, entitlements, design stage, etc.), and time frame for full implementation.

LEVERAGING

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

LEVERAGING RESOURCES

CDBG and ESG activities leveraged two million five hundred fourteen thousand one hundred sixty-eight dollars ($2,514,168) and one million two hundred fifty-four thousand nine hundred eighty-six dollars ($1,254,986) respectively to support service delivery. The sources of leveraged funding included: private donations, other local funding, program income, and in-kind donations. Match was not required of the CDBG funded service providers during, however, awarded agencies were still required to report the amounts.

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FISCAL YEAR SUMMARY – HOME MATCH

Excess match from prior Federal fiscal year	$0
Match contributed during current Federal fiscal year	$0
Total match available for current Federal fiscal year (Line 1 plus Line 2)	$0
Match Liability for current Federal fiscal year	$0
Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$0

MATCHING

Under the ESG program (federal and state), fifty percent (50%) of the costs related to the projects are reimbursed and the remainder of the costs paid by non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-ESG sources.

The HOME Program requires that a contribution or match of no less than twenty-five (25) cents for each dollar of HOME funds be spent on affordable housing. HOME housing development projects selected through an RFP process will be subject to meeting the match requirement. For this reporting period there were no housing activity funds expended.

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CR-20 - AFFORDABLE HOUSING 91.520(B)

EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING, INCLUDING THE NUMBER AND TYPES OF FAMILIES SERVED, THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME PERSONS SERVED.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**10**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	11	0
Number of households supported through Acquisition of Existing Units	0	0
Total	11	0

Table 6 – Number of Households Supported

DISCUSS THE DIFFERENCE BETWEEN GOALS AND OUTCOMES AND PROBLEMS ENCOUNTERED IN MEETING THESE GOALS.

As the second year of the Stanislaus HOME Consortium, efforts continued to be focused on establishing the program foundation which included contracting with a housing services provider to assist with preparing policies and procedures and a Request for Proposals (RFP) for housing development projects and services. Efforts also included collaborating with the City of Turlock to develop a joint Request for Proposals (RFP) for housing development and services that recognizes funding from the prior HOME Consortium that are still administered by the City of Turlock.

DISCUSS HOW THESE OUTCOMES WILL IMPACT FUTURE ANNUAL ACTION PLANS.

The Stanislaus HOME Consortium will continue to coordinate at a regional level with the Stanislaus Regional Housing Authority (SRHA), non-profit housing developers, the CSOC (and participating agencies with housing funds), and other entitlement jurisdictions (City of Modesto) to address affordable housing issues as well as homeless prevention strategies. New sources of funding for the planning and development of affordable housing have been made available at the state level and efforts continue throughout Stanislaus County to accelerate affordable and market-rate housing in Stanislaus County; however, while the new source of funding will aid the efforts to address affordable housing needs, the

high cost of developing affordable housing will remain a challenge in getting actual units developed in the volume needed.

State funding has become increasingly dependent on state certification of jurisdictions (cities and counties) General Plan Housing Elements. The members of the Stanislaus HOME Consortium and Urban County continue in their efforts to attain state certification of their respective housing elements. As June 30, 2025, the cities of Ceres, Newman had attained certification.

With respect to HUD funding, there are simply not enough funds available from the yearly CDBG and HOME allocation or remaining one million two thousand eight hundred five dollars ($1,002,805) in NSP PI to make any significant impact on the Stanislaus HOME Consortium's affordable housing need. The Urban County will continue to use its annual CDBG allocation to: improve the public infrastructure needed to preserve existing affordable housing and support new affordable housing, and to provide fair housing services to assist with tenant/landlord issues. Moving forward in Fiscal Year 2025-2026 the HOME Consortium members will combine their previous through an RFP process. The HOME funding is available will be made available.

INCLUDE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME PERSONS SERVED BY EACH ACTIVITY WHERE INFORMATION ON INCOME BY FAMILY SIZE IS REQUIRED TO DETERMINE THE ELIGIBILITY OF THE ACTIVITY.

Number of Persons Served	CDBG Actual	Percentage	HOME Actual	Percentage
Extremely Low-income	1,378	72.53%	0	0%
Low-income	516	27.16%	0	0%
Moderate-income	6	0.32%	0	0%
Total	1,900	100%	0	0%

Table 7 – Number of Persons Served

NARRATIVE

The Urban County does not use CDBG funds directly for affordable housing development but does provide CDBG-PSG and ESG funding to assist the homeless and those at risk of becoming homeless with housing needs. ESG demographical information is shown in CR- 65 Persons Served.

During Fiscal Year 2024-2025, nineteen hundred (1,900) individuals received services from the five (5) non-profit service providers awarded CDBG PSG funding and two hundred thirty-five (235) individuals received services from the eight (8) non-profit service providers awarded CDBG CV funding. Services received included: emergency food assistance, utility assistance, respite childcare, case management, shelter services, education classes, and resource referrals.

A total of one hundred thirty-six (136) clients with special needs were assisted in obtaining shelter services through ESG funded programs and a total of thirteen (13) individuals were assisted with ESG funds in finding affordable rental housing.

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CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)

EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Urban County utilized CDBG PSG and ESG funding to implement outreach strategies to assist in addressing the homeless population. The Urban County awarded grants to non-profit homeless service providers to provide: homeless prevention, case management, food, shelter, and rapid re-housing. All grantees are required to actively participate in the CSOC in an effort to enhance the coordinated outreach and engagement efforts to the homeless population. The Urban County continued to be actively involved in the development and planning of the local CSOC's outreach and engagement efforts to identify needs and gaps in services for the homeless. The CSOC has developed a system for coordinated intake, assessment, and referral that fully complies with federal CoC requirements.

In Fiscal Year 2024-2025, ESG funding was also provided to non-profit service providers to assist with Homeless Management Information System (HMIS) data entry. During the fiscal year, a total of three hundred sixty-nine (369) individuals were sheltered and thirteen (13) individuals obtained housing through ESG funded programs. All Urban County ESG funded non-profits maintain client information in the HMIS system and track the progress of the clients while in the programs. Once out of the programs, progress is difficult to track due to lack of funding to pay for the cost of follow-up.

In addition to federal ESG funding, the County's has also served as the Administrative Entity for the local Continuum of Care (CoC) for California Emergency Solutions Grants (CA-ESG) funding since 2017. CA-ESG funding administered during fiscal year included the annual allocation and the continued expenditure of CA-ESG CV funding used throughout Stanislaus County.

Activities undertaken utilizing CA-ESG CV funding included a youth low barrier shelter with a navigation center that coordinates the needs of homeless and emancipated youth.

The members of the Stanislaus HOME Consortium and Urban County, through participation in the CSOC, continue to engage in homeless discharge coordination through participation in the Stanislaus County Hospital and Shelter Partners (SCHSP) meetings. Since April 2019, the Hospital Council of Northern California has coordinated SCHSP monthly meetings with representatives from local hospitals, homeless shelters, public agencies, and stakeholder groups to plan for the discharge of homeless individuals from health care facilities to comply with SB 1152. The objective has been to create a community standard of care and greater connection and cooperation between discharging and receiving providers of services for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Throughout Fiscal Year 2024-2025, the Urban County provided CDBG-PSG and ESG grant funding to various emergency shelters and housing service providers to address emergency shelter needs of homeless persons and households. A total of sixteen (16) emergency shelter clients subsequently received housing assistance and became stably housed.

The Stanislaus HOME Consortium and Urban County have been working in collaboration with the local CoC, currently recognized as the CSOC, for over twenty-four (24) years to improve services for the homeless and those at risk of homelessness. This collaborative is comprised of the Stanislaus Regional Housing Authority (SRHA), the City of Turlock, the City of Modesto, various County's Departments (Behavioral Health and Recovery Services [BHRS], Community Services Agency [CSA], and Planning & Community Development), shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers.

The HMIS sub-committee of the CSOC, continued to work diligently throughout the fiscal year to improve the data quality of the current HMIS system. Through ESG funding from the Urban County, Community Housing and Shelter Services (CHSS) has entered non-HUD funded homeless service providers client information into the HMIS system. This data allows the CSOC's homeless data collection to be a much more valuable tool for tracking individuals patterns into and out of homelessness. Improving data quality will allow funding to be better prioritized to meet homeless population needs within Stanislaus County.

While not funded by the Urban County, the following are some of the facilities available, and efforts undertaken, during the fiscal year to address the emergency shelter and transitional housing needs of homeless persons countywide:

Access Center Emergency Shelter (ACES)

The Access Center Emergency Shelter (ACES), located in the City of Modesto, is a one hundred eighty-two (182) bed, low-barrier, shelter focused on providing shelter to the most vulnerable unsheltered population by decreasing common barriers to individuals accepting shelter service, such as, pets, partners, and possessions. ACES opened November 26, 2019 and operated by the Salvation Army through an agreement approved by the Board of Supervisors on October 1, 2019. Included in the bed count is a twenty-two (22) bed dorm area available for those individuals experiencing homelessness that suffer from a significant mental illness. This dorm-style room reduces instances of victimization and increases the efficacy of therapeutic intervention. The County's Community Assessment Response and Engagement (CARE) Team is also able to use the location to provide case management and shelter to the most vulnerable unsheltered individuals. ACES has also afforded an opportunity for the most vulnerable unsheltered population to be sheltered and connected with case management services, with a strong emphasis on assisting shelter guests to become document ready for entry into the community's coordinated entry housing continuum. Additionally, Stanislaus County Animal Services Agency partnered with ACES to create a healthy pets program. This program provides pet food, crates, and animal health services to pets residing at ACES. A total of six hundred seventeen (617) homeless individuals were provided shelter services this fiscal year.

Empire Cold Weather Family Shelter

The Empire Cold Weather Family Shelter, located in the community of Empire, was initiated by the County's Community Services Agency (CSA) in November 2018 as a partnership with the SRHA. The target population served are families who are currently being case managed in CSA Housing Support Program (HSP) unit, have used all available temporary shelter nights, are still engaged in the search for permanent housing and have been unsheltered the longest based on date of referral to the HSP program.

CSA works in partnership with Community Housing and Shelter Services (CHSS) for placement of

families at the Empire Cold Weather Family Shelter and has an existing contract with CHSS to administer, arrange and facilitate temporary housing services to CalWORKs and Welfare-to-Work eligible families. CHSS also provides case management services, which include assisting and educating participants on their income, household budgets, and housing options; aiding participants in completion of housing applications and landlord outreach; and providing housing search workshops.

The Empire Migrant center consists of ninety (90) dwelling units used for farmworker housing from April to October each year. This project allows CSA to use twenty-two (22) units during the months of November through March. In Fiscal Year 2024-2025, twenty-two (22) families and sixty-four (64) individuals were served with case management services. Of the families served, eighty-seven percent (87%) received permanent housing.

Family Housing Facility (FHF)

In November 2019, CSA began leasing a motel, located in Modesto area, to operate a year-round family shelter using the model implemented at the Empire Cold Weather Family Shelter. The property has twenty-three (23) units and a three (3) room office space.

CSA works in partnership with CHSS for placement at FHF. CHSS services include primary case management oversight which include: assisting participants with household budget, understanding their income, housing options, completing housing application, landlord outreach and housing search workshops, working with families to remove barriers to self-sufficiency, and connecting families to applicable and relevant community resources.

In Fiscal Year 2024-2025, the FHF program continued running at full capacity, served thirty-nine (39) families receiving case management services and employment services/employment connections.

FHF complements the seasonal Empire Cold Weather Shelter by offering continuous availability throughout the year, prioritizing families with longer-term unsheltered status or those nearing exhaustion of temporary shelter nights. Through integrated services and stable housing options, FHF reinforces the County's homelessness prevention and support strategy.

Access Center

On February 3, 2020, the Access Center, a "hub location" for multiple homeless programs and the entry way into the shelter system, opened in the City of Modesto. The Access Center serves as a one-stop hub and physical entry point for individuals at-risk of or currently experiencing homelessness to access a wide range of co-located homelessness services including centralized homeless outreach and engagement; housing assessments and navigation; and homelessness support services and referrals. The Access Center also employs a "meet you where you are" strategy that has specialized homeless outreach workers meet individuals on the street and in homeless encampment areas and encourages individuals to connect to services.

The following partners are co-located at the Access Center: Center for Human Services; Community Housing and Shelter Services; Community Impact Central Valley; Disability Resource Agency for Independent Living; Downtown Streets Team Modesto; Golden Valley Health Centers; Salvation Army - Modesto; Stanislaus County (Behavioral Health and Recovery Services and Community Services Agency); Telecare Corporation; and Turning Point Community Programs.

ACES provides low barrier shelter, including accommodations for pets, partners, and personal possessions and provides a trauma informed environment with flexible intake and supportive services.

Naomi's House

Naomi's House is a transitional living and shelter program located in the City of Patterson run by Cambridge Academies, a nonprofit founded in 2004 focused on education and shelter assistance.

It provides safe, transitional housing for homeless women and children on the west side of Stanislaus County, including areas like Patterson, Crows Landing, Newman, and nearby communities.

The program uses Cambridge Academies' Enterprise RESTART model - a six to eight (6-8) month residential and workforce development program. It equips residents with life and employment skills such as literacy, goal-setting, conflict resolution, and work readiness, aiming to empower men at Sierra House and women at Naomi's House to pursue employment, education, or training after graduation

Sierra House — City of Riverbank's Shelter & Service Program

Sierra House is a residential training and shelter program operated collaboratively by the City of Riverbank and Cambridge Academies. The City acquired the property specifically to offer a structured pathway out of homelessness for vulnerable individuals in the community. The live-in component provides GED and life-skills training alongside case-managed support. Cambridge Academies staff oversee operations.

Adjacent to the main site, their Day-Use Facility offers essential services to Riverbank's unhoused population, including hot showers, clean clothing, and warm meals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Stanislaus Urban County continued to actively participate in the CSOC to ensure CDBG PSG and ESG funding aligned with countywide efforts to help low-income individuals and families to avoid becoming homeless. CSOC efforts include improving the program planning for homeless funding utilization throughout Stanislaus County and working with private hospitals to encourage the incorporation of rental assistance and case management into discharge planning. CSOC representatives actively collaborate with the County Sheriff's Office and the Probation Department to identify services available for recently discharged parolees to help prevent homelessness among that population. Non-profits awarded CDBG PSG and ESG funding are required to participate in the CSOC as part of the effort to ensure alignment with the broader community efforts to address homelessness and to allow for education opportunities on new community programs that can add value to existing programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Stanislaus Urban County partnered with CHSS, CHS, Turning Point Community Programs, and the We Care Program to help homeless individuals and families make a transition to permanent housing and independent living. With the use of ESG grant funds, both the chronically homeless populations and temporarily homeless households were provided the opportunity to be placed into permanent housing. While enrolled in these programs, case managers work with each household to set goals and work on a housing action plan in order to identify and connect with any needed services, such as: Temporary Assistance for Needy Families (TANF), Food Stamps, Veteran's Benefits, future employment opportunities, etc. Throughout the fiscal year, ESG shelter, homeless prevention, and rapid re-housing funds placed thirteen (13) homeless individuals into permanent housing. At the end of the fiscal year, eight (8) of those individuals were stably housed.

Center for Human Services and the We Care Program utilized ESG funds to provide emergency shelter to homeless individuals. Clients that showed progress toward self-sufficiency received extended case management in conjunction with rapid re-housing assistance funds to assist in the placement of job and permanent housing placement.

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CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)

ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING.

In California, public housing is administered directly through local Public Housing Authorities (PHAs). The Stanislaus Regional Housing Authority (SRHA) continues to play a vital role in addressing housing needs across Stanislaus County, particularly for extremely low and very low-income households. The SRHA is the largest property manager of multi-family and single household public housing units for the lower income population of Stanislaus County. And the SRHA also serves as the administrator of the Housing Authority of the City of Riverbank is committed to providing decent affordable housing to its residents and, in doing so, the SRHA keeps public housing units in favorable conditions so that its residents have a safe and healthy living environment. According to the SRHA 2024 PHA Plan, the SRHA currently operates six hundred forty-seven (647) public housing units and four thousand nine hundred twenty-nine (4,929) housing choice vouchers as the SRHA and a combined total of ninety (90) units (all public housing units) as the Housing Authority of the City of Riverbank. The Housing Authority of the City of Riverbank operates sixty (60) units for seniors and thirty (30) family units for low-income households.

The SHRA operates an overall one thousand eight hundred seventy-two (1,872) housing units that include conventional public housing, affordable rental development, and specialized farm labor housing.

As of FY 2024, the housing authority's portfolio includes:

- Six hundred forty-seven (647) public housing units under the Asset Management Program (AMP), located throughout the cities of Modesto, Turlock, Ceres, Oakdale, Patterson, Newman, Hughson, and Westley.
- Five hundred eighty (580) farm labor and migrant worker housing units, providing safe and affordable seasonal housing in rural communities such as Empire, Westley, Patterson, and Ceres.
- Five hundred fifty (550) affordable housing units managed independently or in partnership with nonprofit developers, that serve low-income individuals and families, some of which are financed through USDA or other state/federal programs.

These units are managed and maintained by SRHA to HUD standards and contribute to the County's broader affordable housing inventory. The Stanislaus HOME Consortium coordinates closely with SRHA to align planning, voucher administration, and other programs in support of shared housing goals.

Of four thousand nine hundred twenty-nine (4,929) vouchers in Stanislaus County, two hundred twelve (212) vouchers are specifically for homeless veterans (Veterans Affairs Supportive Housing [VASH] vouchers), two hundred seventy (270) vouchers are specifically for reunifying families that are facing homelessness or living in substandard housing with children removed from the home, three hundred eighty (380) are project-based vouchers, and eleven (11) are project-based vouchers for a senior complex in the City of Patterson.

During the fiscal year, SRHA's public housing stock remained a critical component of the affordable housing landscape, particularly as the demand for deeply affordable units outpaced supply across Stanislaus County. The Stanislaus HOME Consortium continues to support regional collaboration and strategic planning to preserve and expand housing opportunities for vulnerable households. The SRHA

and the Stanislaus HOME Consortium have a strong relationship and continue to work together towards furthering decent, safe, and affordable housing throughout the community.

ACTIONS TAKEN TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP.

SRHA has a Resident Advisory Board (RAB) which is comprised of PHA and Voucher program participants. Any time there are substantial policy changes (such as prioritization of the wait list, program termination changes, or areas where there is flexibility in establishing program guidelines), this board must be notified and given an opportunity to respond by either supporting and/or rejecting policy changes. The RAB's determination then goes to the Housing Authority Board of Commissioners (BOC) for consideration of whether to support or reject. The SRHA is required to have program participants sit on their BOC per regulations.

ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHAS.

There are no PHA's operating within the Stanislaus HOME Consortium area that are troubled and/or that have requested assistance.

[Space below intentionally left blank.]

CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)

ACTIONS TAKEN TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT. 91.220 (J); 91.320 (I)

The Con Plan identifies the following public policies as having the potential to negatively affect affordable housing and residential investment: shortage of affordable housing funding, climate change, environmental protection, growth management, planning and development fees, and prevailing wages. To address the potential negative effects of these policies, the members of the Stanislaus HOME Consortium strive to consistently review all potential barriers to affordable housing that are within their authority to address (local development standards and development review procedures); to continue to pursue and utilize available funding for mortgage assistance and housing rehabilitation; and to continue to work with, and partner with, housing developers, from the nonprofit and for-profit sectors, to promote the development of affordable housing and special-needs housing.

During the fiscal year, Stanislaus County continued to take steps to address barriers to affordable housing, even though no new construction was completed using CDBG or HOME funds. The Stanislaus HOME Consortium prioritized long-term planning and policy work, including efforts to rezone land in key areas to facilitate the development of affordable housing. These zoning changes are aimed at increasing the availability of multifamily and mixed-use sites, reducing regulatory constraints, and aligning with the County's Housing Element goals. These actions lay the groundwork for future affordable housing projects by improving the feasibility of development and attracting affordable housing developers.

The members of the Stanislaus HOME Consortium continued to take steps to program various state funding sources aimed at increasing the production of housing. Funding sources include the SB 2 Planning Grant and Permanent Local Housing Allocation (PLHA) is an ongoing state funding source that is based on the Stanislaus Urban County's 2017 CDBG entitlement allocation. As such, the funding is targeted for use in the unincorporated areas of Stanislaus County along with cities of: Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford. The City of Riverbank joined the Stanislaus Urban County in Fiscal Year 2020-2021 and, as such, is eligible for PLHA funding directly from the state. The City of Turlock, although a member of the HOME Consortium also receives its own PLHA allocation from the state. PLHA funding provides for the: acquisition/development of permanent supportive housing, development/preservation of ADUs, fiscal incentives, and multi-family rental housing.

ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS. 91.220(K); 91.320(J)

The Urban County continuously tries to identify community needs through community and program engagement. Applications for CDBG Public Service Grant (CDBG PSG) and ESG grants are reviewed and scored based on defined criteria that emphasize: collaboration, prevention focused services, and innovative methods to providing public services. The grant review panel for both CDBG PSG and ESG funding is comprised of one representative from each for Urban County members and a representative from the CoC to ensure needs being addressed are reflective of the entire Urban County area and align with efforts being taken by other agencies throughout Stanislaus County.

A total of three hundred twenty five thousand dollars ($325,000) in CDBG-PSG funds were allocated based on a competitive grant process to which public service providers had the opportunity to apply for grants up to thirty-five thousand dollars ($35,000) and up to fifty percent (50%) of the CDBG public services allocation for prioritization funding for substance abuse-treatment programs. A total of eight (8) grants were awarded to non-profits to provide services such as: food assistance, emergency shelter, counseling, utility assistance, and tutoring to areas and individuals. CDBG funding in the amount of twenty-five thousand dollars ($25,000) for fair housing services was awarded to Project Sentinel. Over nineteen hundred (1,900) individuals received assistance through the CDBG-PSG funded service providers throughout Fiscal Year 2024-2025.

For Fiscal Year 2024-2025, a total of one hundred eighty-nine thousand eight hundred thirty-four dollars ($189,834) in ESG funds were allocated based a competitive grant process. A total of forty-five percent (45%) of the grants awarded went towards emergency shelter programs, forty percent (40%) went toward homeless prevention and rapid re-housing program, seven and a half percent (7.5%) went towards funding data entry for the Homeless Management and Information System (HMIS), and the remaining seven and a half percent (7.5%) went to Stanislaus County for the administration of the ESG program. Approximately four hundred three (403) homeless persons, or persons at-risk of becoming homeless, were assisted with overnight shelter, emergency food, and housing stability assistance throughout the fiscal year.

In addition to the allocation of Fiscal Year 2024-2025 CDBG and ESG entitlement funding, the remaining Fiscal Year 2023-2024 ESG entitlement funding contracts along with CDBG CV contracted funding were used to provide a variety of services aimed at meeting the needs of the community. Section CR-15 – Resources and Investments states the amounts expended by all funding sources.

ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS. 91.220(K); 91.320(J)

The Health Services Agency (HSA) of Stanislaus County is the lead agency for the identification, documentation, and prevention of lead poising in Stanislaus County. HSA works with referrals from schools and other agencies to test for lead-based paint hazards. During the fiscal year, approximately twelve (12) homes were tested and three (3) were found to have contamination. If a housing unit is found to have lead-based paint, the abatement process and consequences of living in a home that is contaminated, is explained to the residents. The Urban County members provide lead-based paint information to all residents that participate in the down payment assistance and/or housing rehabilitation programs. If, during a housing rehabilitation, a housing unit is found to have any lead-based paint issues, information on the dangers of lead-based paint is provided to the property owner and lead abatement is conducted as part of the rehabilitation work. Every effort is made to provide a safe and healthy housing opportunity for clients participating in Stanislaus Urban County funded housing assistance programs. During the fiscal year , no activities necessitating the need to test for lead-based paint were undertaken.

ACTIONS TAKEN TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES. 91.220(K); 91.320(J)

To reduce the number of persons living under the poverty level, the Urban County has continued its partnership with other local entitlement jurisdictions, agencies, and the CSOC, to provide services and resources to families in need.

The Stanislaus Urban County supported local nonprofit agencies through three hundred twenty-five thousand dollars ($325,000) in CDBG PSG and one hundred eighty-nine thousand eight hundred thirty-

four dollars ($189,834) in ESG funds, which provided services aimed at stabilizing low-income households. Funded programs included emergency shelter operations, homeless prevention services, housing navigation, and case management. These services support individuals and families in obtaining or maintaining stable housing, reducing the likelihood of continued or recurring poverty.

ACTIONS TAKEN TO DEVELOP INSTITUTIONAL STRUCTURE. 91.220(K); 91.320(J)

The strategies identified in the Con Plan for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs are to: 1) continue to work collaboratively with service and shelter providers to identify and address gaps in the service delivery system; and 2) continue to invest time and resources to strengthen the entire CoC system and not one particular agency or organization.

The Stanislaus Urban County continued its active involvement in the Stanislaus Community System of Care (CSOC) to enhance collaboration with homeless service providers, local jurisdictions, and the Housing Authority. Staff participated in regular meetings, coordinated funding strategies, and provided technical assistance to local partners to strengthen program delivery and compliance.

During CDBG PSG and ESG program monitoring, agency-to-agency referrals are reviewed to verify that participants receiving services do not experience gaps in services as they strive to reach their goal of independence from the need of public services.

The CoC, locally recognized as the Stanislaus Community System of Care (CSOC), is a dedicated network of service providers, consumers, and government agencies that work collaboratively to identify where gaps exist and how they can be best addressed. The CSOC continues working to improve coordination among service providers and to further enhance the Coordinated Entry System (CES). The main goal of the CES is to assist service providers with tracking and responding to the needs of individuals that seek services. To date, only a limited number of service providers utilize the HMIS coordinated entry system component to track clients and report program accomplishments.

Building the capacity of non-profits continues to be an important issue for the Urban County and other entitlement jurisdictions (the cities of Modesto and Turlock). The Urban County has partnered with both the cities of Modesto and Turlock to provide technical assistance and trainings to local service providers in the areas of client screening, HMIS data collection, and basic case management requirements.

ACTIONS TAKEN TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES. 91.220(K); 91.320(J)

Stanislaus County maintained coordination with the SRHA and other housing and service providers to support the planning of future affordable housing developments. The Stanislaus HOME Consortium County also collaborated with local jurisdictions and community-based organizations on fair housing outreach, housing referrals, and funding alignment.

The Stanislaus HOME Consortium recognizes it cannot work alone in achieving the housing goals outlined in the Con Plan. Therefore, the Stanislaus HOME Consortium participates with and coordinates with the following collaboratives and public housing agency in order to better serve and coordinate the needs of the community:

Turlock Community Collaborative

This collaborative was formed to deal with homeless issues facing the Turlock community. The group is comprised of concerned community members, faith-based groups, and government agencies working together to deal with issues concerning the homeless and the community. County staff regularly attends and presents to the group on CDBG, ESG and HOME programs throughout the year.

Stanislaus Community System of Care (CSOC)

The CSOC, the locally recognized CoC, is a collaborative comprised of local government agencies, shelter providers, housing and housing counseling services providers, faith-based organizations, and over a dozen housing and supportive service providers. The Stanislaus County's Community Services Agency (CSA), serving as the Collaborative Applicant (CA), assists the CSOC to coordinate with service providers, law enforcement, and community members to conduct the County's annual Homeless Point in Time (PIT) Count. The Stanislaus HOME Consortium members participate in efforts to improving the functionality of the CSOC's HMIS, including the CES component, and to update the CES policies and procedures. Fiscal year efforts have also included working with the CSOC's CA on the operations of the HMIS in order to meet HUD's mandate that all ESG program participants are part of and actively entering pertinent universal data elements into the HMIS.

Stanislaus Regional Housing Authority (SRHA)

The SRHA and the Stanislaus HOME Consortium have a strong relationship and continue to work towards furthering decent, safe, and affordable housing throughout the County. The SRHA serves as the administrator for housing rehabilitation and Emergency Sewer Lateral Connection programs for the County. The SRHA also serves on several housing and community development related committees alongside HOME Consortium members.

IDENTIFY ACTIONS TAKEN TO OVERCOME THE EFFECTS OF ANY IMPEDIMENTS IDENTIFIED IN THE JURISDICTION'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE. 91.520(A)

Project Sentinel, as the Urban County's fair housing service provider, responded to a total of three hundred nineteen (319) calls for landlord/tenant mediation and fair housing information within the Urban County area. A total seven (7) of fair housing cases and fifteen (15) tenant/landlord cases were handled by the agency during the fiscal year. Additionally, Project Sentinel fielded one hundred ninety-six (196) fair housing information and service referral calls, benefiting seven hundred eighteen (718) residents. The U.S. Department of Justice, through their Fair Housing Testing Program, contracts out with fair housing agencies to conduct testing separate from their service agreements with any jurisdiction. Project Sentinel conducted no fair housing tests within the Urban County in Fiscal Year 2024-2025.

Additional Actions Taken to Address Obstacles to Meeting Underserved Needs

Some non-profits and community organizations may not be familiar with the HUD funding grant process, the Urban County, working collaboratively with agencies familiar with HUD processes, continued to share program and funding information with service providers and grassroots organizations throughout the community to better meet the needs of the community.

An annual Notice of Funding Availability (NOFA) was announced for the release of CDBG and ESG funds for the Public Service Grant cycle. The NOFA included an announcement of a mandatory Grant Technical Workshop and a timeline for the grant cycle. The NOFA was advertised in the local newspaper, The Modesto Bee, in English and Spanish. An e-mail was sent out to all past and current grantees and applicants that had applied in the last five (5) years. County staff also announced the NOFA at the local CSOC meeting, distributed a reminder, and e-mailed the local CSOC agencies a NOFA announcement. County staff coordinated with Stanislaus Urban County members to distribute the NOFA announcement to service providers working in their respective cities. It is with funds awarded through the NOFA process that the Stanislaus Urban County is able to provide much needed services to communities.

The annual Grant Technical Workshop provides an opportunity for questions and answers. In addition to the workshop, County staff are available via phone, in person, and by e-mail to answer questions throughout the grant application process. Once grant awards are announced, the County also requires grantees to attend a Grantee Technical Workshop prior to receiving their agreements. In the workshop, the policies, procedures, program regulations, requirements, and obligations of the grant are explained. All grantees receive the information covered in the workshop via email.

Technical assistance is ongoing to those agencies awarded funding and those agencies interested in competing for future funding. Reference, guidance, and support materials are provided upon request, and staff is available to addressing inquiries in person, by phone/virtually, or via email. The Stanislaus Urban County is constantly looking for ways to expand service provider capacity and to encourage public and private partnerships and joint ventures between non-profit and for-profit housing developers.

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CR-40 - MONITORING 91.220 AND 91.230

EVALUATE THE JURISDICTION'S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH:

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

During the program year, the Stanislaus Urban County continued to implement its monitoring plan to ensure compliance with applicable HUD regulations for CDBG and ESG programs. Monitoring was conducted using a combination of desk reviews, on-site visits (when feasible), and virtual monitoring protocols. Funding and service agreements set clear performance measures, reporting procedures, timeliness, and budgets against which goals are measured. County staff regularly monitors compliance with contracting requirements and performance goals through the implementation and review of quarterly performance reports, reimbursement requests and desk and on-site monitoring. When necessary, County staff provided technical assistance to improve reporting and performance.

ESG financial and program files are reviewed to ensure compliance with 24 CFR Part 576, particularly around participant eligibility, habitability standards, and allowable costs. County staff reviews quarterly ESG statistical tables, narratives, HMIS activity reports, RFF forms and budget printouts, which identify the total funds used/requested by each grantee during that reporting period. ESG funded agencies are provided with ongoing HMIS system training. As part of the ESG monitoring process, only fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs is paid by non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn ensures that dollar-to-dollar matching requirements are satisfied by paying the remainder of the expenses from non-ESG sources.

For non-profits awarded CDBG-PSG and ESG funds, County staff conducts an initial technical workshop to provide a comprehensive overview of the quarterly reporting, request for funds, and monitoring processes and requirements. County staff is available to awarded agencies during regular business hours to address technical concerns and questions as they arise. Non-profits that reach a certain performance threshold become eligible for bi-annual monitoring reviews in place of the quarterly reviews.

The County uses a risk-based approach to prioritize monitoring, giving special attention to new subrecipients, high-dollar contracts, or organizations with past performance issues. Subrecipients are evaluated based on factors such as program size, type of activity, complexity, and prior audit findings

CITIZEN PARTICIPATION PLAN. 91.105(D); 91.115(D)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The following public comment period, community meeting and public hearing information provided in italics is for public notification purposes and will not be included as part of the final CAPER submitted to HUD:

Public comment period: August 8, 2025 to August 27 2025. Written public comments must be submitted to the Stanislaus County Planning and Community Development Department by 4:30 p.m. on Tuesday, August 27, 2025. Written public comments can be mailed to 1010 10th Street, Suite # 3400, Modesto, CA 95354 or emailed to CommunityDevelopment@stancounty.com.

As part of the CAPER process the following community meetings are being held:

LIVE MEETING OPTIONS

Meeting Date:	*September 9, 2025*	***Meeting Time:***	*12:00 PM*
Meeting Location:	*1010 10th Street, Basement Training Room, Modesto, CA 95354*		

Meeting Date:	*September 9, 2025*	***Meeting Time:***	*5:30 PM*
Meeting Location:	*1010 10th Street, Basement Training Room, Modesto, CA 95354*		

VIRTUAL MEETING OPTIONS

Meeting Date:	*September 15, 2025*	***Meeting Time:***	*12:00 PM*
Meeting Location:	*Via Zoom*		
Meeting Link:	**https://us06web.zoom.us/j/85154170533?pwd=2wAb5XzhVaJZDFaghD9om0RbkHaY15.1**		
Join by Phone:	*+1 669 444 9171 US*		
Meeting ID:	*851 5417 0533*	***Passcode:***	*7eGpQS*

Meeting Date:	*September 15, 2025*	***Meeting Time:***	*5:30 PM*
Meeting Location:	*Via Zoom*		
Meeting Link:	**https://us06web.zoom.us/j/87350952563?pwd=A5uFgbRpbPQ5eaCs4OsbT3AazCTcHu.1**		
Join by Phone:	*+1 669 444 9171 US*		
Meeting ID:	*828 7660 0667*	***Passcode:***	*nMph4y*

Meeting Date:	*September 13, 2025*	***Meeting Time:***	*10:00 AM*
Meeting Location:	*Via Zoom*		
Meeting Link:	**https://us06web.zoom.us/j/82280046460?pwd=tJ2oOg7VpHln4NzNtNjhiNU7qxAoUZ.1**		
Join by Phone:	*+1 669 444 9171 US*		
Meeting ID:	*843 5990 5634*	***Passcode:***	*PZzQOs*

A Notice of Public Hearing and Document Availability was released in accordance with the Stanislaus HOME Consortium and Urban County's Citizen Participation Plan advising residents of the availability of the draft CAPER for a fifteen (15) day public review period. The notice was published in both English and Spanish on August 8, 2025 in The Modesto Bee, defining the CAPER review process and how persons, agencies, and interested groups may participate; as well as instructions on how to submit written comments. As part of the public review process, notice of the Draft CAPER was also distributed electronically to the CSOC and to persons registered through the County Planning and Community Development Department's Community Development StanAware electronic notification system. The Draft CAPER was also made available for public review via the County's Planning and Community Development Department website and copies of the Draft CAPER were available for review at the Planning Departments of all the Stanislaus HOME Consortium members.

A public hearing will be held in accordance with the County's Citizen Participation Plan on September 16, 2025, at 9:00 a.m., at Tenth Street Place, the County Administration Building, 1010 10th Street, Board Chambers, Modesto, CA 95354. Notice of the public hearing will be sent out through the County's StanAware electronic notification system, the CSOC list serve, and will be made available by email to community members that had expressed interest in the CAPER.

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CR-45 - CDBG 91.520(C)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes in the Urban County's program objectives occurred.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

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CR-50 - HOME 24 91.520 (d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR 92.504 (d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There are no inspection results to report. The Stanislaus HOME Consortium has not yet funded any projects requiring inspections.

An assessment of the jurisdiction's affirmative marketing actions for HOME units. 91.520 (e) and 92.351 (a)

There are no marketing actions to assess. No home funds have been used for activities requiring marketing actions.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics?

Not applicable. No program income has been generated by HOME funds to date.

Other actions taken to foster and maintain affordable housing. 24 CFR 91.220 (k)

The County advanced efforts to support affordable housing development through rezoning initiatives and updates to planning documents. Stanislaus HOME consortium members continued with efforts to certify and/or implement their respective Housing Elements which include policies that aim to reduce regulatory barriers and encourage the construction of affordable housing units in priority areas, including unincorporated communities and areas of high need.

Stanislaus HOME Consortium continued partnerships with the Stanislaus Regional Housing Authority and local nonprofit developers to identify sites for new affordable housing projects and preserve existing affordable units. Coordination included discussions around leveraging federal and state funds, including HOME, ESG, and PLHA, to support site acquisition, rehabilitation, and new construction.

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CR-58 – Section 3

TOTAL LABOR HOURS:

	CDBG	HOME	ESG
Total Number of Activities	1	0	0
Total Labor Hours	3,920	0	0
Total Section 3 Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM:

	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing.	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs.	0	0	0
Outreach efforts to identify and secure bids from Section 3 business.	1	0	0
Technical assistance to help Section 3 businesses understand and bid on contracts.	1	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 businesses.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for or attend community college or a 4 year educational institution.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0

Bonding assistance, guaranties or other efforts to support viable bids from Section 3 businesses.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement or referrals with the state one-stop system, as designed in Section 121 (e) (2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

NARRATIVE

The Urban County had one project, the City of Oakdale's Southwest Downtown Safe Routes to School Project that reported hours as required by Section 3 regulations. The hours are reflected in the table above. There were no Section 3 hours to report for any HOME or ESG projects this last fiscal year.

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CR-60 - ESG 91.520(G) (ESG RECIPIENTS ONLY)

ESG SUPPLEMENT TO THE CAPER IN E-SNAPS FOR PAPERWORK REDUCTION ACT

1. RECIPIENT INFORMATION—ALL RECIPIENTS COMPLETE

Basic Grant Information	
Recipient Name:	STANISLAUS COUNTY
Organizational DUNS Number:	073136772
EIN/TIN Number:	946000540
Identify the Field Office:	San Francisco
Identify CoC(s) in which the recipient or subrecipients will provide ESG assistance:	Turlock/Modesto/Stanislaus CoC

ESG Contact Name			
Prefix:	Ms.	**Suffix:**	-
First Name:	Angela	**Middle Name:**	-
Last Name:	Freitas	**Title:**	Planning and Community Development Director

ESG Contact Address					
Street Address 1:	1010 10th Street	**Street Address 2:**	Suite 3400		
City:	Modesto	**State:**	CA	**Zip Code:**	95354
Phone Number:	(209) 525-6330	**Extension:**	-		
Fax Number:	(209) 525-5911	**Email Address:**	angela@stancounty.com		

ESG Secondary Contact			
Prefix:	Ms.	**Suffix:**	-
First Name:	Ana	**Middle Name:**	-
Last Name:	San Nicolas	**Title:**	Deputy Director
Phone Number:	(209) 525-6330	**Extension:**	-
Email:	sannicolasa@stancounty.com		

2. REPORTING PERIOD—ALL RECIPIENTS COMPLETE

Program Year Start Date	**07/01/2024**
Program Year End Date	**06/30/2026**

3. SUBRECIPIENT FORM – COMPLETE ONE FORM FOR EACH SUBRECIPIENT

Fiscal Year 2024 ESG FUNDS
*Balance remaining as of June 30, 2025.

Subrecipient or Contractor Name:	Stanislaus County – Administration		
City:	Modesto	**State:**	CA
Zip Code:	95354	**DUNS Number:**	073136772
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Unit of Government		
ESG Subgrant or Contract Award Amount:	$15,391 (Administration)		

Subrecipient or Contractor Name:	Center for Human Services-Youth Low Barrier Shelter		
City:	Modesto	**State:**	CA
Zip Code:	95358	**DUNS Number:**	179569772
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	$77,042 (Shelter) *$10,002		

Subrecipient or Contractor Name:	HAVEN – Emergency Shelter Program		
City:	Modesto	**State:**	CA
Zip Code:	95358	**DUNS Number:**	179569772
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	$26,830 (Shelter) *$00		

Subrecipient or Contractor Name:	Turning Point Community Programs – Rental Assistance Program		
City:	Modesto	**State:**	CA
Zip Code:	95354	**DUNS Number:**	192648210
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	$85,962 (Rapid-Re-Housing) *$20,015		

Reporting Period

Program Year Start Date:	07/01/2023
Program Year end date:	06/30/2025

Fiscal year 2023 ESG Funds – Year 2 Carry-Over

**Funds remaining.*

Subrecipient or Contractor Name:	Stanislaus County – Administration		
City:	Modesto	**State:**	CA
Zip Code:	95354-0859	**DUNS Number:**	073136772
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Unit of Government		
ESG Subgrant or Contract Award Amount:	$15,623 (Administration) *$0		

Subrecipient or Contractor Name:	Community Housing and Shelter Services – Rental Assistance Program		
City:	Modesto	**State:**	CA
Zip Code:	95354	**DUNS Number:**	835658782
Is subrecipient a victim services provider:	No		
Subrecipient Organization Type:	Other Non-Profit Organization		
ESG Subgrant or Contract Award Amount:	$88,010.40 (Homeless Prevention) *$0		

Subrecipient or Contractor Name:	We Care Program – Turlock – Emergency Shelter Program
City:	Turlock
Zip Code:	95380
Is subrecipient a victim services provider:	No
Subrecipient Organization Type:	Other Non-Profit Organization
ESG Subgrant or Contract Award Amount:	$104,683 (Shelter)*$0

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CR-65 - PERSONS ASSISTED

4. PERSONS SERVED

4a. Complete for Homelessness Prevention activities.

Number of Persons	Total	Percentages
Adults	5	100%
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	**5**	**100%**

Table 8 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing activities

Number of Persons	Total	Percentages
Adults	23	79.3%
Children	6	20.6%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	29	**100%**

Table 9 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons	Total	Percentages
Adults	369	100%
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	369	100%

Table 10 – Shelter Information

4d. Street Outreach

Number of Persons	Total	Percentages
Adults	0	-
Children	0	-
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	**0**	**-**

Table 11 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons	Total	Percentages
Adults	397	98.5%
Children	6	1.4%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	403	**100%**

Table 12 – Household Information for Persons Served with ESG

6. AGE—COMPLETE FOR ALL ACTIVITIES

Age	Total	Percentage
Under 18	6	1.4%
18-24	145	35.9%
25-61	229	56.8%
62 and Over	23	5.7%
Don't Know/Refused/Other	0	-
Missing Information	0	-
Total	403	**100%**

Table 13 – Age Information

7. SPECIAL POPULATIONS SERVED—COMPLETE FOR ALL ACTIVITIES

Subpopulation	Total	Total Persons Served – Homeless Prevention	Total Persons Served – Rapid Re-Housing	Total Persons Served in Emergency Shelters
Veterans	27	0	0	27
Victims of Domestic Violence	12	1	4	7
Elderly	15	0	0	15
HIV/AIDS	2	0	0	2
Chronically Homeless	159	0	2	157
Persons with Disabilities:				
Severely Mentally Ill	161	1	7	153
Chronic Substance Abuse	130	1	3	126
Other Disability	157	2	2	153

Table 14 - Special Population Served

[Space below intentionally left blank.]

CR-70 – ESG 91.520(G) - ASSISTANCE PROVIDED AND OUTCOMES

8. SHELTER UTILIZATION

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	26,645
Total Number of bed-nights provided	25,623
Capacity Utilization	96.17%

Table 15 - Shelter Capacity

9. PROJECT OUTCOMES DATA MEASURED UNDER THE PERFORMANCE STANDARDS DEVELOPED IN CONSULTATION WITH THE COC(S)

The County regularly updates and utilizes a CDBG and ESG program Desk Guide for subrecipients. This guide was developed and is updated in consultation with the local CoC. The Desk Guide covers both federal and state ESG funds administered by Stanislaus County. Under the CDBG and ESG program, County staff track the progress of individual subrecipients in fulfilling goals and objectives set forth in the Con Plan in order to ensure that programs remain on task. Tracked data is reviewed and entered into the IDIS system on a semiannual basis. If tracked data falls short of the goals and objectives set forth, appropriate adjustments will be made, and notification sent to the respective subrecipients to make them aware of milestones and timeliness needing to be met in order to ensure continued receipt of funding.

The coordinated monitoring process has been established to verify and confirm that grant funds have been used in an eligible and appropriate manner for each and every program funded with CDBG and ESG funds.

County staff reviews quarterly ESG statistical tables, narratives, HMIS activity reports, Request for Funds forms, and budget printouts, which identify the total funds used/requested by each subrecipient during that reporting period. County staff also verifies and cross-references the information on the quarterly budget activity reports. Monitoring visits are also scheduled quarterly by County staff for each grantee to ensure appropriate expenditure of funds. As part of the ESG monitoring process, invoices and accompanying receipts are reviewed for reimbursement eligibility. Once eligibility is confirmed, fifty percent (50%) of the costs related to the project are reimbursed, as the remainder of the costs are paid by a non-ESG match funding sources (i.e., local unrestricted donations). In this manner, the subrecipient in turn commits their dollar-to-dollar match by paying the remainder of the expenses from non-Federal sources.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.2

SECTION 11: NEW BUSINESS

Meeting Date:	**August 26, 2025**
Subject:	**Resolution Approving the Creation of an Adopt a Storm Drain Program**
From:	**Marisela H. Garcia, City Manager**

RECOMMENDATION

It is recommended that Council select an option for an Adopt a Spot Storm Drain Program and approve the creation of the program via resolution.

SUMMARY

On July 22, 2025 Mayor Hernandez presented to Council a proposal for an Adopt a Spot Storm Drain Program. Based on direction provided to staff, this item is returning to Council for consideration of the implementation of this program in the City of Riverbank.

BACKGROUND

In June, Mayor Hernandez was contacted by local resident Cynthia Prieto-Diaz who is a Public Health Analyst and Civic Scientist. Mrs. Prieto-Diaz proposed the establishment of an “Adopt a Spot” program that would empower residents, businesses, and community organizations to take ownership of maintaining our public spaces. In particular, the program was looking to focus on ensuring that our storm water drain inlets were maintained clear of litter. By allowing volunteers to take on this role we can ensure that our city stays clean and attractive, all while alleviating the staff time that is currently dedicated to this task.

On July 22nd Mayor Hernandez presented this item for discussion under Council Referrals. At that time she presented a proposal to initiate an Adopt a Storm Drain program in Riverbank. This program would assist the City in its compliance with our MS4 (Municipal Separate Storm Sewer Systems) Permit issued by the California State Water Resources Control Board. This permit regulates storm water discharges in California. The guidelines of the permit are designed to ensure that the City implements policies and programs that would decrease any pollutants that may potentially make its way to our water streams. The Adopt a Storm Drain program would provide a volunteer opportunity

to residents who would adopt a storm drain in their neighborhood and keep it clear of leaves, trash, and other debris to reduce water pollution and help prevent localized flooding and avoid pollutants from entering our water streams.

Based on the information presented, a majority of the City Council was in agreement with establishing an Adopt a Storm Drain Program, therefore tonight's item presents two options for consideration.

PROGRAM OPTIONS

Option 1: In-house Program Designed and Overseen by City Staff. This option would require staff to oversee the following:

- Creation of a Program Application, including a transfer of liability to the resident who applies
- Development of a Marketing Plan
- Development of a tracking mechanism
- Continual monitoring and follow-up by staff with volunteer residents to ensure proper maintenance is being performed.

Associated costs would include staff time to oversee the development and implementation of the program. Costs associated with the targeted marketing could be absorbed into the current social media consultant contract.

Option 2: Join the Adopt a Storm Drain Program administrated by the Center for Global Environmental Education at Hamline University. The benefits of joining this program include:

- Administration and oversight of the entire program
- Uses City GIS data to track locations
- Creation of a customized website
- Provides resident and administrative support
- Create marketing materials and campaigns
- Deliver custom yard signs to promote the program
- Creation of annual reports to meet MS4 reporting requirements

Associated costs include:

Task	Amount
One Time Set-Up Fees: • **GIS Data Upload** • **Website Customization** • **Graphic Design for marketing materials** • **Custom Welcome Letter for participants**	***$1,800***

Annual Fees: • **Annual Membership** • **Annual MS4 Report Preparation** • **Marketing Signs & Stakes (50 per year)** • **Welcome Packets (50 per year)** • **Sign Distribution (including mailing costs)** • **Administrative Fee (10%)**	***$3,379.75***

STRATEGIC PLAN

This item is not directly related to the Strategic Plan objectives but does help to achieve the City Council's goal to improve/maintain our Infrastructure.

FINANCIAL IMPACT

None associated with this report.

ATTACHMENTS

1. Resolution 2025-
2. Adopt a Storm Drain Program Overview
3. Adopt a Storm Drain Estimate

CITY OF RIVERBANK

RESOLUTION 2025-

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK, CALIFORNIA
APPROVING THE CREATION OF AN ADOPT A STORM DRAIN PROGRAM**

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

WHEREAS, the City of Riverbank is required to develop, implement, and enforce stormwater management programs as part of the Municipal Separate Storm Sewer Systems (MS4s) Permit in order to reduce the discharge of pollutants**;** and

WHEREAS, the implementation of programs to aid in achieving the goals of the MS4 permit is crucial to the operations of the City**;** and

WHEREAS, the establishment of an "Adopt a Storm Drain" program would empower residents, businesses, and community organizations to take ownership of maintaining our public spaces**;** and

WHEREAS, by allowing volunteers to take on the role of maintaining our storm drain inlets clear of litter we can ensure that our city stays clean and attractive, all while alleviating the staff time currently dedicated to this task**;** and

WHEREAS, it is the City Council's desire to implement the Adopt a Storm Drain program within the City of Riverbank and will allocate the resources necessary to ensure the programs sustainability now and in the future.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby authorize:

1. The creation of an Adopt a Spot Program to be (select one) administered in house (Option 1) or join the Adopt a Storm Drain Program by the Center for Global Environmental Education at Hamline University (Option 2)

2. The allocation of General Fund Reserves towards the implementation of an Adopt a Storm Drain Program in an amount not to exceed $5,500.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 26th day of August, 2025; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

ADOPT A STORM DRAIN

Join the award-winning, research-based program making significant impacts to water across the country!

What is Adopt-a-Drain?

Adopt-a-Drain asks residents to take responsibility for a storm drain in their neighborhood and commit to keeping it clear of debris to protect local waterways. Participants sign up for the program on our mobile-friendly site where they can adopt and name drains, report the amount and type of debris they collect, and share stories and photos via Facebook, X, and Instagram.

Awarded WEF's 2024 Public Communication and Outreach award, Adopt-a-Drain is a project of Hamline University in Minnesota. It has been implemented in over 100 communities of all sizes across the United States.

There are more than 18,000 adopters nationwide helping to keep our water clean!

Benefits of joining the Adopt-a-Drain program:

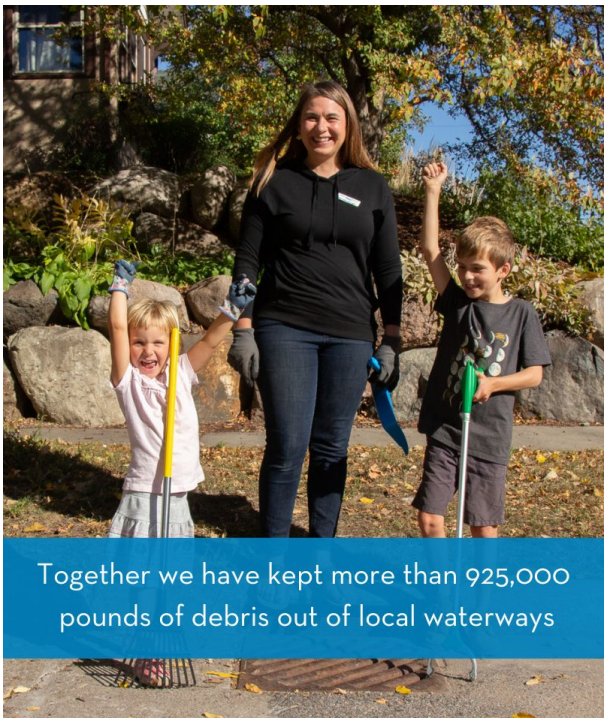
- Membership in a program designed to help meet public participation, involvement, and behavior change requirements for stormwater permits.
- Annual report design to meet MS4 reporting requirements.
- We take care of implementation and maintenance such as managing the website and providing customer and administrative support to partner organizations and participants.
- Access to marketing materials, campaigns, and customizable print and electronic resources for promoting Adopt-a-Drain to residents.
- Our sophisticated and user-friendly website can be used to educate residents on stormwater issues as well as how to safely collect and remove trash, leaves, and debris from around storm drains.
- Delivery of customized yard signs connect participants to their local watershed, recognize their commitment, and create social norms around protecting local water bodies.
- Downloadable list of residents in your area interested in water issues.
- Access to real-time program data that can be sorted by watershed and subwatershed.

Research-based engagement

Designed according to best practices in environmental psychology and behavior change research, the Adopt-a-Drain program is over ten years in the making. Successive pilots, focus groups, and participant surveys honed the program, the website, and our marketing materials into an effective tool for public outreach and engagement. More than fifty cities and watershed districts participated in the design process to create a system that meets the needs of multiple MS4 partners.

Bring Adopt-a-Drain to your community

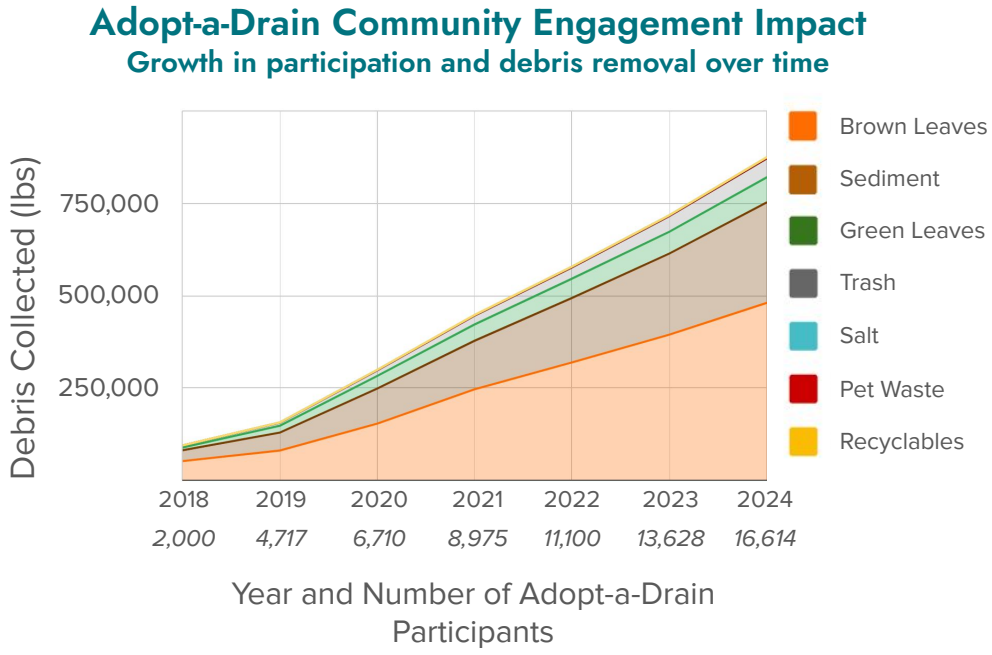
We partner with cities, watershed districts, counties, regional consortia, and community organizations of all sizes to implement the program in their area to prevent flooding and protect local waterways. Fees for participation are based on population, making implementing the Adopt-a-Drain program an affordable and effective tool for communities to engage their residents to make a real impact on water quality.



Measurable Impacts

Data collection that allows you to quantify the impact of pollution reduction and citizen engagement is what distinguishes Adopt-a-Drain from other storm drain adoption programs around the country. We built an effective and easy-to-use web-based tool for MS4s that allows administrators to:

- View participation and impacts over time.
- Sort data by geographic region down to the subwatershed level.
- Sort debris removed by pollution type.
- Download participant data.
- Track the effectiveness of outreach channels.
- Export program data for summary and analysis.



Adopt-a-Drain.org
info@adopt-a-drain.org

ADOPT A STORM DRAIN
A project of Hamline University

ATTACHMENT 3

Organization: Riverbank, CA
Population: 25,000
Date: 7/16/25
Budget Year: 2025

Contact: Tammy Alcantor
Notes: Pricing estimate for first year. Yearly contracts start in January. We will pro-rate the annual fee to the quarter year for contracts starting mid-year.

Item description	Quantity	Unit	Amt	Cost	Notes
ONE TIME SET UP FEES					
Program Set Up					
Set-up Fee: GIS Data	1		$700	$700.00	Adds city, watersheds, subwatersheds, and storm drain data to the system.
Set-up Fee: Website Customization	1		$500	$500.00	Adds city to the website, includes creating admin accounts in Nova. Additional Website customization at $250/hour
Set-up Fee: Graphic Design	1		$600	$600.00	Custom welcome letter, up to 4 signs with local wording. Additional work at $125/hour
Program Set Up Subtotal				**$1,800.00**	
ANNUAL FEES					
Program Management and Implementation					
Site License: Annual Membership	25,000	people	$0.077	$1,925.00	Standard rate for a city. Includes technical application, support, and access to our branded outreach materials
Summary Evaluation and Report	5	hours	$50.00	$250.00	We will compile a year end report for you to use.
Program Management and Implementation Subtotal				**$2,175.00**	
Direct Participant Support					
Coroplast Signs and Stakes	50	pieces	$3.80	$190.00	Lightweight coroplast sign and metal stake
Welcome Packets and Cards	50	pieces	$2.15	$107.50	Printed welcome packet includes envelope, welcome letter, and tip card
Sign Distribution	50	pieces	$12.00	$600.00	Postage and handling for welcome packet and signs
Direct Participant Support Subtotal				**$897.50**	
Additional welcome packets may be requested, at the rates listed above					
Marketing/Outreach					
Collaboration with CGEE Social Media	0	hours	$55.00	$0.00	We can work with you to leverage our social media outreach program.
Consulting with CGEE Team	0	hours	$85.00	$0.00	We are available to assist in the critical outreach efforts
K-12 program materials	0	class-room kits	$500.00	$0.00	Teacher and classroom support materials, including data collection cards, pencils, and information sheets for students to take home to their families

K-12 program implementation	0	10 class-rooms	$3,000.00	$0.00	K-12 project management costs, teacher engagement and retention, and program evaluation and reporting.
Subtotal				**$0.00**	
Total				**$4,872.50**	
Administrative Fee 10%			10%	$487.25	
GRAND TOTAL for first year				**$5,359.75**	
Annual cost going forward (no set up fees)				**$3,379.75**	