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, SEPTEMBER 9, 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 **Proclamation for Hispanic Heritage Month September 15th to October 15th, 2025 and Honoring Jeanette Reyes.-** It is recommended that the City Council present the Proclamation in honor of Hispanic Heritage Month from September 15th to October 15th, 2025, to Riverbank resident Jeanette Reyes.

Item 7.2 **Presentation – KSN, RRRWP Updates-** It is recommended that the City Council receive a presentation from KSN, regarding project history and status for the Riverbank Regional Recycled Water Project (RRRWP).

Item 7.3 **Presentation- Bartle & Wells-** It is recommended that the City Council receive a presentation from Bartle & Wells, regarding funding for the Riverbank Regional Recycled Water Project (RRRWP).

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 August 26, 2025.

Item 9.3 **Reject Bids** for the Pedestrian Access on Roselle Ave over the MID Canal Project and Authorize Staff to Re-bid the Project.

Item 9.4 **Second Reading** by Title Only of an Ordinance Approving Rezone 02-2024, Rezoning 1.94± Acres to Planned Development, Located at 6509 Claus Road (APN 132-048-016) for the Sierra Village Subdivision (Dept. File No. 24-0022).

Item 9.5 **Second Reading b**y Title Only of an Ordinance Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, Located at 4537 California Avenue (APN 062-021-007) for the Meadowview Subdivision (Dept. File No. 25-0010).

10. PUBLIC HEARING

The Public Notice for Item 10.1 was published on 8/20 & 8/27 in the Riverbank Newspaper.

Item 10.1 **Resolution to Consider Approval of Road Abandonment Application No. 01-2025 (Dept. File No. 25-0016) – Old Crawford Road (Westgate Drive). -** Adopt a resolution approving Road Abandonment Application No. 01-2025, to formally abandon/vacate 0.64± acres of Westgate Drive.

11. NEW BUSINESS

Item 11.1 **Resolution of Appointment of Eight (8) Candidates to the Riverbank Youth Council-** It is recommended that the City Council consider the candidates interviewed and recommended by the Panel and appoint eight (8) members to serve on the Riverbank Youth Council for the 2025–2026 term.

Item 11.2 **Opportunity Stanislaus Memorandum of Understanding Discussion-** Council to review and provide guidance on the current Memorandum of Understanding between the City of Riverbank and Opportunity Stanislaus and, if necessary, provide direction to staff.

Item 11.3 **City Flag Design Contest Guidelines-**It is recommended that the City Council provide feedback on the guidelines of the City Flag Design Contest.

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 Mid-Management Employee Association

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 Mid-Management Employee Association

15. ADJOURNMENT

The Next Regular City Council Meeting will be on: **Tuesday, September 23rd, 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 4th Day of September 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.

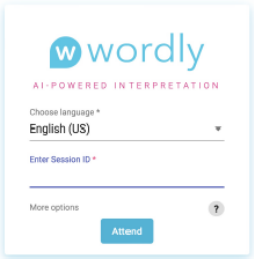
wordly

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:	**September 9, 2025**
Subject:	**Proclamation for Hispanic Heritage Month September 15th to October 15th, 2025 and Honoring Jeanette Reyes.**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Claudia Edwards, Administrative Intern**

RECOMMENDATION

It is recommended that the City Council present the Proclamation in honor of Hispanic Heritage Month from September 15th to October 15th, 2025, to Riverbank resident Jeanette Reyes.

SUMMARY

The month of September 15th to October 15th is recognized Nationally as Hispanic Heritage Month. The City of Riverbank is celebrating by distinguishing the rich history and contributions made by the Hispanic and Latino individuals.

Today, over 60 million people, or 18.5 percent of the American population, are of Hispanic or Latino origin. We celebrate Hispanic Heritage Month to recognize the achievements and contributions of Hispanic American champions who have inspired others to achieve success and expressing our appreciation of our Hispanic community.

Today, we honor Jeanette Reyes for her outstanding work with the Latino Leadership Initiative. Jeanette dedicated her project to building a youth council at the same time we were working to establish ours. Her commitment reflects not only her leadership, but also her dedication to empowering young people in our community. As a resident and young leader who returned to serve her community, Jeanette embodies the values of service, vision, and collaboration. We are grateful for her contributions and proud to highlight the positive impact she continues to make. Jeanette shares that her family has generationally been living in Riverbank since the 1980's. She is a Riverbank Unified School District Alumni and a first-generation college grad. Using her B.A in Chicano/Chicana Studies with an emphasis on community engagement from San Jose State University, she brings insights towards providing young people with tools to be a civically engaged and advocate through a workshop series she is developing further with the hopes of adding to the existing Youth Council.

BACKGROUND

According to the Library of Congress, the observation began in 1968 as Hispanic Heritage week under President Lyndon B. Johnson. In 1988, President Ronald Reagan expanded it to a month-long observance by celebrating histories, cultures and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America. September 15 is significant because it is the anniversary for Latin American Countries Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. Mexico and Chile celebrate independence days on September 16 and September 18.

FINANCIAL IMPACT

None

ATTACHMENT

1. Proclamation

CITY OF RIVERBANK

Proclamation

HISPANIC HERITAGE MONTH
SEPTEMBER 15TH - OCTOBER 15TH

WHEREAS, The City of Riverbank is committed to continuing to build a welcoming and neighborly community, embracing diversity and fostering equity for every resident; and

WHEREAS, Latinos and Hispanics have enriched the Riverbank Community and play a vital role in Riverbank's economy and workforce with cultural, educational, and political influences, and

WHEREAS, residents of Latino and Hispanic origin make up fifty-seven (57%) percent of the city's population, making it the largest race or ethnic minoritized group in the City, and

WHEREAS, Latino and Hispanic Heritage Month is an opportunity to celebrate the vibrant traditions of people whose ancestry can be traced to Mexico, Central America, Caribbean Islands, South America, and Spain; and

WHEREAS, the Hispanic community has had a profound influence on our City through their strong commitment to family, faith, hard work, and service; and

WHEREAS, today we honor Jeanette Reyes for her dedication to empowering the young people in our community. She embodies the values of service, vision, and collaboration.

NOW, THEREFORE, LET IT BE RESOLVED that the City Council of the City of Riverbank hereby proclaims September 15th to October 15th as Hispanic Heritage Month and invite all to celebrate the contributions that have been made to our City and our community by Hispanic Americans.

September 9, 2025

_____

Rachel Hernandez, Mayor

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.2

SECTION 7: PRESENTATIONS

Meeting Date:	**September 9, 2025**
Subject:	**Presentation – KSN, Riverbank Regional Recycled Water Plant Updates**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Cody Bridgewater, Director of Public Works**

RECOMMENDATION

It is recommended that the City Council receive a presentation from KSN, regarding project history and status for the Riverbank Regional Recycled Water Project (RRRWP).

SUMMARY

KSN is providing an informational presentation on the project history and status for the Riverbank Regional Recycled Water Project (RRRWP).

FINANCIAL IMPACT

There is no financial impact with the report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 7.3

SECTION 7: PRESENTATIONS

Meeting Date:	**September 9, 2025**
Subject:	**Presentation- Bartle & Wells – Financial Pro Forma Riverbank Regional Recycled Water Project**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Cody Bridgewater, Director of Public Works**

RECOMMENDATION

It is recommended that the City Council receive a presentation from Bartle & Wells, regarding funding for the Riverbank Regional Recycled Water Project (RRRWP).

SUMMARY

Bartle & Wells is providing an informational presentation on the funding for the Riverbank Regional Recycled Water Project (RRRWP).

FINANCIAL IMPACT

There is no financial impact with the report.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.1

SECTION 9: CONSENT CALENDAR

Meeting Date:	**September 9, 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:	**September 9, 2025**
Subject:	**Approval of the City Council and Local Redevelopment Authority Board Minutes for August 26 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 August 26, 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 August 26, 2025.

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 -*Mayor / Chair Hernandez called the meeting to order at 6:00pm*

2. FLAG SALUTE –*Mayor Hernandez led the pledge of allegiance.*

3. INVOCATION – *Reverend Randy Richardson provided the invocation.*

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

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

City Manager Garcia provided a PowerPoint overview on homelessness in Riverbank and Services provided by Cambridge Academies at Sierra House.

Hailey with Cambridge Academies provided an update on Sierra House and introduced the new Sierra House Manager / facilitator Donny Merchant.

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 the Public Comment Period at 6:27 P.M.

Kate Donovan, Riverbank resident, opposed the Riverwalk project. Express her concern with sewer infrastructure.

Maria Solis, Branch Manager Riverbank Library, to remind the community that they are currently located at the Teen Center while remodeling is in process and share upcoming events.

Michael Christie, Riverbank resident to express his support for Sierra House. Extend an invitation to the community for the upcoming comedy event that will be held at the 108 Sports Lounge in benefit of the Shop with a Cop Program.

Barney Aggers, Stanislaus County resident to express his opposition to the Riverwalk project. Recommends that Council allow voters to vote on the Riverwalk initiative on the 2026 ballot.

Mayor Hernandez closed the Public Comment Period at 6:34 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 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 2025-087** for Approval of the Amended and Restated Central San Joaquin Valley Risk Management Authority (CSJVRMA) Joint Powers Agreement.

Item 9.5 **Resolution 2025-088** Accepting the Public Improvements from LGI Homes – California LLC for Diamond Bar East Subdivision.

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

ACTION**: By motion moved and seconded (Uribe / Call 4/0) to approve Consent Calendar **as presented.

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

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.

City Manager Garcia provided a comprehensive report and PowerPoint presentation on this item.

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 6:39 P.M.

Mayor Hernandez Closed the Public Hearing at 6:40 P.M

City Clerk: The Landowner submitted via mail the consent & Waiver of the Annexation of the Territory to Community Facilities District No. 2016-1 Annexation No.3, and will be attached for the record.

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

***ACTION**: By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-089** 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.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

City Clerk: 7 number of votes were in favor of the Ballot Measure
0 number of votes were in opposition to the Ballot Measure

There is at least a two-thirds majority vote in favor of the ballot measure. The resolution declaring election results and directing the recording of an amended Notice of Special Tax Lien shall be adopted.

***ACTION**: By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-090** 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.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

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).

Michael Arroyo, Contract Planner, gave a comprehensive staff report and power point presentation on the proposed Ordinance 2025-XXX Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development and the Resolutions to consider approval of (1) Vesting Tentative Subdivision Map (VTSM 02-2024); and (2) Architecture and Site Plan Review (ASPR 09-2024).

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 6:51 P.M.

Rick Mummert with Benchmark Engineering present to take any questions from Council or Public.

Mayor Hernandez Closed the Public Hearing at 6:54 P.M.

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

***ACTION**: By motion moved and seconded (Uribe / Pimentel 4/0) to approve the **First Reading of Ordinance 2025-XXX** Approving the Rezone (RZ 02-2024) of Approximately 1.94± Acres (Assessor Parcel Number 132-048-016) to Planned Development; and **Resolution 2025-091** Approval of Vesting Tentative Subdivision Map (VTSM 02-2024); **Resolution 2025-092** Architecture and Site Plan Review (ASPR 09-2024)*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

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)

Teresa McDonald, Senior Planner, gave a comprehensive staff report and power point presentation on the proposed Ordinance 2025-XXX 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).

City Council discussed item with staff.

Mayor Hernandez opened the Public Hearing at 7:00 P.M.

Cary Pope present to take any questions from Council or Public.

Mayor Hernandez Closed the Public Hearing at 7:01 P.M.

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

***ACTION**: By motion moved and seconded (Uribe / Call 4/0) to approve the **First Reading of Ordinance 2025-XXX** Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, and **Resolution 2025-093** Approving Vesting Tentative Subdivision Map 01-2025; **Resolution 2025-094** 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*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

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.

Leticia Ibanez, Housing Specialist, gave a comprehensive report and PowerPoint presentation on the Fiscal Year 2024-2025 HOME Program and Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER).

City Council discussed item with staff.

***ACTION**: By motion moved and seconded (Uribe / Call 4/0) to approve **Resolution 2025-095** of Concurrence and Support of the Fiscal Year 2024-2025 Stanislaus HOME Consortium and Stanislaus Urban County Consolidated Annual Performance and Evaluation Report (CAPER)*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, Call, and Mayor Hernandez
NAYS: None / ABSENT: Fosi / ABSTAINED: None

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.

City Manager Garcia gave a comprehensive report and PowerPoint presentation on the Creation of an Adopt a Storm Drain Program.

City Council discussed item with staff.

***ACTION**: By motion moved and seconded (Hernandez / Uribe 3/1) to approve **Resolution 2025-096** approving the Creation of an Adopt a Storm Drain Program. Pilot for 1 year with option 2.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Pimentel, and Mayor Hernandez
NAYS: Call / ABSENT: Fosi / ABSTAINED: None

12. COMMENTS/REPORTS

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

Item 12.1 Staff

City Manager Garcia:

- *All city offices will be closed this Friday due to our 9/80 work schedule and Monday for the Labor Day holiday.*
- *The city received 20 applications for Youth Council, so we're really excited to see so much interest happening. Interviews will be held this Saturday, August 30th with the goal of appointments being made at the September 9th meeting.*

- *And we have received a response from HCD Housing and Community Development regarding our housing element. Unfortunately, we received another comment letter which will require an additional scope of work and budget to prepare responses, which then of course will also trigger a 60-day review period by HCD. A copy of the letter has been posted to our Housing Element webpage on the city's website. If anybody is interested.*

Item 12.2 Council/Authority Member

Councilmember Uribe:

- *I want to thank the chamber. I don't think they are here today, but I want to thank them for hosting a mixer last week at one of their chamber members at the 108. They had a pretty fun karaoke night, had some raffle prizes. Rumor is, I sang pretty terribly so. We did have a lot of fun there, and so I appreciate the chamber for getting out there and including the members and having fun events like that. So hopefully more residents, more members can kind of come out there and join us for these kinds of fun events.*
- *TJ Maxx, if you haven't heard, is doing a job fair today and tomorrow, they are going to be holding it at the RIC at the Industrial Complex from 8:00 am to 5:00pm. So, if you know anybody, share, share, you know, spread the word.*
- *I was also going to share this Saturday we are doing the youth Council interviews, selecting and then sending those recommendations to council for September 9th.*

Councilmember Pimentel:

- *On the 15th, I attended the Modesto Nuts Game with the Council and Sister City. Councilmember Uribe took first place in the hula hoop contest, which I think mine had cement in it. Just saying!*
- *On the 22nd, Sister City met at Pizza Plus finalizing the details for the September 13th Mexican Independence Dinner. And we're going to be doing a silent auction. Tickets are $40. Reach out to the city staff.*
- *On the 22nd Francis at Red Robin partnered with Community Praise Tabernacle for a fundraiser. Also, our faith-based churches and riverbanks, all denominations. If you could reach out to me, I'll be more than happy to promote you on my City Facebook page.*

Councilmember Call:

- *So last week I had the opportunity to ride with the Sheriff's department and the helicopter, which time of my life. We discussed how we, as a contract city benefit to access of air support for search and rescue, suspect tracking and emergency aerial support. So, thank you to Chief Ridenour and our police services for all you do.*

- *New business, I want to revisit our Greenbelt agreement with Oakdale it came up in a meeting I'd like to revisit to protect our city's identity, growth, boundaries, and our long-term planning.*
- *Ordinance enforcement, it has been brought to several of our attention that the part time enforcement officer did not work out. So, we are looking to re-fulfill it. But I just want to put pressure and reinforce importance of this position because of the illegal vendor enforcement to protect the integrity of health and safety standards within our city.*
- *And then for follow up, I have been reviewing the Opportunity Stanislaus contract and terminating that agreement. For my understanding, they wanted to do a workshop. All of Council wanted them to come present. They are not here. We have been talking about this for over three months now, so I don't understand why we're still talking about it.*
- *And then lastly, adding a deputy. I would really like to get Council support on this. With the six year fulfill rate, pretty much it takes up to six years. We saw tonight we're adding about 40 more units; 50 more units and we have increased retail. So, I don't really understand why this keeps coming up.*

Item 12.3 Mayor/Chair

Mayor Hernandez:

- *For StanCOG, I am chair of the Valley Vision Steering Committee. This committee, one of many, sets forth the development pattern for a region which, when combined with transportation policies, aims to reduce GHG and is now assessing vehicle miles traveled as imposed by the state. We went over the Public participation Plan, which is a fluid document. They are happy to report increasing and making this more robust. So, they're going to come to council. They're going to be working with a partner, a nonprofit that specializes in community engagement and going to be partnering around that over the course of the next few months. So, there's a website that I can pass along as well for that. StanCOG is moving forward with looking for a new Executive Director. So, there was a decision to terminate the prior Executive Director. And there's an Ad hoc committee that is spearheading the independent investigation. I am was kind of voluntold, but I'm happy to volunteer on the ad hoc committee for a new Executive Director search. With all that's going on with the grand jury report and with the ongoing work that has to happen with Stan Cog. We're moving both pieces at the same time, that Ad hoc committee and 2nd Ad hoc committee is with Supervisor Grewal and Mayor George Carr. So, I'll be reporting more on that as soon as we get together. And we're going to be getting together more frequently than the monthly StanCOG meetings.*
- *We have been attending the CEDAC, which is a Consolidated Emergency Dispatch Agency Commission meeting, and we as a contract city, it's important to us to be attentive to all the changes, ongoing changes, and we trust that County and Sheriff 911 and everyone involved prioritize the services to our residents.*

- *We had a successful Riverbank Industrial Complex meeting. Present was the Army, USEPA, our Congressmember McClintock, Aemetis and our City Staff and Councilmember Uribe. It was a room full of people who are wanting to push forward the projects that we have, just like Council going on at the Riverbank Industrial complex. I think there's a renewed sense of motivation, and we're really excited to have that moving forward.*
- *I got my two tickets for the Mexican Independence Day event, so I will see you all there.*
- *And I also want to thank Station 26 Fire Department, Sheriff, Riverbank Police Services, SR 911, Caltrans, everybody that was involved in protecting our community last week during the fires, 30 acres. It was quick communication and all of us were able to, I think, handle the kind of distress that was happening during that time. So, thank you all very much.*

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

There being no public comment, Mayor Hernandez motion to closed Session at 7:35 P.M.

Reconvened from Closed Session at 9:13 P.M.

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

***DIRECTION**: Direction was provided to staff.*

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

***DIRECTION**: Direction was provided to staff.*

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

ACTION: *Claim was denied by a vote of 4/0.*

15. ADJOURNMENT OF THE REGULAR MEETING

There being no further business, Mayor / Chair Hernandez adjourned the regular meeting at 9:14 P.M.to the next regular scheduled City Council / LRA Meeting of September 9, 2025 at 6:00 P.M.

ATTEST: (Adopted 09/09/2025)

Gabriela Hernandez, CMC
City Clerk / LRA Recorder

APPROVED:

Rachel Hernandez
Mayor/ Chair

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 9.3

SECTION 9: CONSENT CALENDAR

Meeting Date:	**September 9, 2025**
Subject/ Title:	**Reject Bids for the Pedestrian Access on Roselle Ave over the MID Canal Project and Authorize Staff to Re-bid the Project.**
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 City Council approve two (2) actions by a roll call vote:

1. Reject the bids received on August 21, 2025 for the Pedestrian Access on Roselle Ave over the MID Canal Project; and

2. Authorize staff to re-bid the project.

SUMMARY

A bid opening was held on Thursday, August 21, 2025 to consider the bids for the Pedestrian Access on Roselle Ave over the MID Canal Project. The following bid was received:

United Pavement Maintenance, Inc.	$534,926.78

Staff has reviewed the bid, and is recommending that it is in the City's best interest to reject the bid and re-bid the project. Bids came in well over the Engineer's Estimate of $445,153.00, so staff will take another look at the overall project scope and make any necessary changes before placing the project back out to bid.

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for, asphalt removal & paving, curb, gutter, sidewalk, ADA access ramps, striping, fencing and handrails, traffic control, and all other work included on the plans for the above mentioned project.

FINANCIAL IMPACT

None.

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO.9.4

SECTION : CONSENT CALENDAR

Meeting Date:	**September 9, 2025**
Subject:	**Second Reading by Title Only of an Ordinance Approving Rezone 02-2024, Rezoning 1.94± Acres to Planned Development, Located at 6509 Claus Road (APN 132-048-016) for the Sierra Village Subdivision (Dept. File No. 24-0022).**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Teresa McDonald, Senior Planner**

RECOMMENDATION

Second reading of an ordinance approving Rezone No. 02-2024 - Sierra Village (Dept. File No. 24-0022).

EXECUTIVE SUMMARY

Rezone 02-2024 (hereinafter referred to as "proposed Project") involves the rezoning of the subject property to a new Planned Development (P-D) Zone District to allow for a single-family residential subdivision.

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 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 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.

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.

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 2025-xxx REZ

CITY OF RIVERBANK
ORDINANCE 2025-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING REZONE NO. 02-2024 – SIERRA VILLAGE, REZONING 1.94± ACRES TO PLANNED DEVELOPMENT (P-D), LOCATED AT 6509 CLAUS ROAD (APN: 132-048-016)

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 9th Day of September, 2025; motioned by

Councilmember _____, seconded by Councilmember _____; moved said ordinance by a City Council _____ vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
Tom P. Hallinan
City Attorney

RIVERBANK CITY COUNCIL / LOCAL RDVELOPMENT AUTHORITY

AGENDA ITEM NO.9.5

SECTION 9: CONSENT CALENDAR

Meeting Date:	**September 9, 2025**
Subject:	**Second Reading by Title Only of an Ordinance Approving Rezone 01-2025, Rezoning 5.83± Acres to Planned Development, 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

Second reading of an ordinance approving Rezone No. 01-2025 - 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.

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 Conrotto 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 recommended approval to the City Council for a rezone to a new Planned Development zone to allow for alternative development standards.

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

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.

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 2025-xxx REZ
   Exhibit A – Meadowview Planned Development

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 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 9th Day of September, 2025; motioned by Councilmember _____, seconded by Councilmember _____; moved said ordinance by a City Council _____ vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

APPROVED AS TO FORM:

_____
Tom P. Hallinan
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

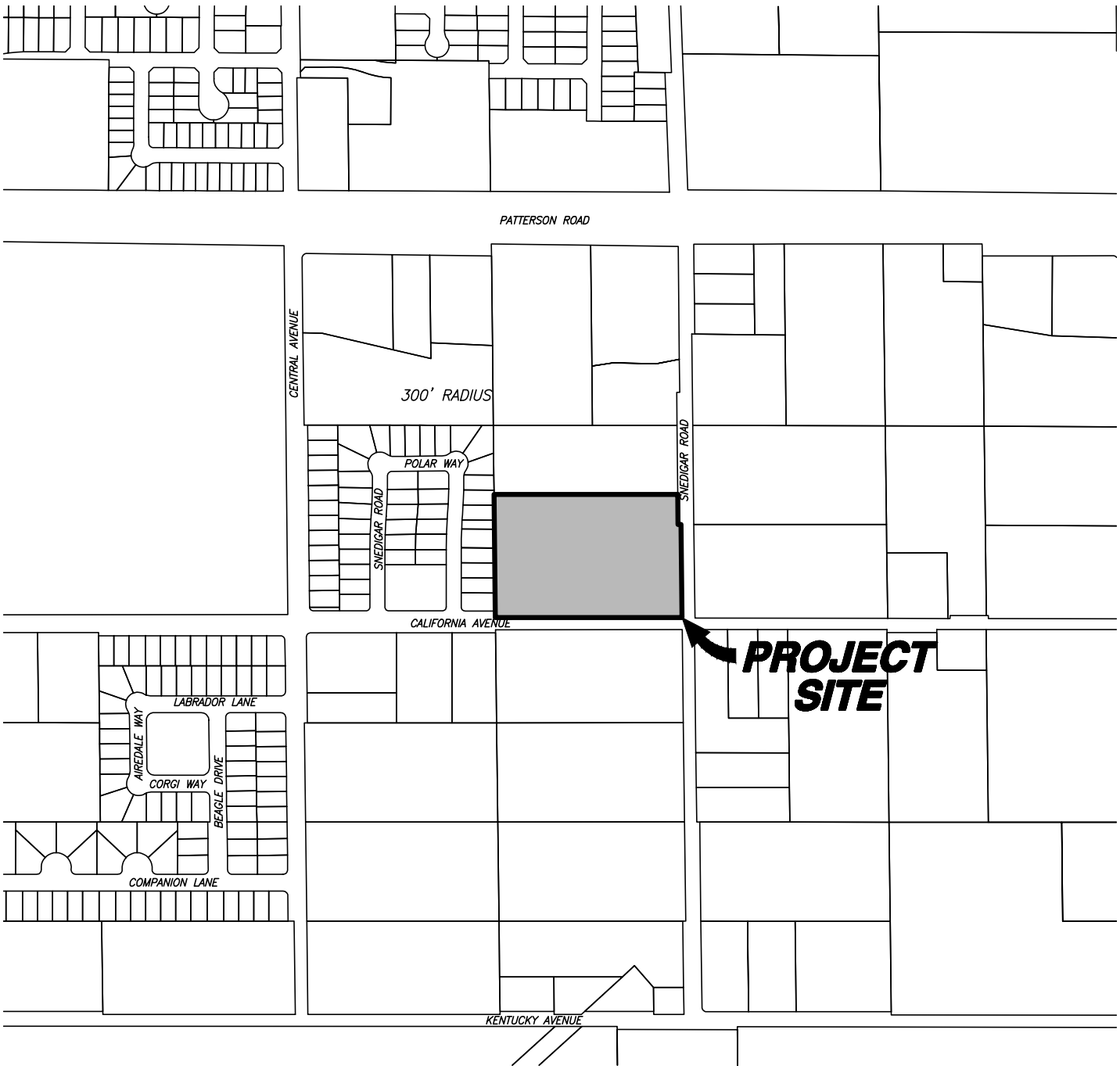
The proposed project is a 5.83-acre parcel located on the northwest corner of California Avenue and Snedigar Road.

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'

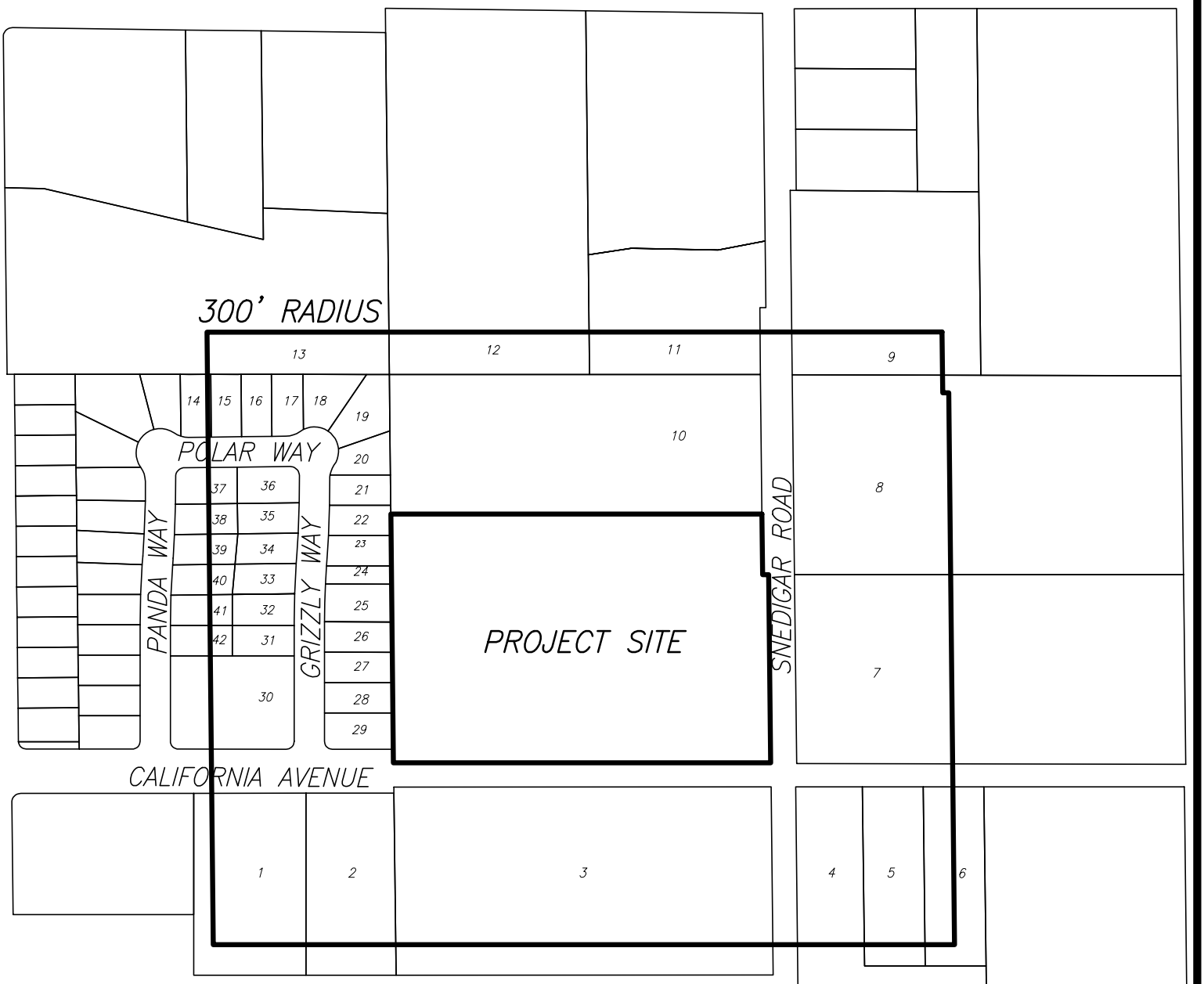
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

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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300' RADIUS MAP
MEADOWVIEW
RIVERBANK, CALIFORNIA

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DATE:	2/4/2025
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JOB:	206211

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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.

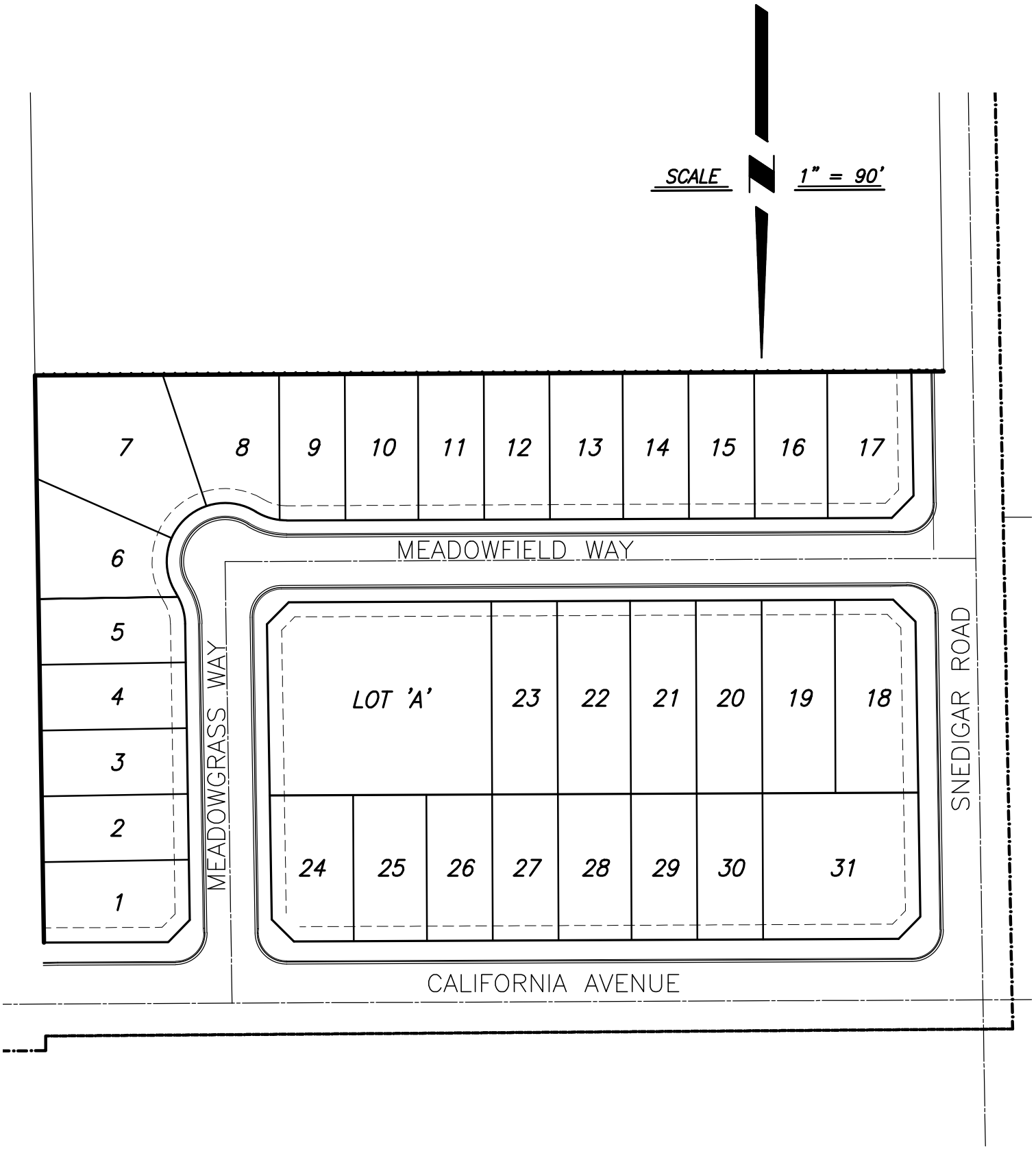
2.2 Residential Land Use and Project Density

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
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SHEET:	1 / 1
JOB:	206211

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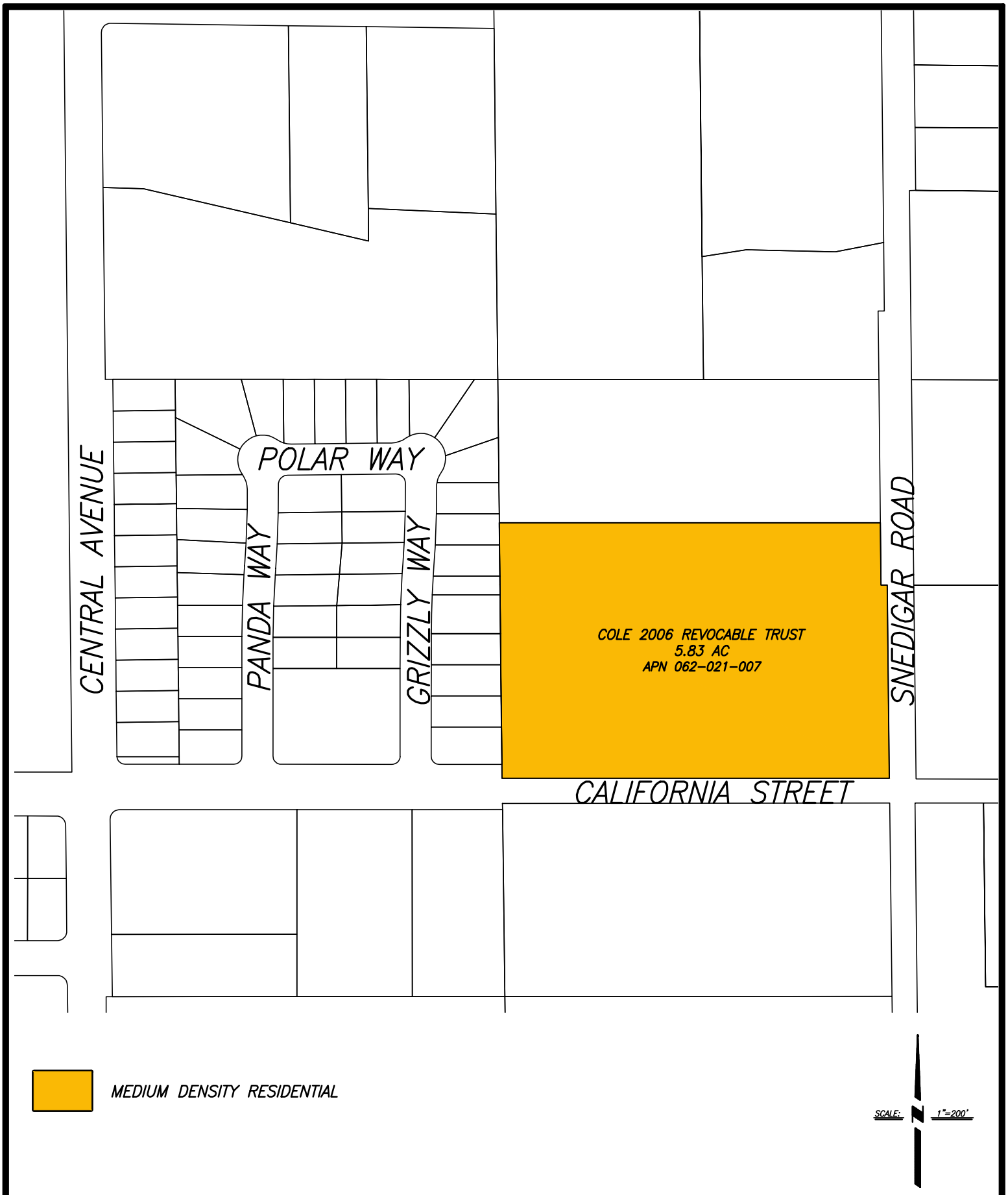

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EXISTING GENERAL PLAN
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

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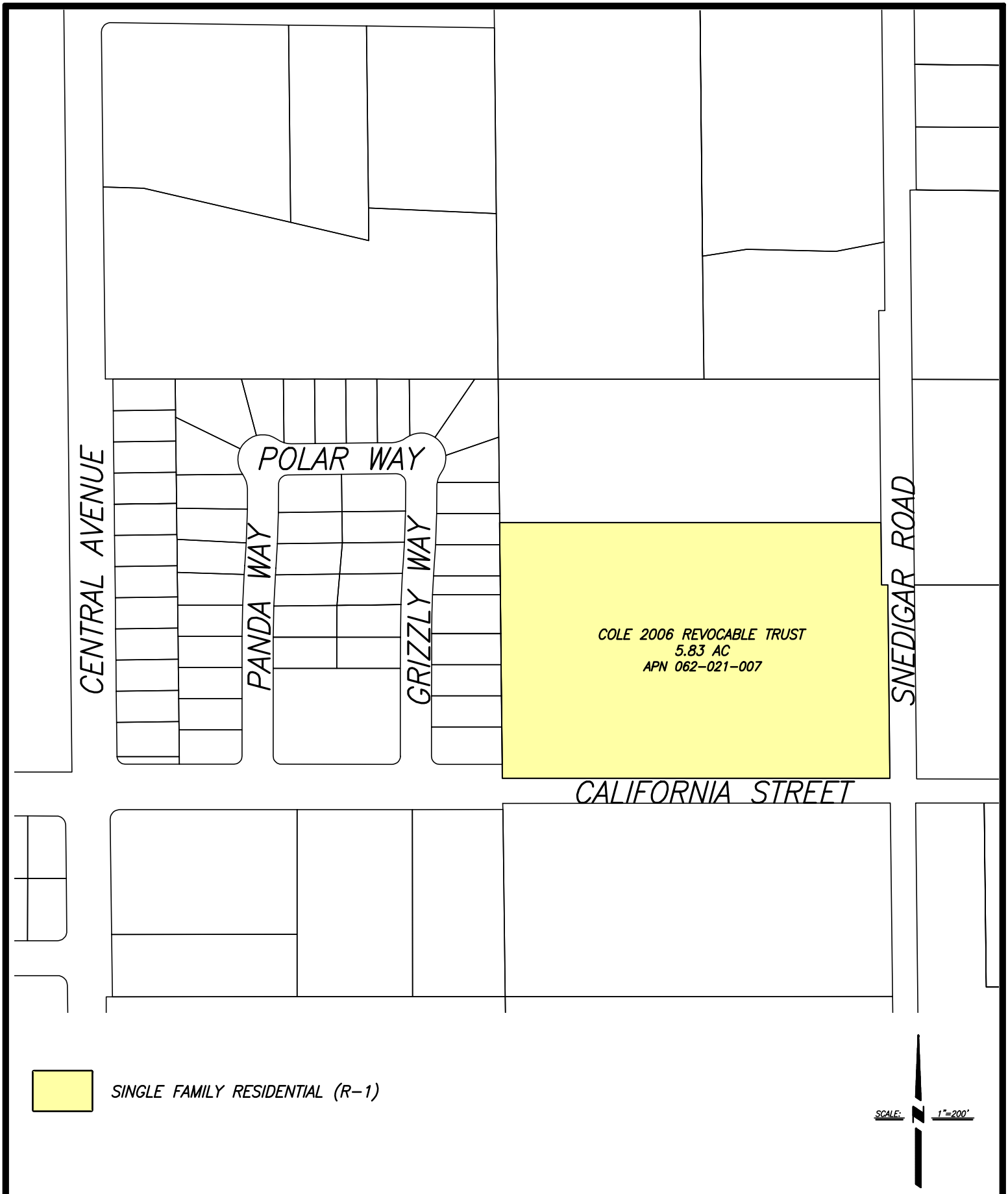

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EXISTING ZONING
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

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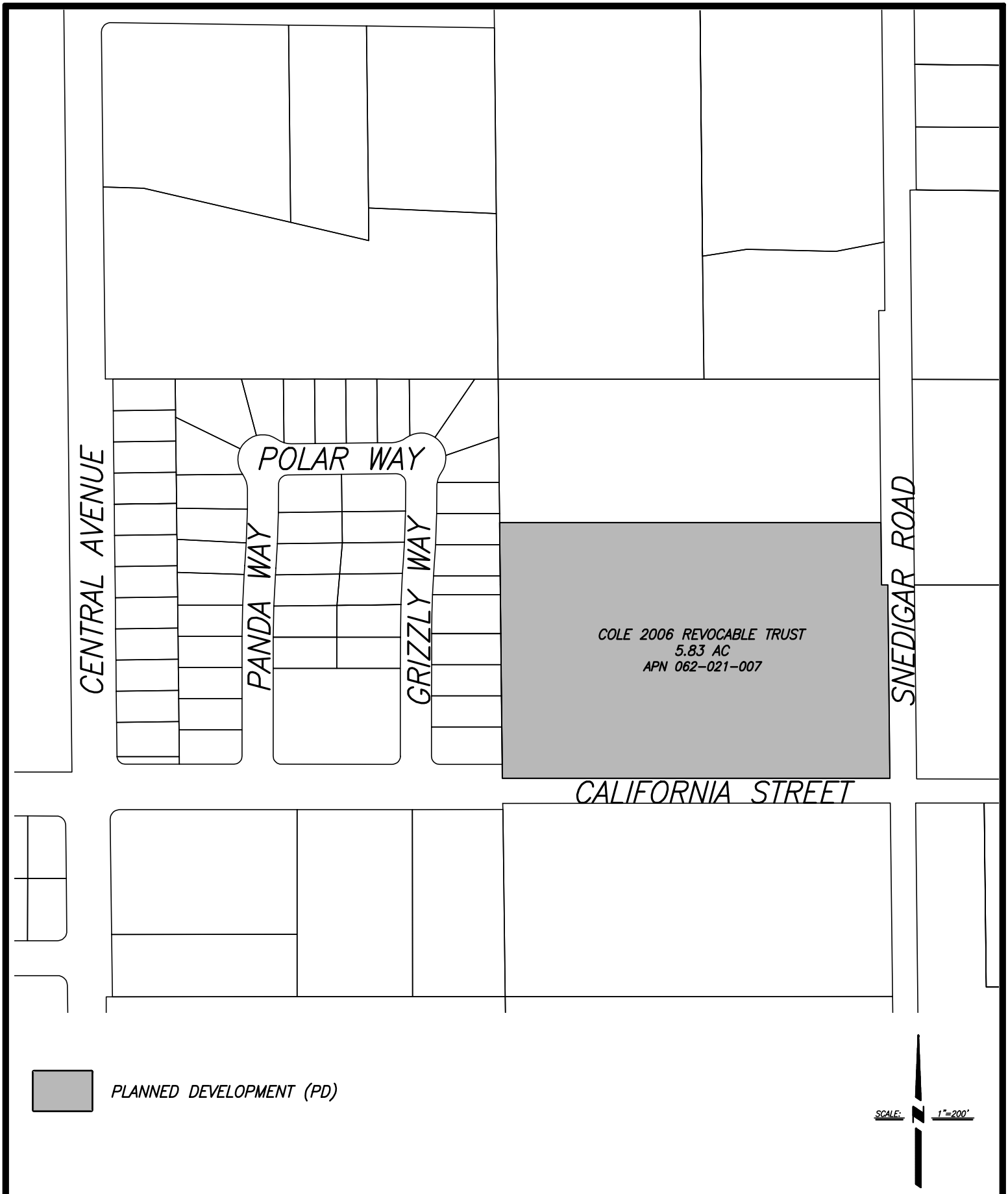

PLANNED DEVELOPMENT (PD)

SCALE: 1"=200'

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PROPOSED ZONING
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	RS
DATE:	2/10/2025
SHEET:	1 / 1
JOB:	206211

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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.

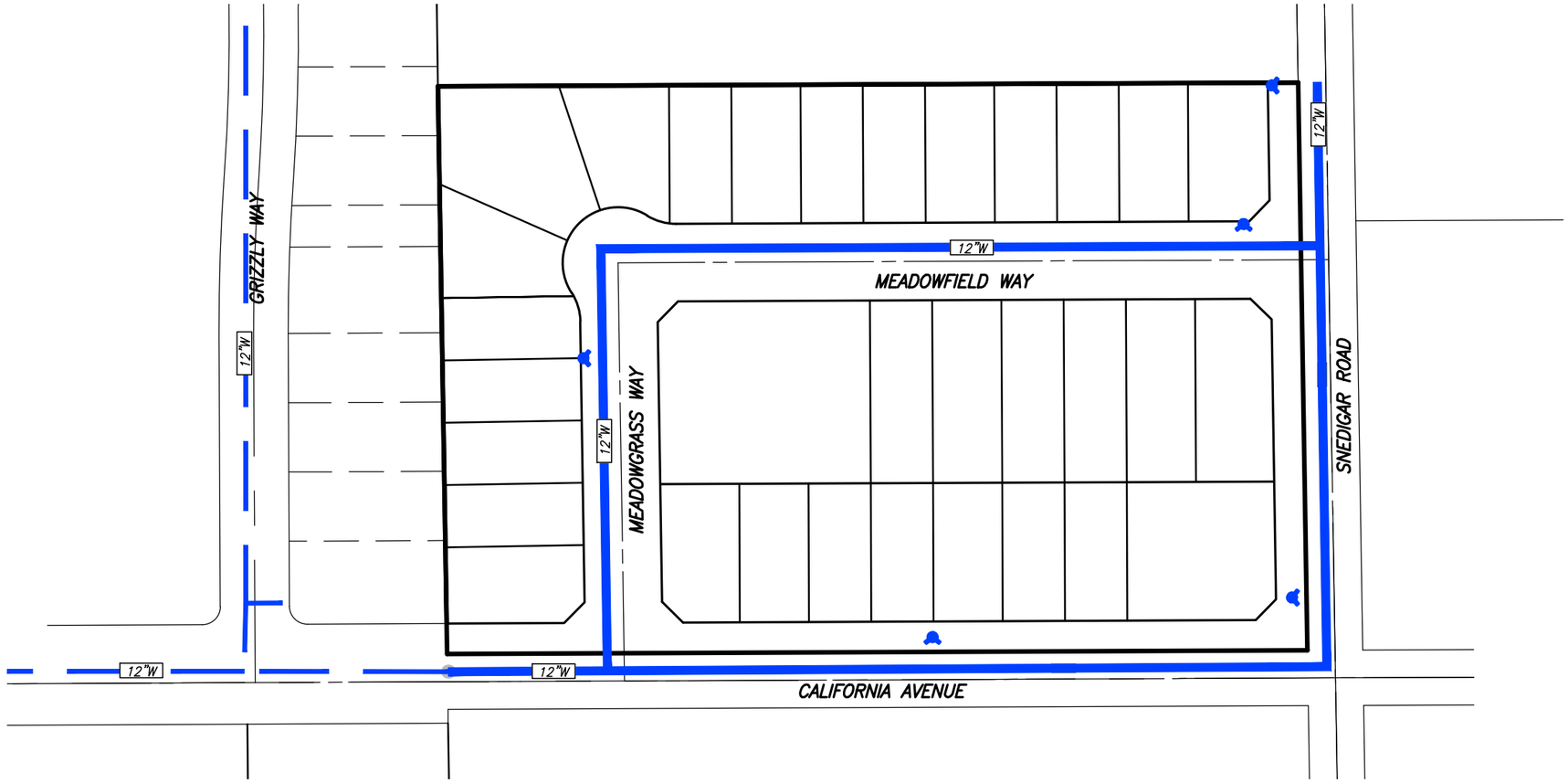
3.4 Storm Drain System

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

BENCHMARK ENGINEERING, INC.
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4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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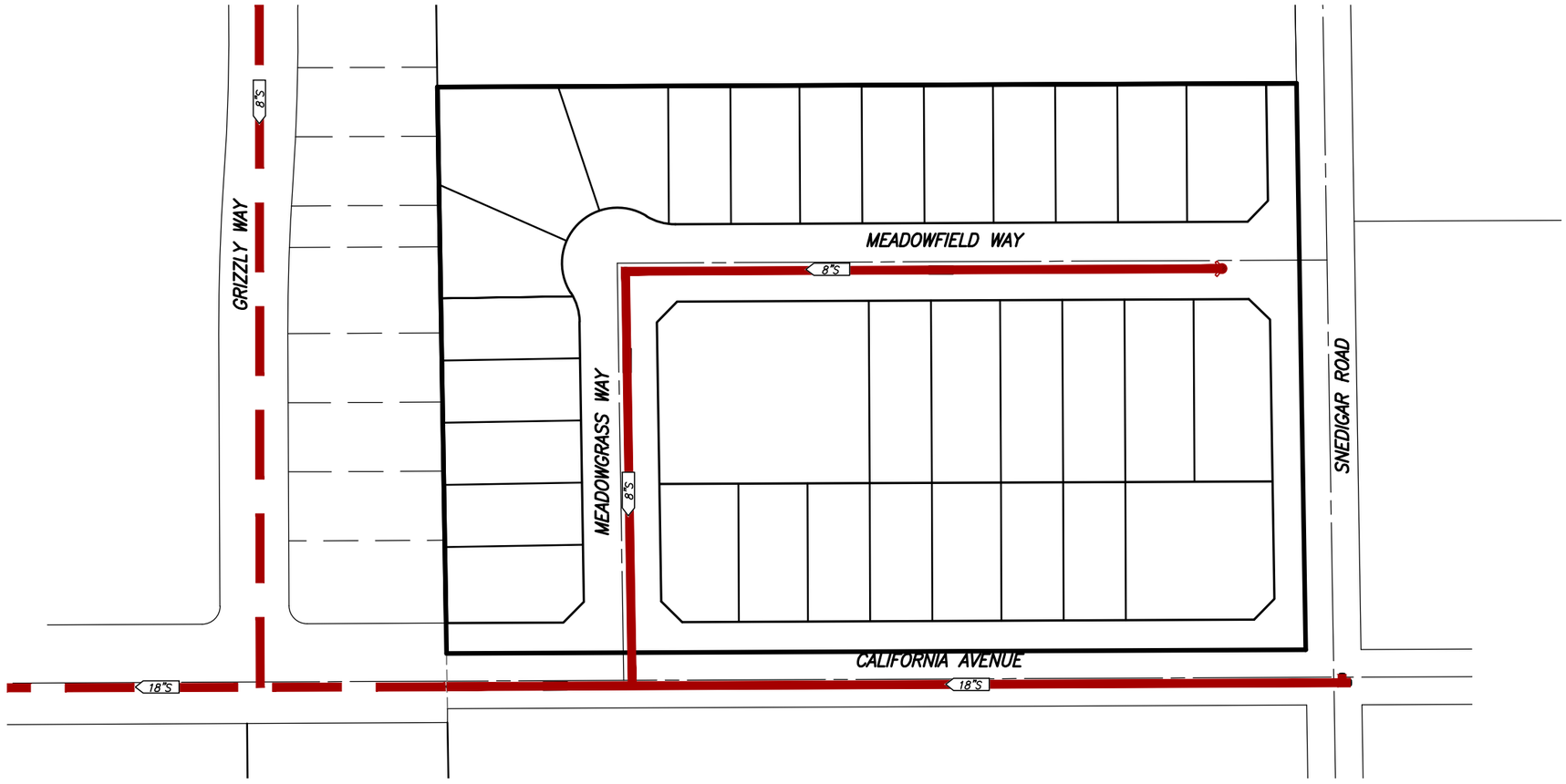
WATER SYSTEM EXHIBIT
MEADOWVIEW

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.
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4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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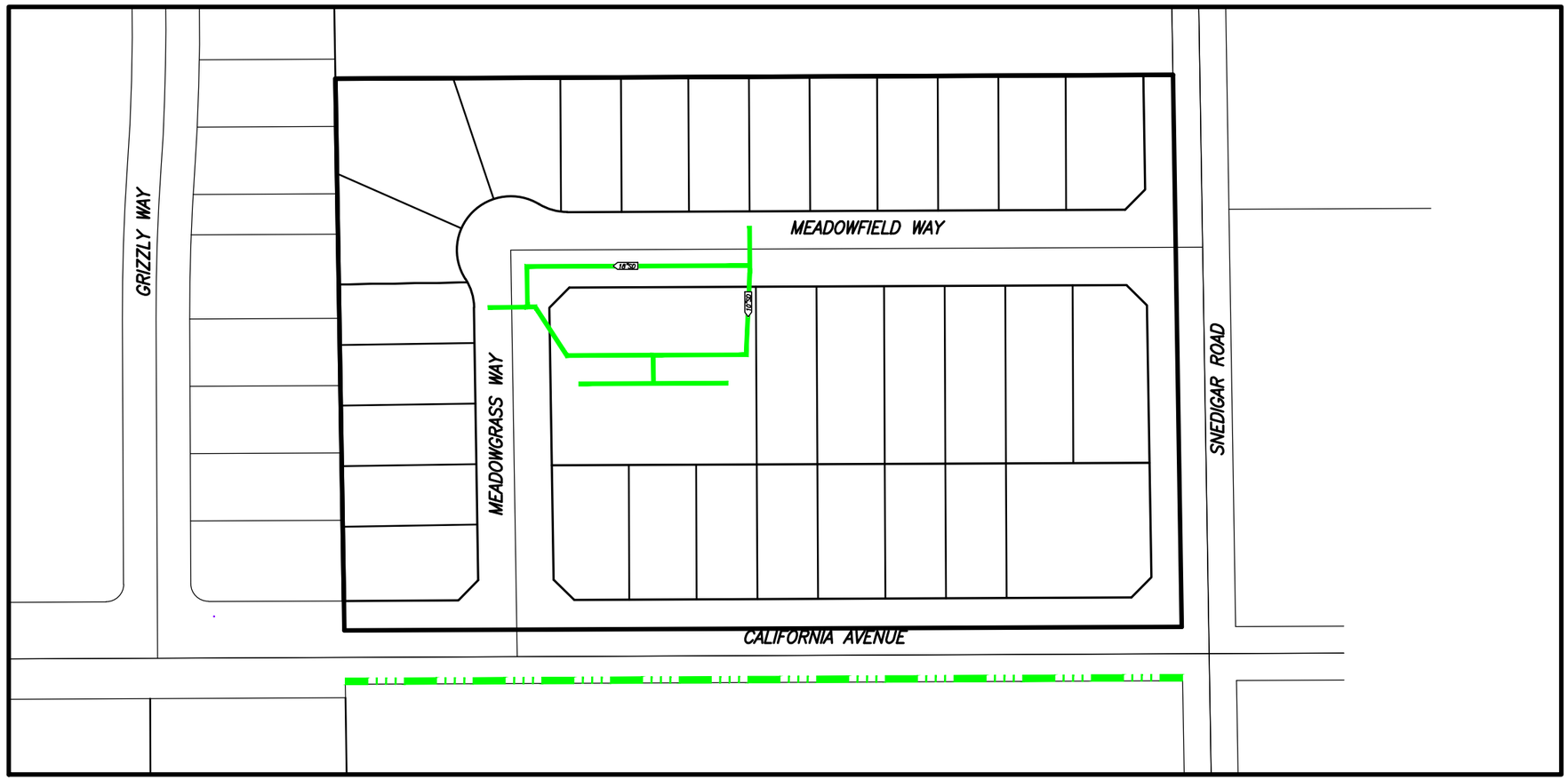
SEWER SYSTEM EXHIBIT
MEADOWVIEW

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

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

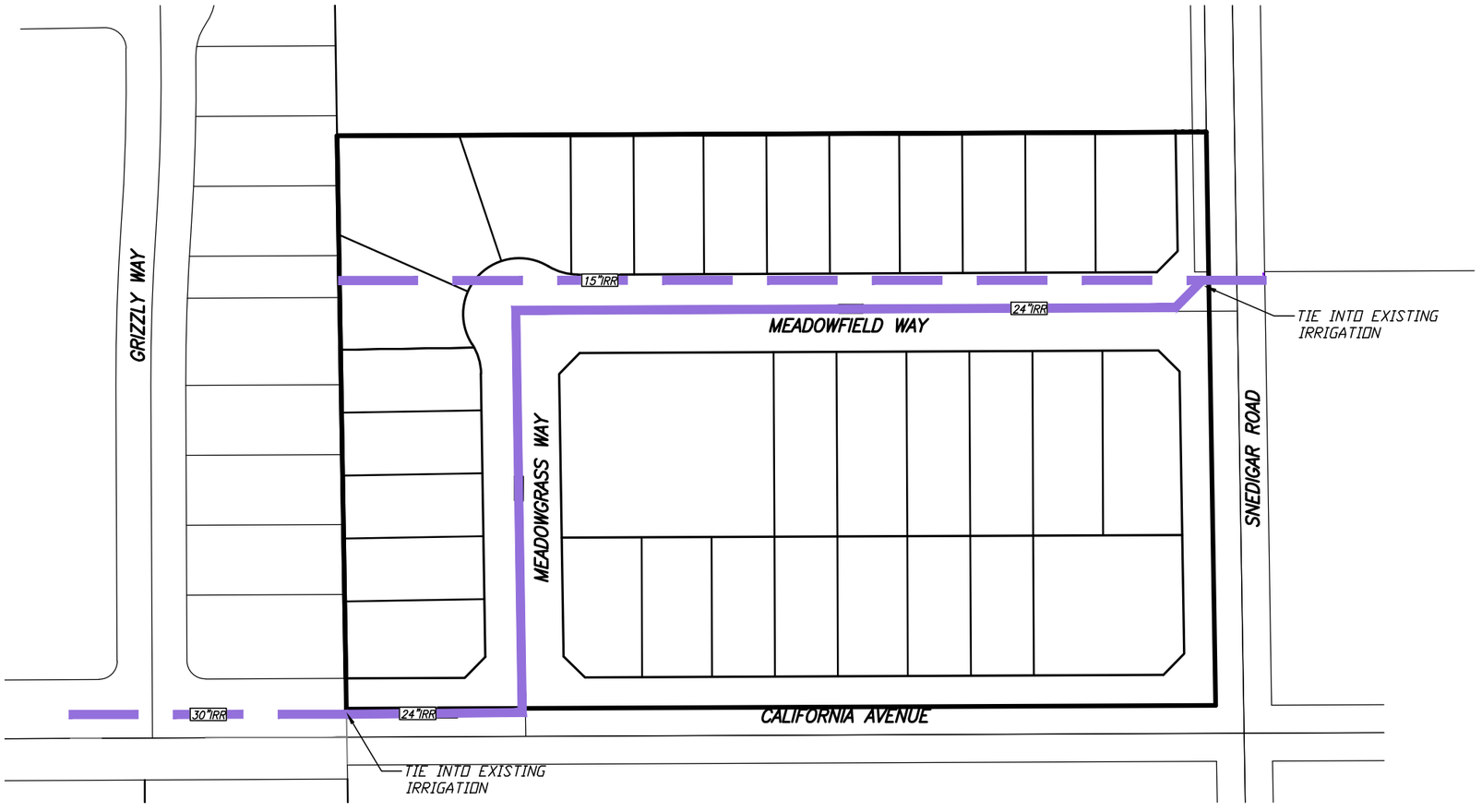
STORM DRAIN SYSTEM EXHIBIT
MEADOWVIEW

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

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

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.

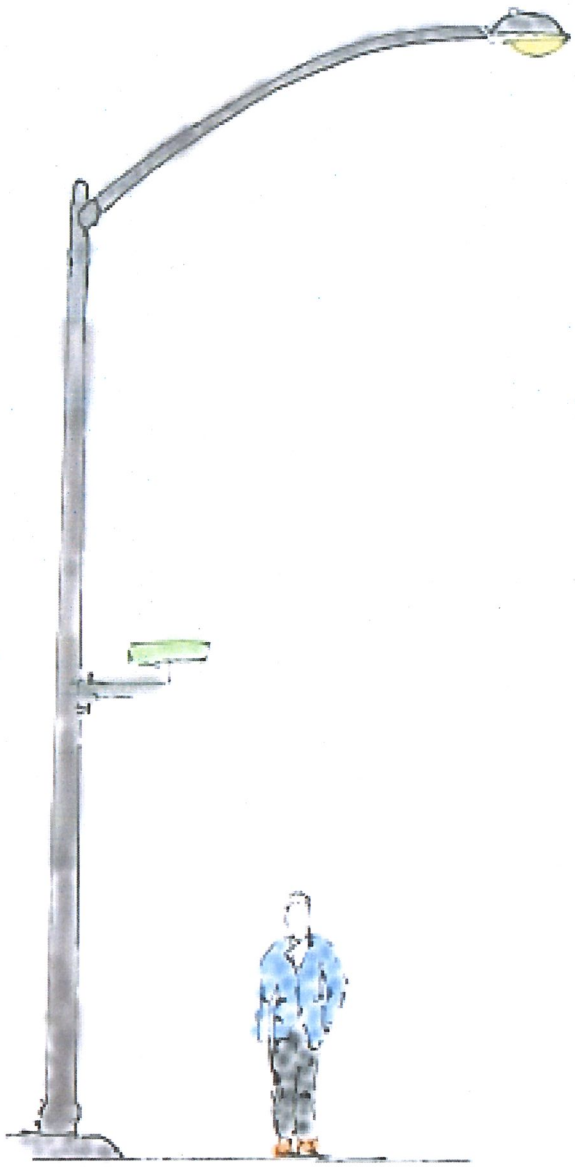
4.5 Public Transportation

A limited amount of public transportation currently is available in Riverbank. Additional routes and buses will be made available as demand unfolds.

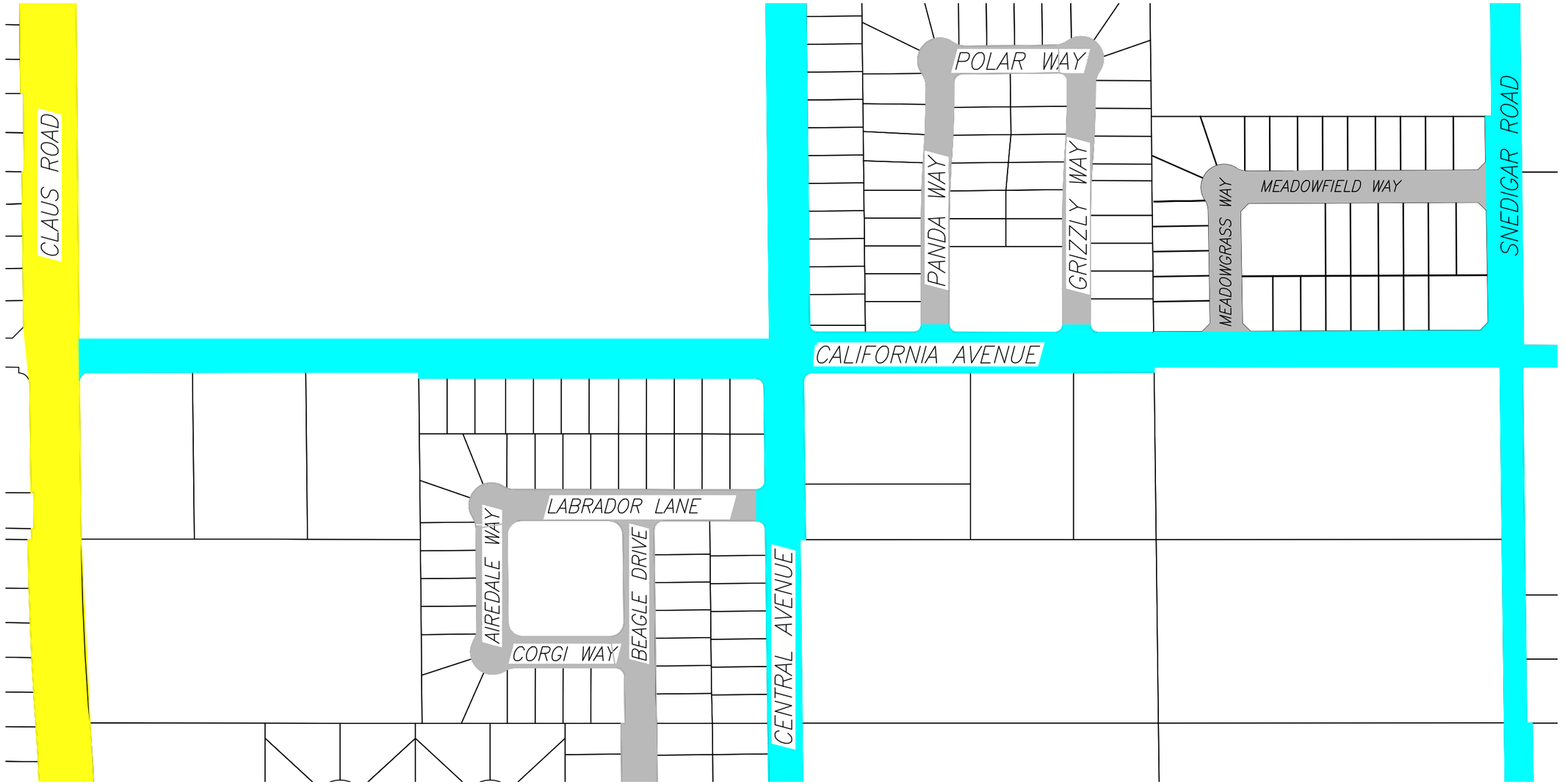
4.2 Street Lighting and Signage

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

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

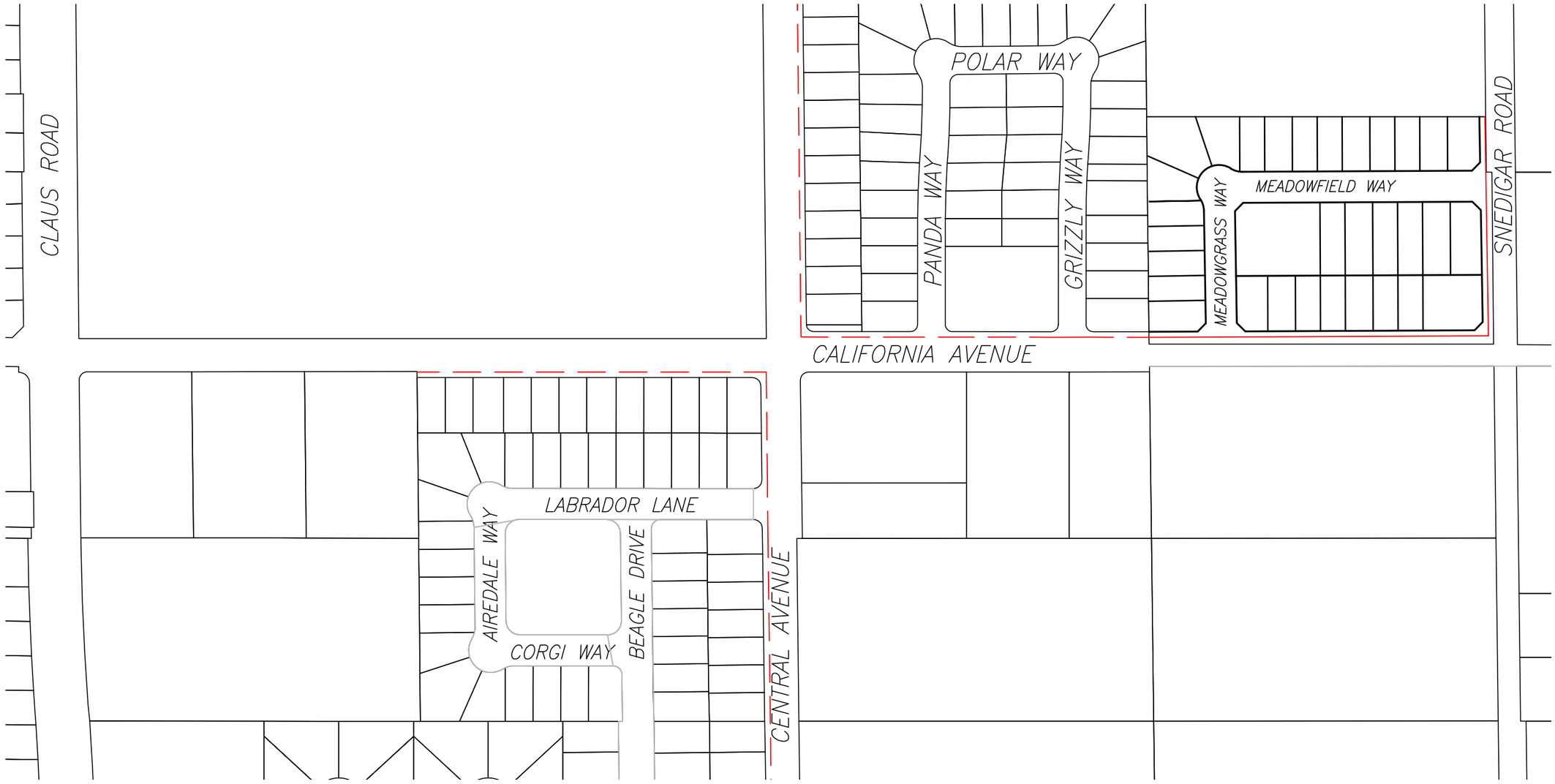
VEHICULAR CIRCULATION EXHIBIT
MEADOWVIEW

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

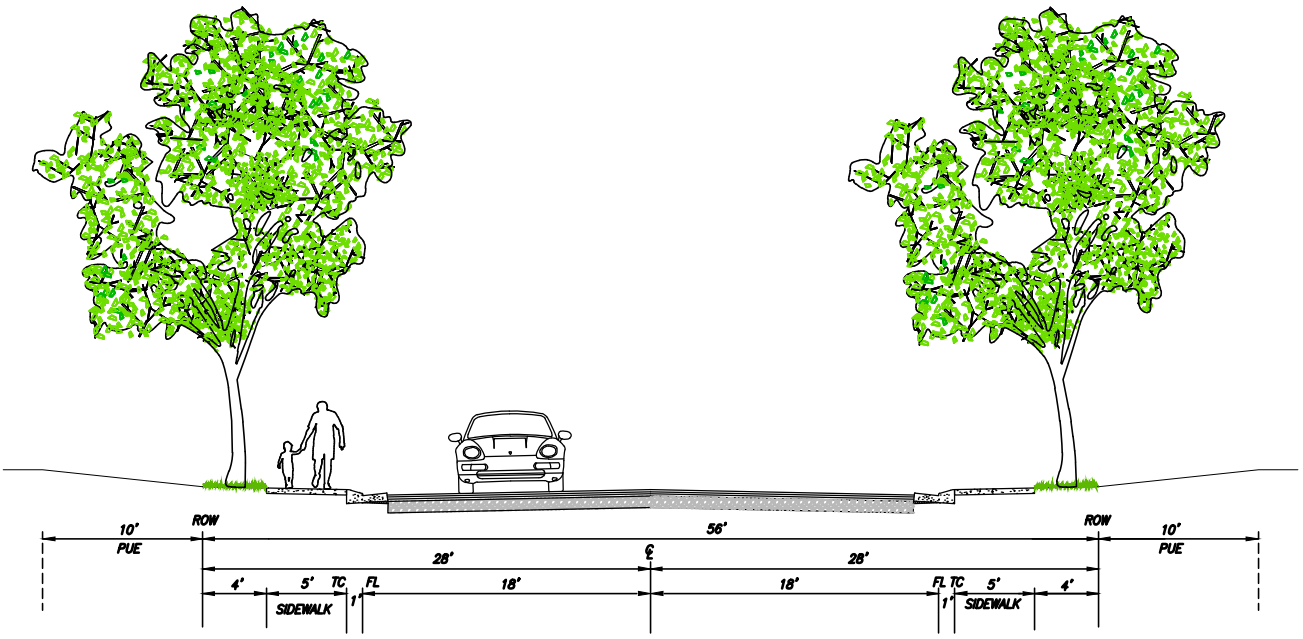
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 BMENG.NET

BIKE / PEDESTRIAN CIRCULATION EXHIBIT MEADOWVIEW

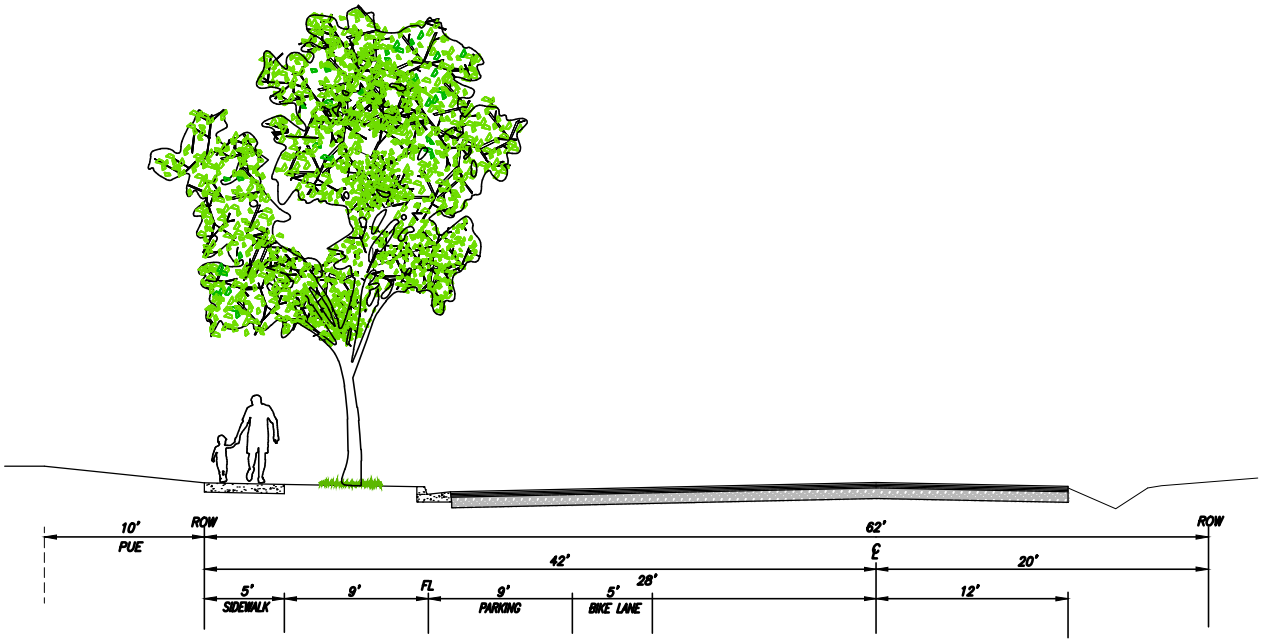
RIVERBANK, CALIFORNIA

DRAWN BY: MC
DATE: 01-21-2025
SHEET: 1 OF 1
FILE: 206211

K: 206211/Planning/PDP-FDP/EXHIBITS/VEHICULAR CIRCULATION



LOCAL RESIDENTIAL



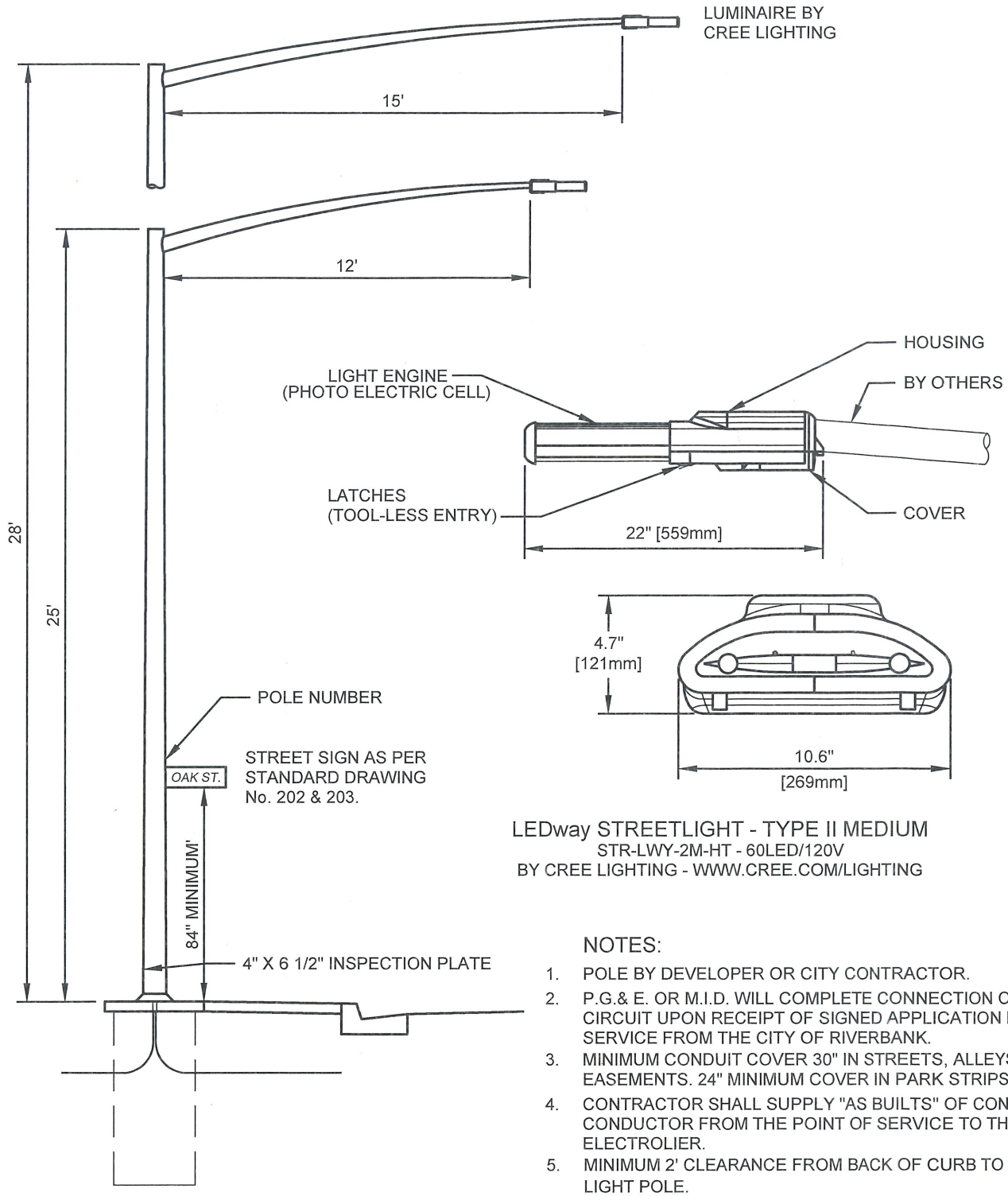
COLLECTOR
CALIFORNIA AVENUE & SNEDIGAR ROAD

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-6300 BMENG.NET

STREET SECTIONS
MEADOWVIEW
RIVERBANK, CALIFORNIA

DRAWN BY:	MC
DATE:	3/11/2025
SHEET:	1 / 1
JOB:	206211

K:\206211 Meadowview (4537 California Avenue)\Planning\PDP-FDP\Exhibits\STREET SECTIONS.dwg



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.

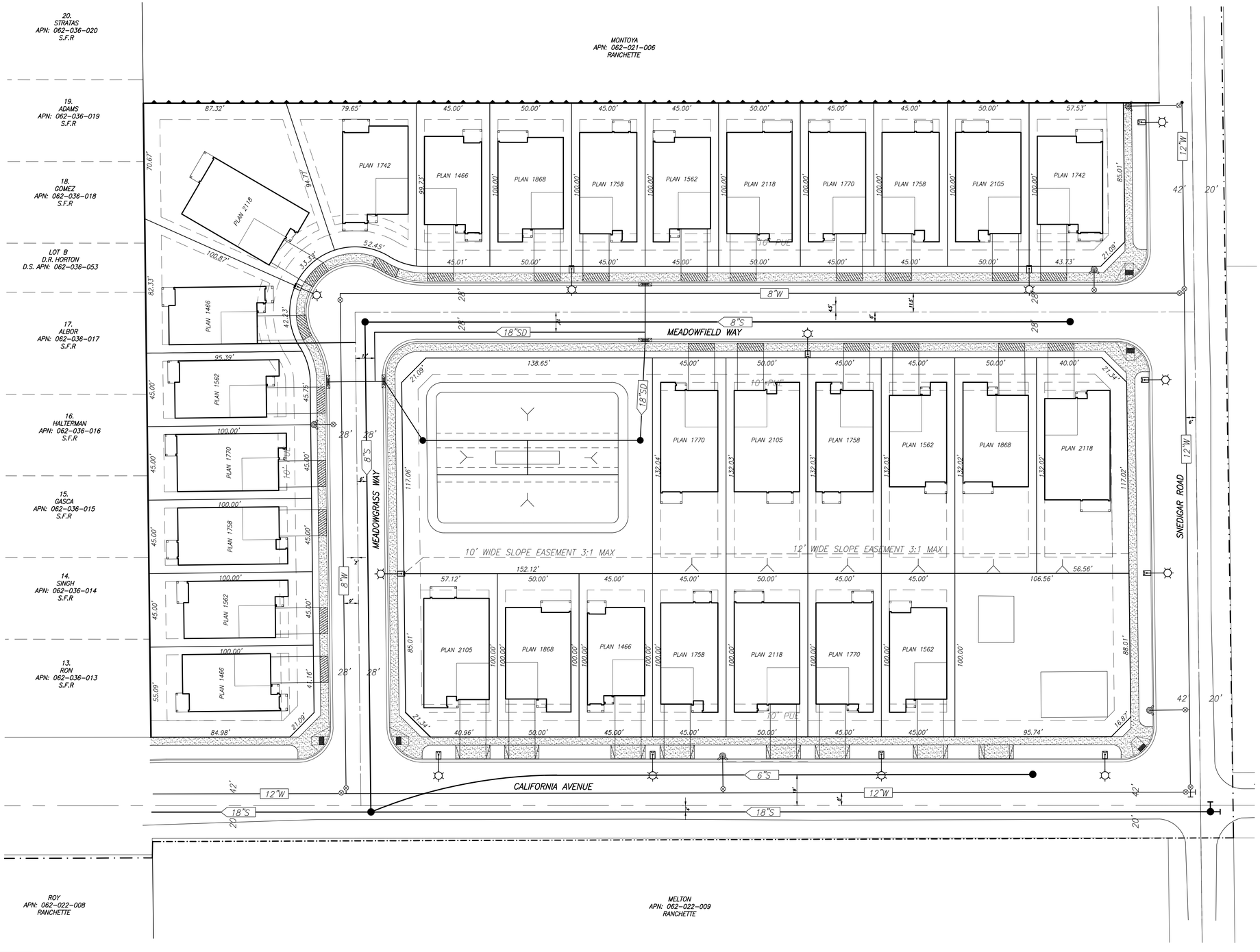
DEVELOPMENT STANDARDS	
Permitted Uses:	Uses allowed under the R-2 Zoning District
Density:	8-16 dwelling units per acre (per MDR – General Plan Designation)
Setbacks:	Front to Dwelling: 15 feet Front to Garage Opening: 20 feet Side Yard: 5 feet Side Yard Corner Lot: 10-feet Rear: 10-feet Detached Accessory 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

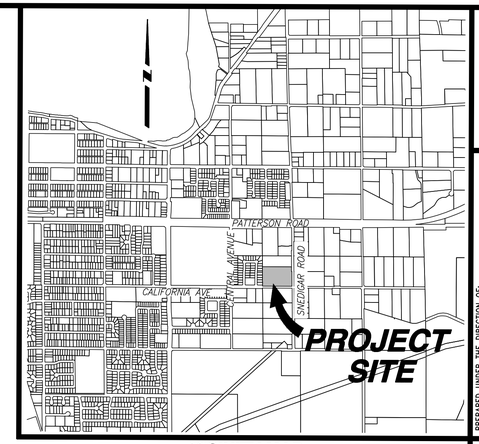
5.4 Community Facilities District

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:

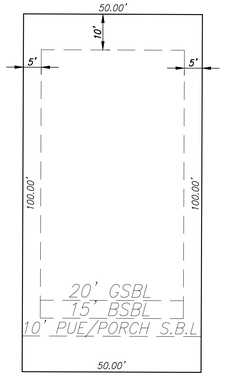
NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED

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



BENCHMARK ENGINEERING, INC.
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

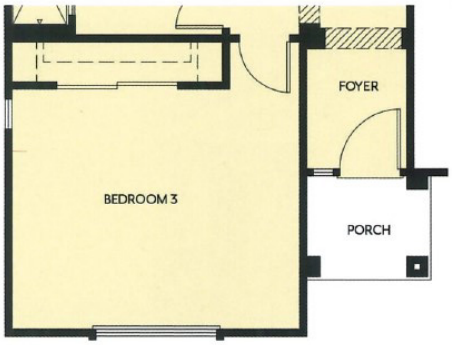
ELEVATION A

ELEVATION B

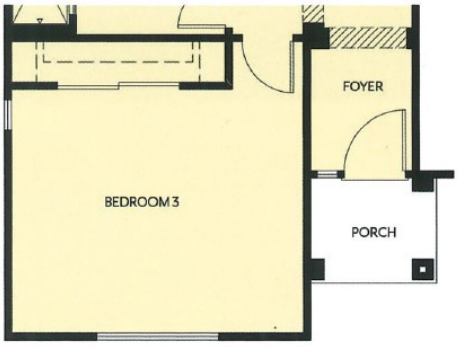
ELEVATION C

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

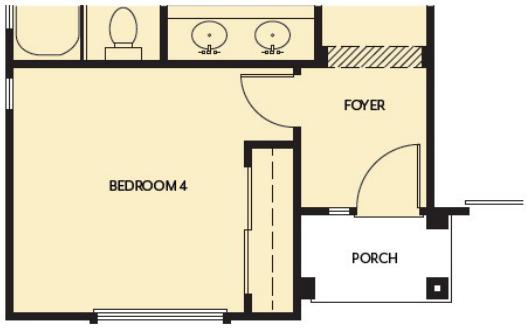
ELEVATION A

ELEVATION B

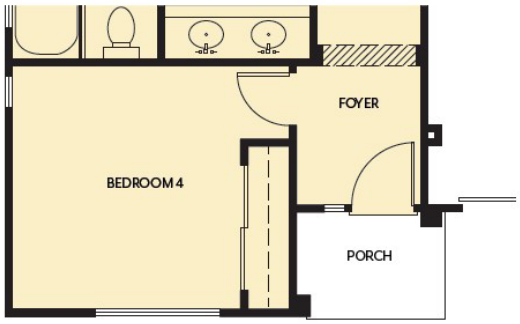
ELEVATION C

The Blossom

1758 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



ELEVATION B



ELEVATION C

ELEVATION A

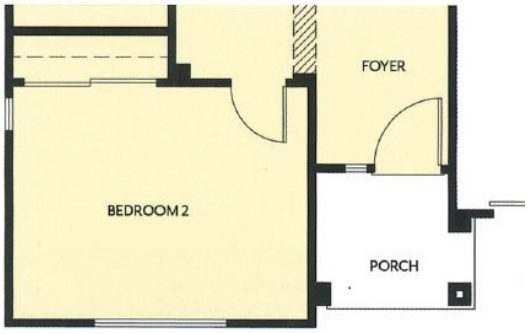
ELEVATION B

ELEVATION C

The Iris

1770 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

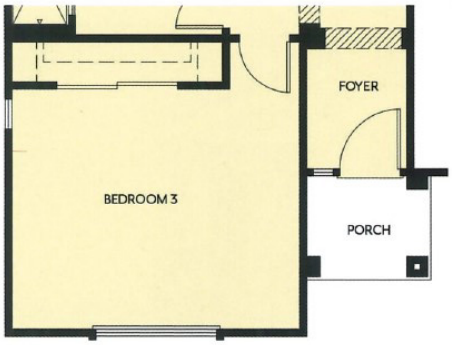
ELEVATION A

ELEVATION B

ELEVATION C

The Dhalia

1868 SQUARE FEET
3 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



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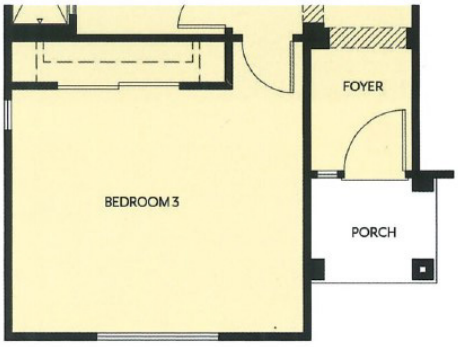


ELEVATION C

ELEVATION A

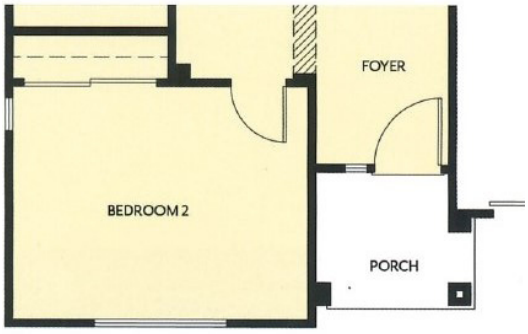
ELEVATION B

ELEVATION C

The Sunflower

2105 SQUARE FEET
4 BEDROOM | 2.5 BATH
GREAT ROOM
2-CAR GARAGE

ELEVATION B



ELEVATION C

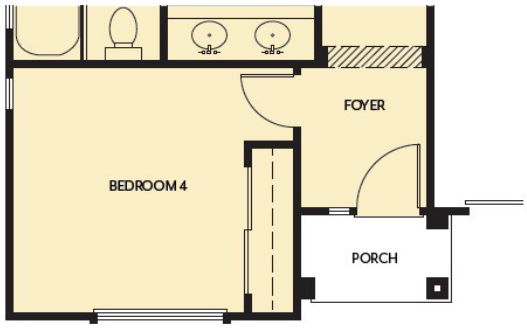
ELEVATION A

ELEVATION B

ELEVATION C

The Rose

2118 SQUARE FEET
4 BEDROOM | 3 BATH
GREAT ROOM
2-CAR GARAGE



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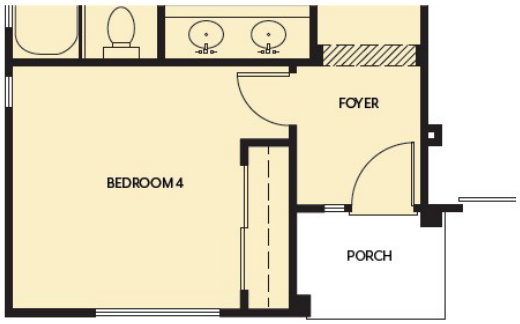


ELEVATION C

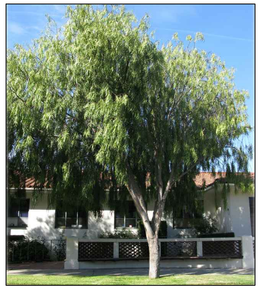
ELEVATION A

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'

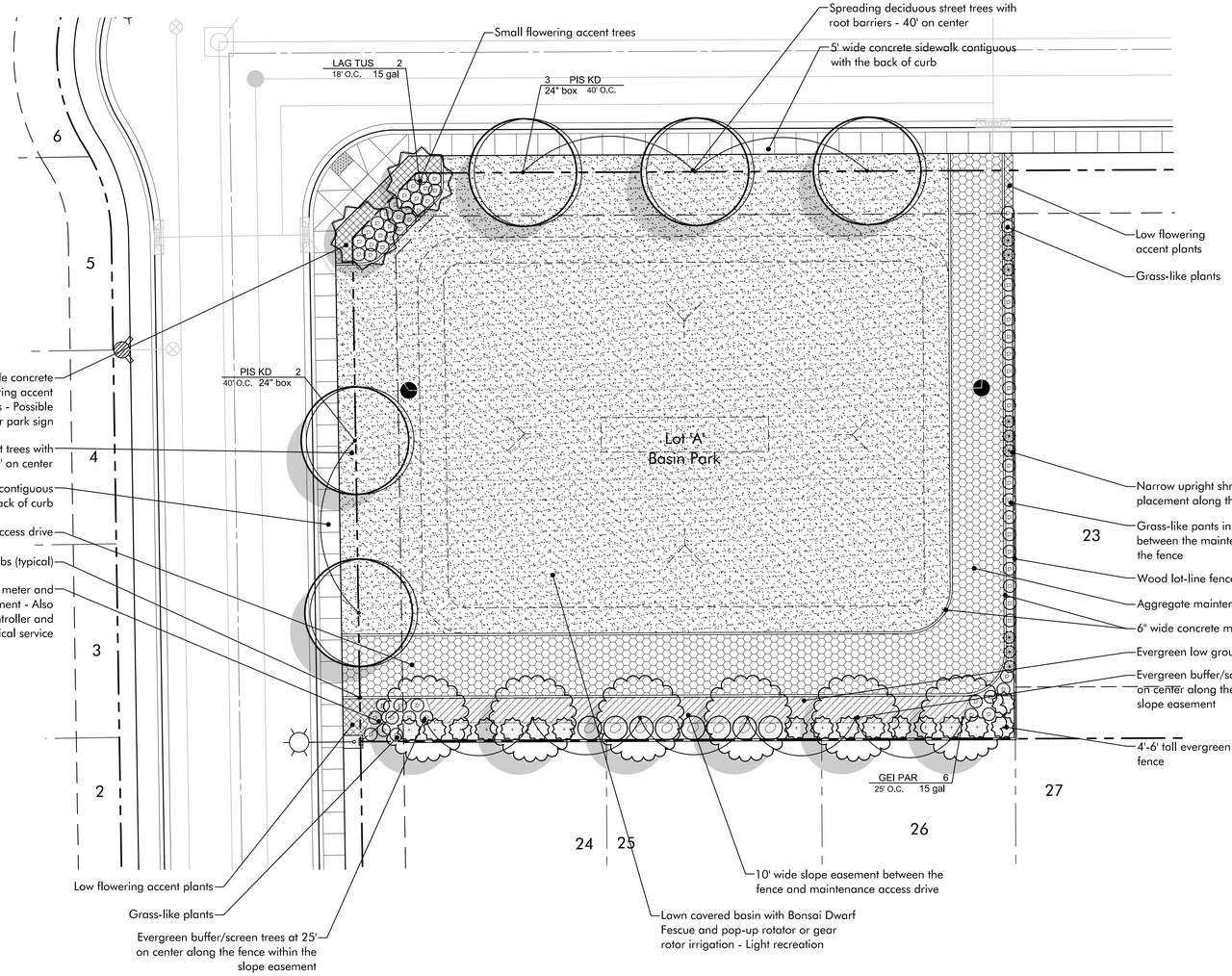
Eremophila maculata 'Valentine'

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.

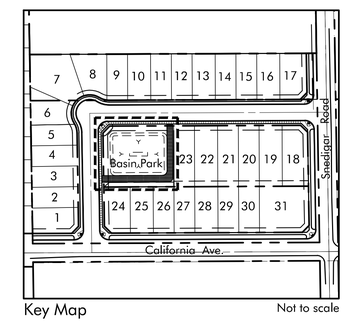
Landscape Areas

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	

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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

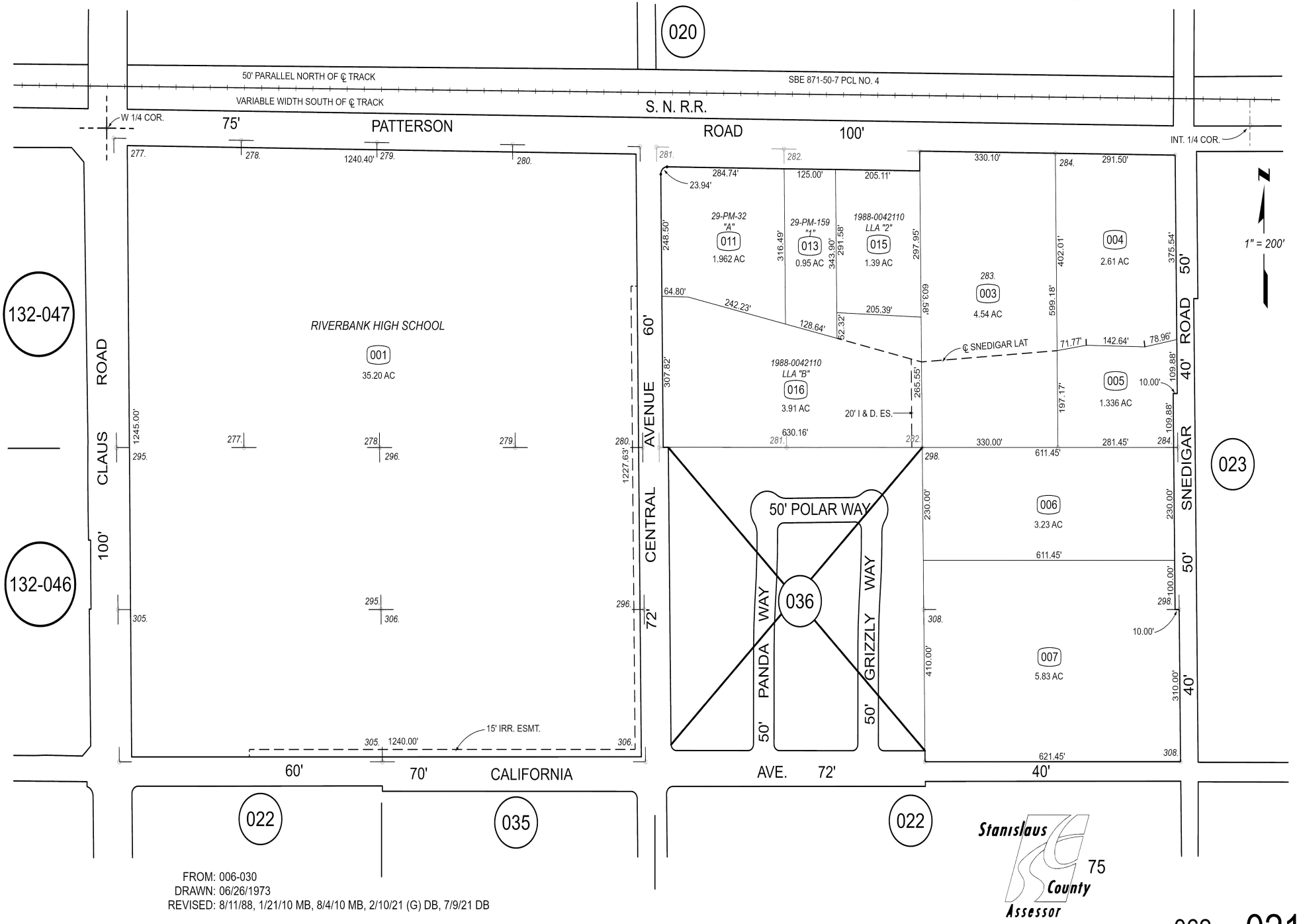
PORTION SW 1/4 SECTION 30 T.2S. R.10E. M.D.B. & M.

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

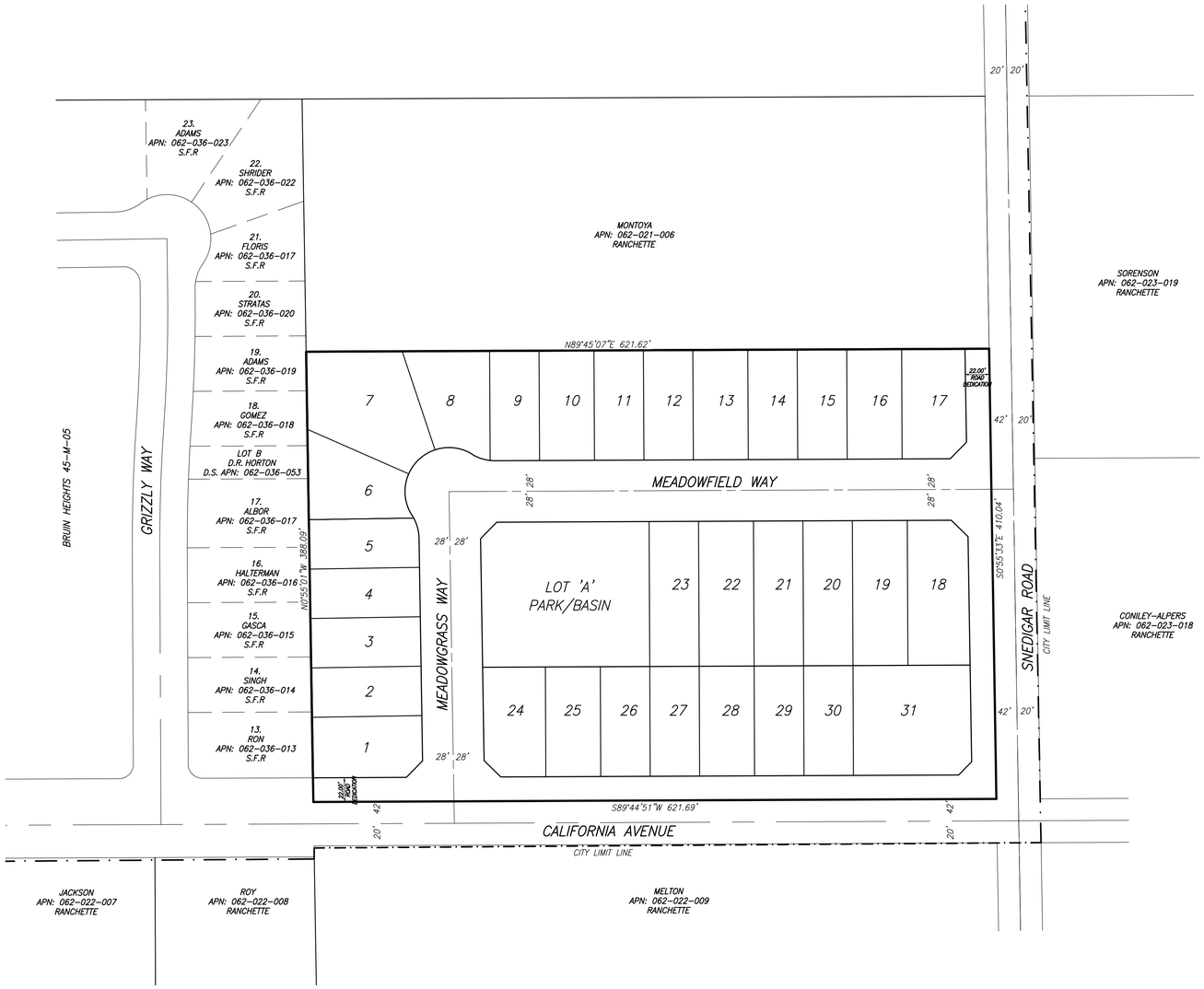
Vesting Tentative Subdivision Map

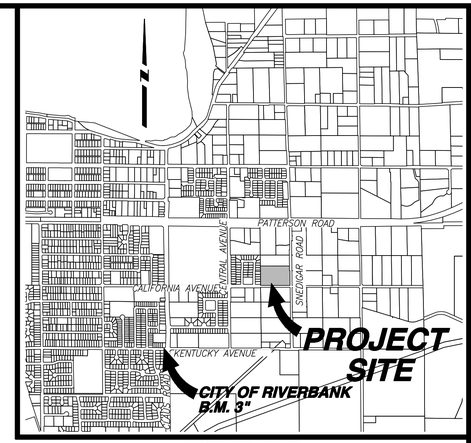
VESTING TENTATIVE SUBDIVISION MAP FOR:

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.
7 WATER SUPPLY: BY CITY OF RIVERBANK.
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.
14 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.
15 A PLANNED DEVELOPMENT APPLICATION WILL BE FILED CONCURRENTLY WITH THIS VESTING TENTATIVE SUBDIVISION MAP.

NOTES:

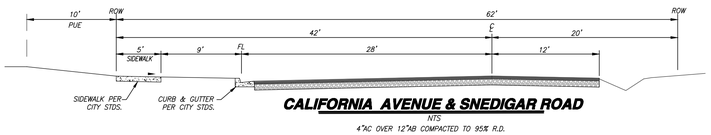
1 STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF RIVERBANK STANDARD SPECIFICATIONS.
2 ALL EXISTING WELLS SHALL BE ABANDONED UNDER A CITY OF RIVERBANK WELL DEMO PERMIT AND SEPTIC TANKS SHALL BE REMOVED OR ABANDONED AS PER STANISLAUS COUNTY ENVIRONMENTAL RESOURCES DEPARTMENT STANDARDS.
3 THE SITE IS 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.
5 TOTAL AREA OF THIS SUBDIVISION IS 5.83 ACRES± (8.51 UNITS/NET ACRE) CONTAINING 32 RESIDENTIAL LOTS PER CITY OF RIVERBANK GENERAL PLAN BUILDOUT ASSUMPTIONS.
6 LOT 'A' IS INTENDED TO BE DEDICATED TO THE CITY OF RIVERBANK AS A PARK BASIN.
7 THE SUBDIVIDER HERBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
8 THE SUBDIVIDER HERBY RESERVES THE RIGHT TO SELL FINISHED LOTS.

INDEX

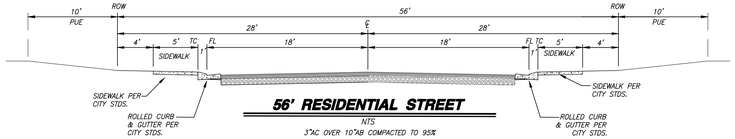
SHEET NO	DESCRIPTION
1	COVER SHEET
2	LOT DIMENSION PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL COMPOSITE UTILITY PLAN

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 ★ MICHAEL J. HALTERMAN ★ No. 8940 ★ STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTIONS	REVISIONS	DATE	APPROVED
		DATE: 2025-03-17		

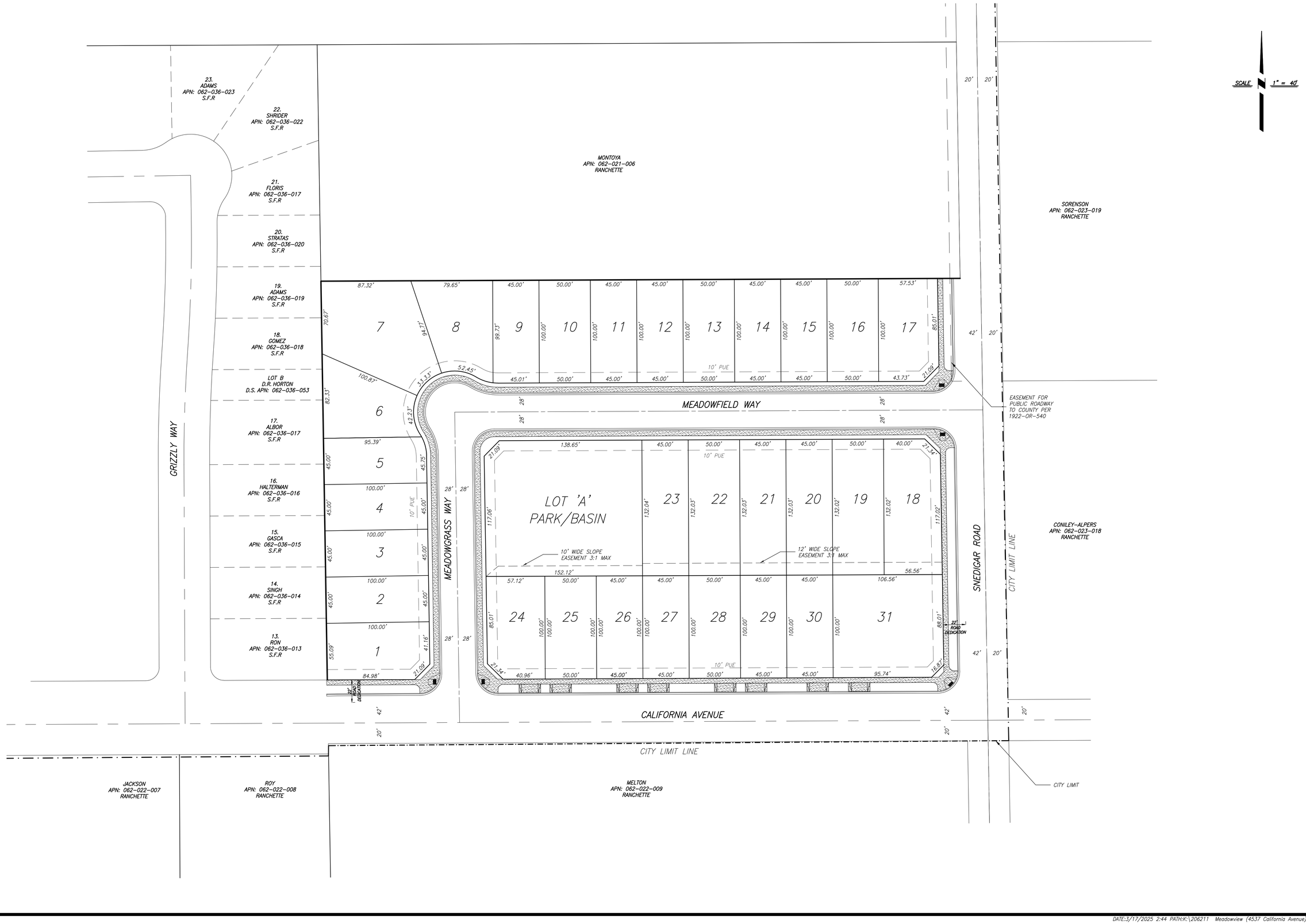
COVER SHEET

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

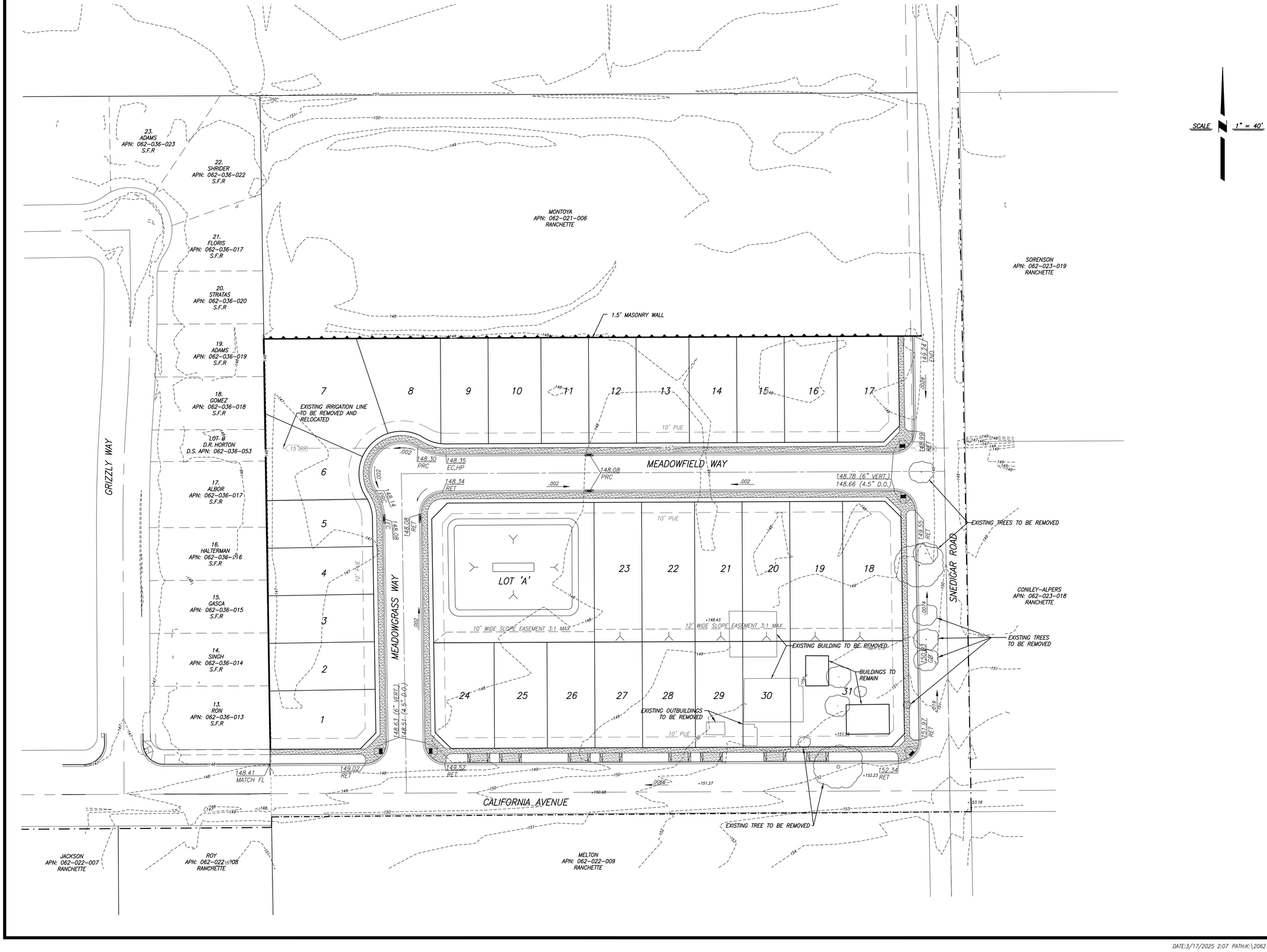
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 FAX:(209) 548-9305

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

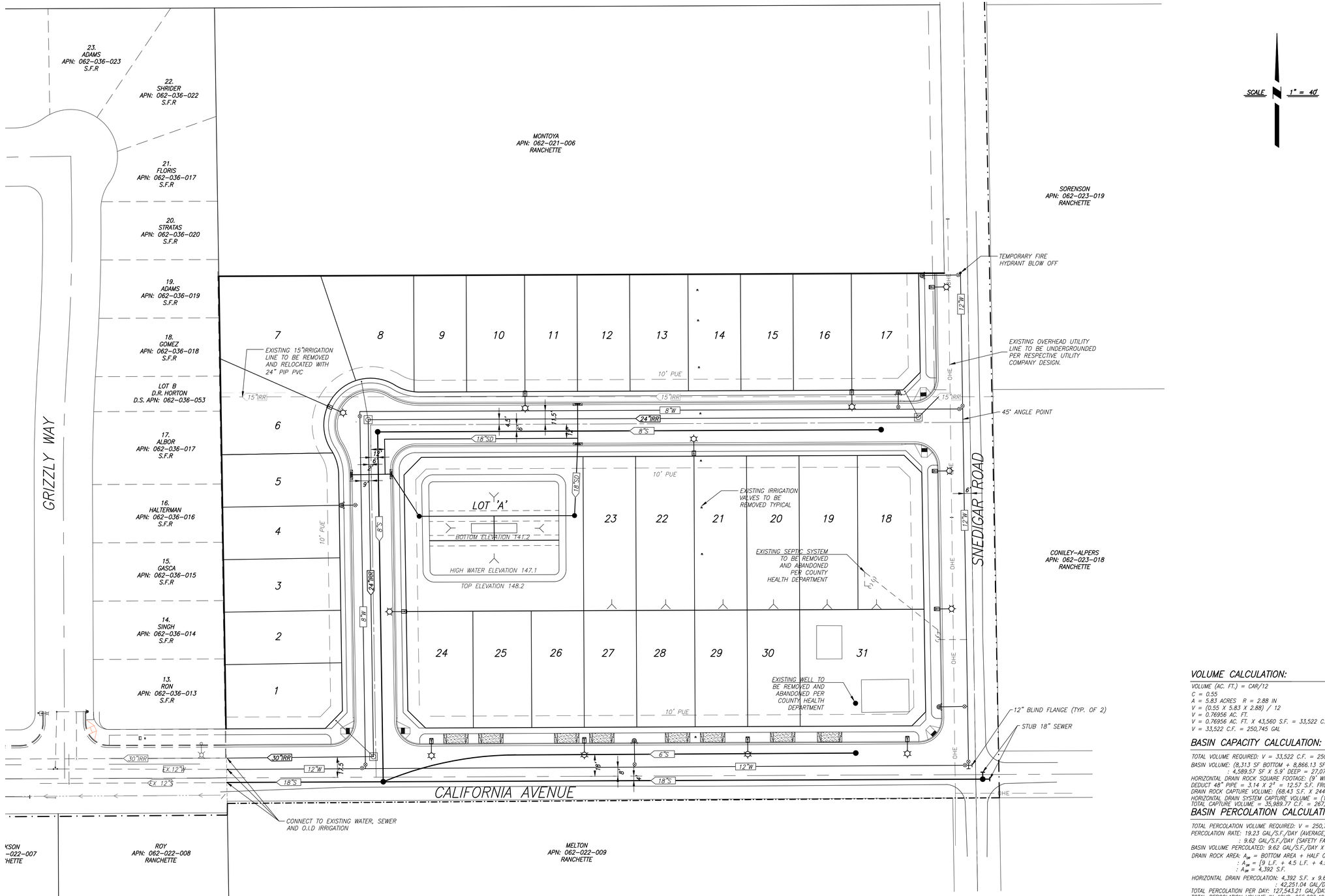
VESTING TENTATIVE SUBDIVISION MAP:

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

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
(209) 548-9300 FAX:(209) 548-9305

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

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 10.1

SECTION 10: PUBLIC HEARING

Meeting Date:	**September 9, 2025**
Subject:	**Resolution to Consider Approval of Road Abandonment Application No. 01-2025 (Dept. File No. 25-0016) – Old Crawford Road (Westgate Drive).**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Joshua Mann, Director of Community Development**

RECOMMENDATION

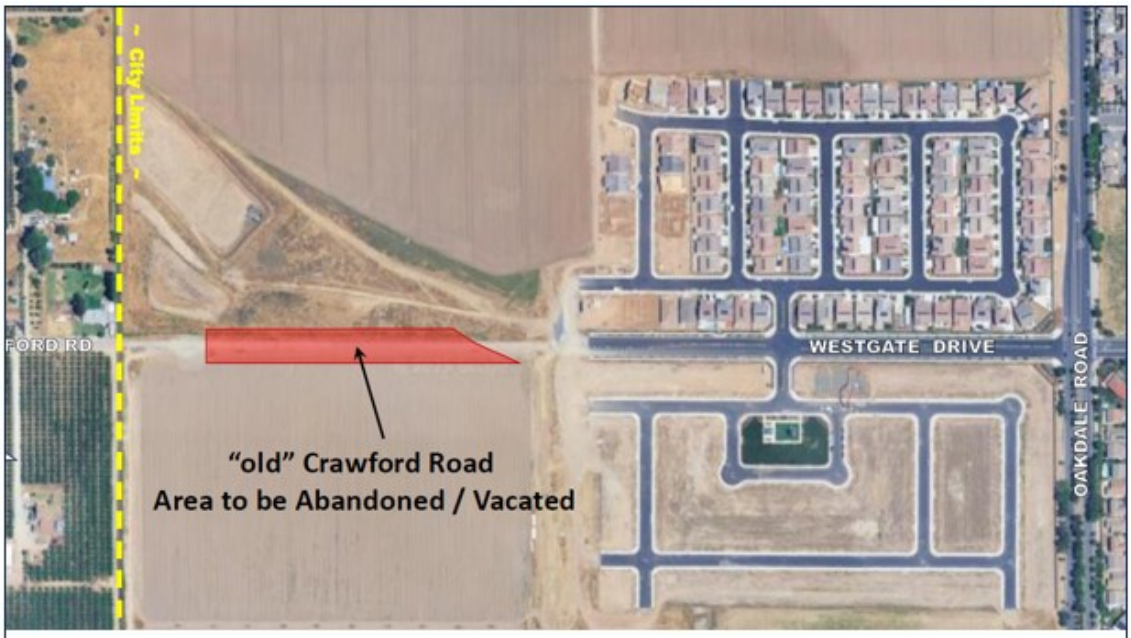
Adopt a resolution approving Road Abandonment Application No. 01-2025, to formally abandon/vacate 0.64± acres of Westgate Drive.

EXECUTIVE SUMMARY

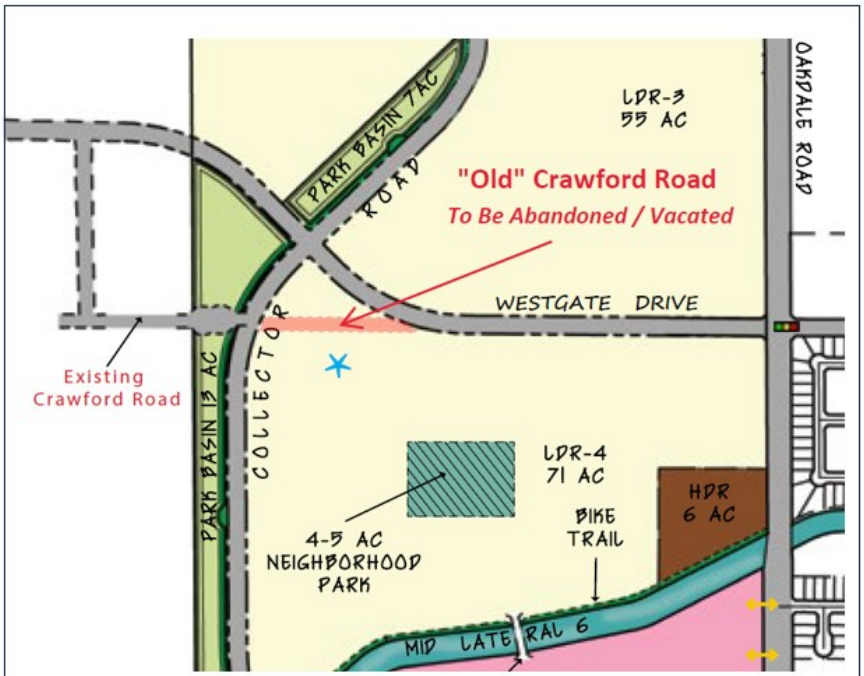
This request is to formally abandon/vacate 0.64± acres of Westgate Drive to implement the roadway realignments envisioned in the Crossroads West Specific Plan (CWSP). The vacation will facilitate the development of a new K-8 school adjacent to the site and the construction of the future intersection of Westgate Drive and Machado Parkway, advancing circulation improvements needed to support buildout of the CWSP area.

BACKGROUND

The CWSP was approved by the City Council on March 19, 2019, which included a realignment of Crawford Road (since renamed Westgate Drive) so that it no longer extends to the west beyond the City of Riverbank city limits. The CWSP development will also include construction of a new north-south collector street (Machado Parkway). This current request will formally abandon/vacate 0.64± acres of Westgate Drive to facilitate the future alignment and intersection of Westgate Drive and Machado Parkway, and to support the development of a new K-8 school adjacent to the area proposed for abandonment. The location of the proposed road vacation is shown in the exhibits below:



Aerial Photo (2023)



CWSP Land Use Map

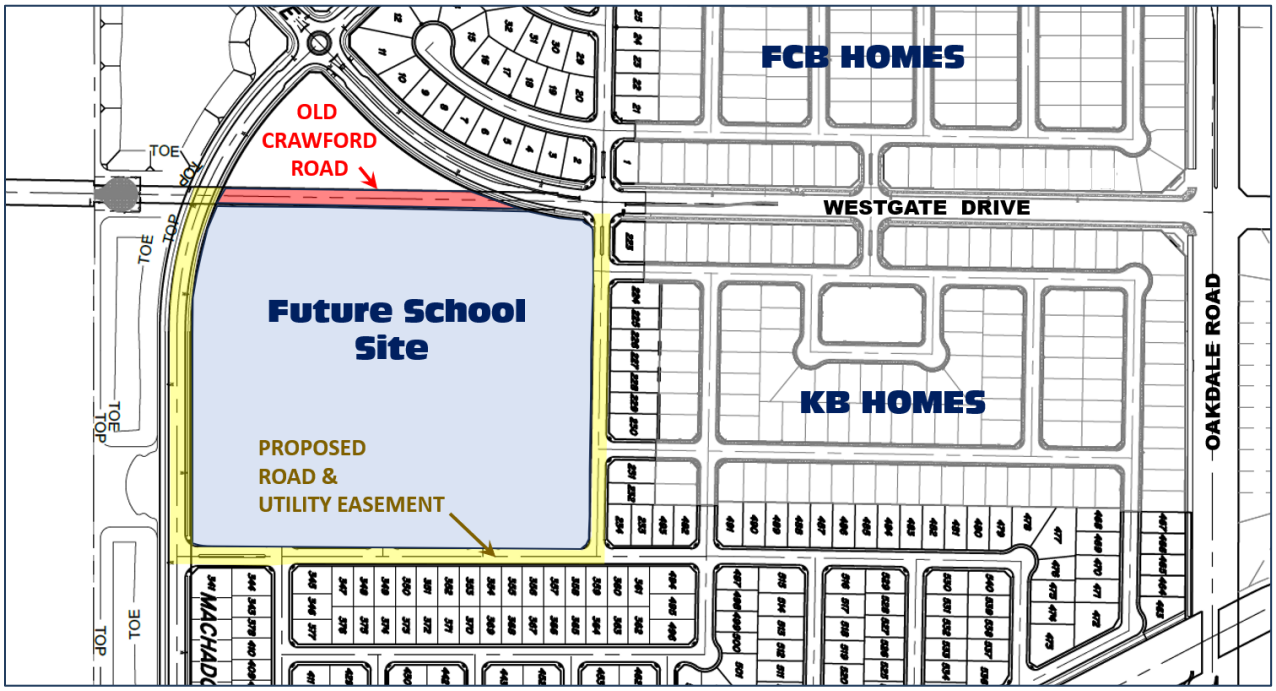
ANALYSIS

In order to approve a road vacation, the Streets and Highways Code (§ 8313) requires a finding made by the Planning Commission that the action is consistent with the City's General Plan. The Planning Commission's evaluation of this request was based on a

previous General Plan amendment adopted with the CWSP, which modified the Circulation Element to reflect the CWSP's roadway network and realignment of Westgate Drive. Because the proposed abandonment is consistent with that amended circulation map, the Commission found the vacation to be in conformance with the General Plan. On August 19, 2025, the Planning Commission unanimously adopted Resolution 2025-014 recommending approval of the vacation to the City Council.

The existing Public Utility Easement (PUE) located within the segment of roadway proposed for abandonment will remain in place and will continue to serve current and future utility needs in the area. As part of this abandonment request, the applicant's engineer has prepared a new easement to accommodate the planned roadway network surrounding the new K–8 school site, as illustrated in the exhibit below.

This newly proposed easement has been designed not only to reserve the necessary right-of-way for future streets, but also to ensure adequate space for essential future infrastructure improvements including water, sewer, and other utility services required to support the surrounding development. The draft easement will be subject to review and approval by the City Engineer to confirm that it meets all City standards and adequately addresses long-term public utility and access needs. Upon approval, the easement will be recorded concurrently with the formal abandonment of the affected portion of the existing Crawford Road right-of-way.



ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the vacation is a component of the previously approved Project which has already been examined in

accordance with CEQA (CEQA Guidelines, § 15378), and no changed circumstances or information applies to this roadway vacation.

FISCAL IMPACT

Costs associated with processing the application, publishing of required notices, and conducting the hearing have been covered by the applicant through a fee deposit and subsequent invoicing at project completion. The relinquishment of this segment of public right-of-way does not constitute a gift of a public asset without compensation, as the roadway is being realigned and constructed by the developer consistent with the Crossroads West Specific Plan. In addition, the City will avoid future maintenance obligations for this segment of Westgate Drive, resulting in long-term savings. Furthermore, the developer will be conveying the subject right-of-way to the Sylvan Union School District for construction of a planned K-8 school.

STRATEGIC GOALS

This project supports several Strategic Goals identified in the City of Riverbank's 2025–2030 Strategic Plan. By enabling the future intersection of Westgate Drive and Machado Parkway, it improves roadway safety and circulation in support of Public Safety goals. The abandonment and road realignment also advances infrastructure needed for the buildout of the CWSP, which will provide new housing opportunities and community facilities. In addition, the project facilitates construction of a new K-8 school, strengthening the City's partnership with local school districts and supporting community education.

PUBLIC NOTICE

The public hearing notice was advertised in the Riverbank News on August 20, 2025, and on August 27, 2025. The notice was posted on the City's website, and physically posted at City Hall North, South, the Riverbank Teen Center, and Riverbank Post Office on August 26, 2025. Three signs advertising the public hearing were posted along Crawford Road/ Westgate Drive at the locations shown below, on August 26, 2025.

ATTACHMENTS

1. City Council Resolution 2025-xxx
   Exhibit A - Legal Description of right-of-way area
   Exhibit B – Plat to Accompany Legal Description
2. August 19, 2025, Planning Commission Memo (without attachment)
3. Planning Commission Resolution 2025-014 (without exhibits)

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Riverbank
6707 Third St., Suite A
Riverbank, CA 95367
Attn: City Clerk

No recording fee per Government Code §§ 6103, 27383

CITY OF RIVERBANK

RESOLUTION NO 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK VACATING A SECTION OF RIGHT-OF-WAY ALONG WESTGATE DRIVE IN THE CROSSROADS WEST SPECIFIC PLAN AND RESERVING A PUBLIC UTILITY EASEMENT

WHEREAS, on March 19, 2019, the City Council adopted the Crossroads West Specific Plan ("Specific Plan") by Resolution No. 2019-015, to provide a comprehensive regulatory framework for development of 380± acres ("Project"); and

WHEREAS, on August 20, 2019, Stanislaus LAFCO Resolution No. 02-2019 approved the annexation of the Specific Plan area to the City of Riverbank as part of the Crossroads West Change of Organization to the City; and

WHEREAS, the Project applicant has submitted a vacation application requesting vacation and acquisition of a section of the existing Westgate Drive roadway, as further described in **Exhibit A** (referred to herein as the "Right-of-Way Area") and depicted in Exhibit B, in order to continue development of the Project; and

WHEREAS, the Right-of-Way Area is approximately 27,799 square feet (0.64 acres); and

WHEREAS, the Specific Plan is currently under construction, and the proposed vacation of 0.64± acres of Westgate Drive is necessary to implement the approved roadway network, including the realignment of Westgate Drive, construction of the major north-south collector Machado Parkway, establishment of a new intersection to serve the Specific Plan area, a planned K-8 school, and related neighborhood improvements; and

WHEREAS, the Project applicant will be fully responsible for the realignment of the new Westgate Drive as part of the development of the Project, and further the Right-

of-Way Area is contemplated to be conveyed to the Sylvan Union School District for construction of a planned K-8 school; and

WHEREAS, on August 19, 2025, by Resolution No. 2025-014 , the Riverbank Planning Commission found that the proposed vacation conforms to the City of Riverbank General Plan, and further that the Right-of-Way Area is excess right-of-way not needed for public roadway purposes; and

WHEREAS, City staff recommends that the City Council make the following findings for the proposed vacation:

1. The Right-of-Way Area is excess right-of-way and is not necessary for present or prospective public use or traffic needs in the area.

2. Vacation of the Right-of-Way Area conforms to the City's General Plan, as described in Planning Commission Resolution No. 2025-014. The findings of Planning Commission Resolution No. 2025-014 are hereby incorporated by reference.

WHEREAS, the proposed vacation is a component of the previously approved Project which has already been examined in accordance with the California Environmental Quality Act (CEQA) (CEQA Guidelines, § 15378), and no changed circumstances or information applies to this roadway vacation.

NOW, THEREFORE, BE IT RESOLVED BY THE RIVERBANK CITY COUNCIL AS FOLLOWS:

Section 1. The City Council hereby finds that the above recitals are true and correct and are made part of this Resolution.

Section 2. The Right-of-Way Area is hereby deemed excess and not required for current or future public use or traffic needs in the area.

Section 3. The City Council hereby approves vacation of the Right-of-Way Area described in **Exhibit A** attached and incorporated hereto, and upon recordation of this Resolution with the Stanislaus County Recorder's Office the Right-of-Way Area shall be deemed vacated.

Section 4. Public utility easements on, over, through, across, and under the Right-of-Way Area are hereby reserved for the benefit of the public and affected utility providers. The public utility easements shall include the right to construct, maintain,

operate, replace, remove, renew, or enlarge existing and future utility facilities, including the right of ingress and egress thereto.

Section 5. The City Manager or his or her designee is hereby authorized to convey a Quitclaim Deed as may be necessary to transfer title to the Right-of-Way Area.

PASSED AND ADOPTED by the Riverbank City Council at a regular meeting thereof held on the ___ DAY OF _____, 2025, by the following votes:

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED:

_____
Rachel Hernandez, Mayor

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION OF 40-FOOT-WIDE WESTGATE DRIVE (FORMERLY CRAWFORD ROAD)

BEING A VACATION OF A 40-FOOT-WIDE RIGHT-OF-WAY REFERRED TO AS WESTGATE DRIVE (FORMERLY CRAWFORD ROAD), THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAIN, AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 AS SHOWN IN THAT CERTAIN MAP ENTITLED "CROSSROADS WEST UNIT 2", FILED JULY 7, 2022, IN BOOK 45 OF SUBDIVISION MAPS, AT PAGE 19 STANISLAUS COUNTY RECORDS; THENCE SOUTH 00°34'52" WEST A DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WESTGATE DRIVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°25'08" WEST A DISTANCE OF 387.54 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°25'08" WEST A DISTANCE OF 631.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 842.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 66°27'07" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°55'27" WITH AN ARC LENGTH OF 43.00 FEET;

THENCE LEAVING SAID CURVE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WESTGATE DIRVE SOUTH 89°25'08" EAST A DISTANCE OF 768.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 853.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 14°29'13" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°36'2" WITH AN ARC LENGTH 128.13 FEET TO THE **POINT OF BEGINNING**.

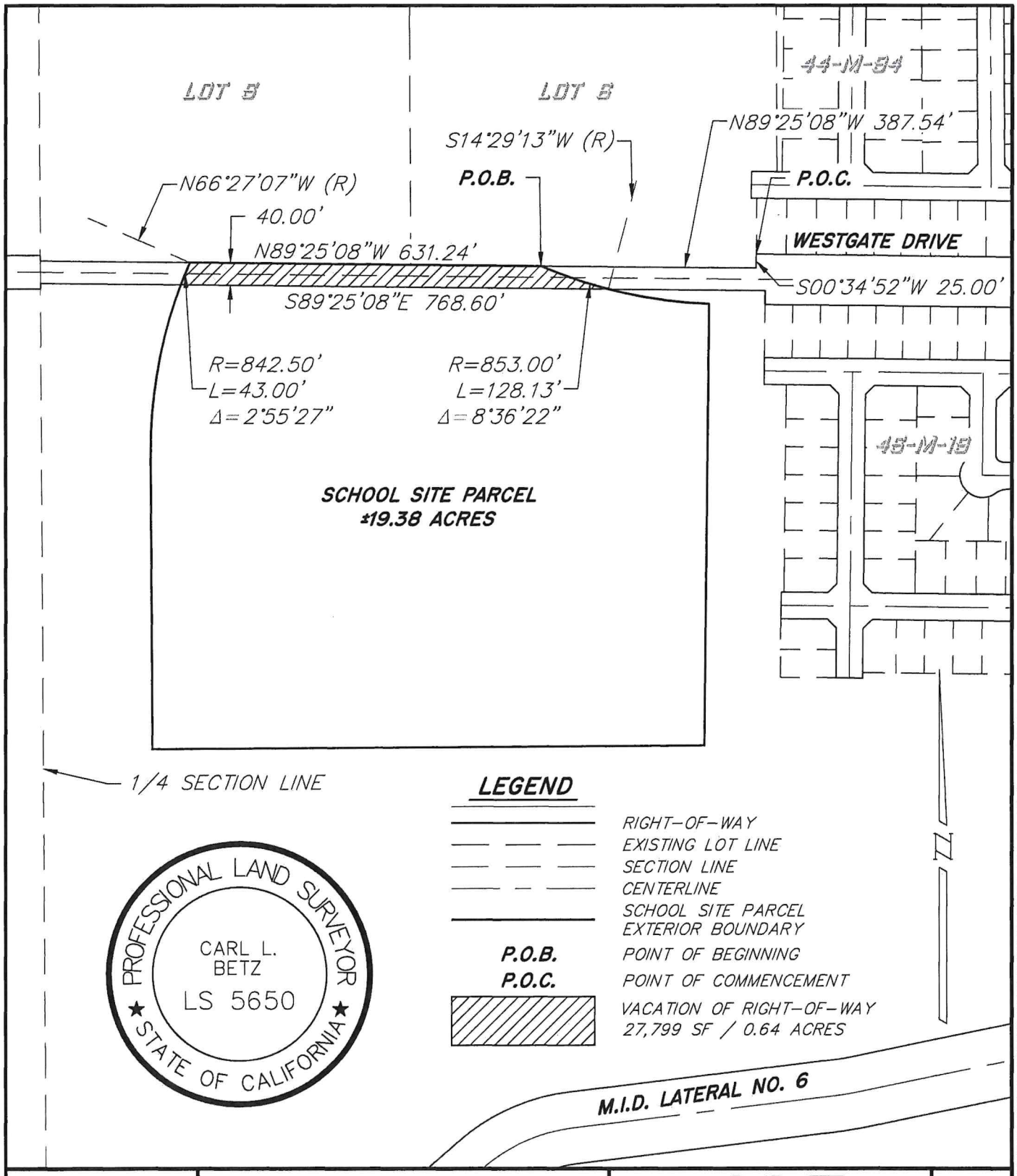
CONTAINING 27,799 SQUARE FEET, 0.64 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

END OF DESCRIPTION

DOC NO. 2025-__
MVE JOB #: 06293J
DATED: 05-07-2025

EXHIBIT B



Drawn By: RAM	**EXHIBIT B**	MVE Inc.
Date: 05/07/25	**PLAT TO ACCOMPANY LEGAL DESCRIPTION**	1117 L Street, Modesto, CA 95354
Scale: 1"=250'	**40' WIDE WESTGATE DRIVE**	866.526.4214 | www.mve.net
Job No.: 06293J	**RIGHT-OF-WAY VACATION**	Northern California | Southern California | Nevada
Phone: 866.526.4214	RIVERBANK CALIFORNIA	SHEET 1 OF 1

Plot April 29, 2024 at 11:40AM P:\CAD\06293\MAP\LEGALS\WESTGATE DRIVE RIGHT-OF-WAY ABANDONMENT\06293-Westgate Drive Right-of-Way Abandonment - Plat Map.dwg

CITY OF Riverbank CALIFORNIA

CITY OF RIVERBANK
COMMUNITY DEVELOPMENT DEPARTMENT
www.Riverbank.org

Planning Division	6617 Third Street Riverbank, CA 95367	Tel: (209) 863-7138 Fax: (209) 863-7126

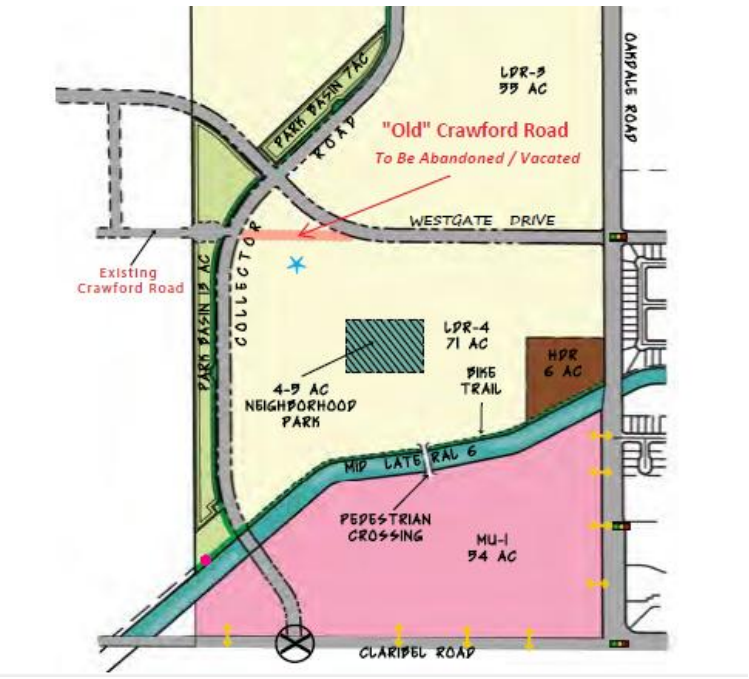
August 19, 2025

MEMO TO: City of Riverbank Planning Commission

FROM: Joshua Mann, Director of Community Development

SUBJECT: General Plan Consistency Determination for Road Abandonment Application No. 01-2025 (Dept. File No. 25-0016) – Old Crawford Road (Westgate Drive)

The Crossroads West Specific Plan (CWSP) was approved by the City Council on March 19, 2019, which included a realignment of Crawford Road (since renamed to Westgate Drive) so that it no longer extends to the west beyond the City of Riverbank city limits. The CWSP development will also include construction of a new north-south collector street (Machado Parkway). This current request will formally abandon/vacate 0.64± acres of Westgate Drive to facilitate the future alignment and intersection of Westgate Drive and Machado Parkway, and to support the development of a new K-8 school adjacent to the area proposed for abandonment. The location of the proposed road vacation is illustrated below:



CONSISTENCY WITH GENERAL PLAN

In order to approve the request, Street and Highway Code Section 8313 requires the Planning Commission to make the finding that the vacation is in conformance with the General Plan. As part of the original CWSP approvals, a General Plan Amendment was approved by the City Council (Resolution No. 2019-014) for the relocation of certain planned roads identified on the Circulation Element, including the subject road. While the General Plan Circulation Element document has yet to be modified to conform to the street patterns approved with the CWSP, the revisions to the Circulation Element were approved by the General Plan Amendment. Additionally, the CWSP was found to be consistent with the following policies of the General Plan:

1. Policy CIRC-1.2: New growth areas shall provide a fully connected network of smaller roadways that provide many alternative routes between each point of origin and destination.

2. Policy CIRC-2.1: New growth areas will provide an appropriate balance of higher-activity land uses, such as schools, parks, retail and commercial services, small offices, civic uses, apartments, in accessible neighborhood centers. Higher-activity land uses shall not be focused in a linear pattern along large roadways.

3. Policy CIRC-3.3: Approved plans, projects, and subdivision requests will accommodate transit facilities consistent with transit agency planning.

PUBLIC UTILITES

City staff has confirmed there is currently no city-owned utilities such as storm drain, water, or sewer facilities within the proposed abandonment area. According to available data there does appear to be some existing private utility lines within this area. It is important to note the existing Public Utility Easement (PUE) will remain in place and be able to be utilized for both the existing utilities in place and any future utility needs.

CONCLUSION & RECOMMENDATION

In summary, the proposed abandonment of 0.64± acres of Westgate Drive is an essential step in implementing the overall circulation network envisioned in the CWSP. This action will enable the planned realignment of Westgate Drive, the construction of Machado Parkway, and the creation of a new intersection that supports safe and efficient circulation within the CWSP area. It will also facilitate the development of a new K-8 school and surrounding neighborhood improvements, further advancing the City's goals for a connected, balanced, and transit-accommodating community as outlined in the General Plan.

Staff recommend the Planning Commission adopt Resolution No. 2025-014 finding that the proposed vacation conforms to the City of Riverbank General Plan, and hereby recommends vacation of the right-of-way area to the City Council.

ATTACHMENTS:

1. Planning Commission Resolution No. 2025-014
   Exhibit A – Legal Description of right-of-way area
   Exhibit B – Plat to Accompany Legal Description

City of Riverbank
Planning Commission
Resolution No. 2025-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, CALIFORNIA MAKING A FINDING OF GENERAL PLAN CONSISTENCY FOR VACATION OF CITY RIGHT-OF-WAY, IDENTIFIED AS A PORTION OF WESTGATE DRIVE (APNS 074-011-017 & 074-014-017), IN ACCORDANCE WITH THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, on August 20, 2019, Stanislaus LAFCO Resolution No. 02-2019 annexed approximately 404 acres of land to the City of Riverbank as part of the Crossroads West Change of Organization to the City, including the real property identified as a portion of APNs 074-011-017 and 074-014-017, also known as Westgate Drive and formerly Crawford Road, as more particularly described and depicted in Exhibits A and B attached hereto (referred to herein as the "right-of-way area"); and

WHEREAS, the right-of-way area is approximately 27,799 square feet (0.64 acres); and

WHEREAS, on March 19, 2019, the City Council approved an amendment to the General Plan for the Crossroads West Specific Plan by Resolution No. 2019-014, to ensure consistency between the Crossroads West Specific Plan and the General Plan; and

WHEREAS, on March 19, 2019, the City Council approved the Crossroads West Specific Plan by Resolution No. 2019-015, to provide comprehensive guidelines for development of 380± acres, which included the right-of-way area ("Project"); and

WHEREAS, the Project applicant has submitted a vacation application requesting vacation and acquisition of the right-of-way area, in order to the develop the Project; and

WHEREAS, in accordance with California Streets and Highways Code § 8313 and California Government Code § 65402, prior to vacating the right-of-way area, the City Planning Commission must issue findings if the proposed vacation conforms to the City's General Plan; and

WHEREAS, the Crossroads West Specific Plan area is currently under construction, and the proposed vacation of 0.64± acres of Westgate Drive is necessary to implement the approved roadway network, including the realignment of Westgate Drive, construction of Machado Parkway, and establishment of a new intersection to serve the CWSP area, a planned K-8 school, and related neighborhood improvements; and

WHEREAS, the right-of-way area abuts planned major collector running north-south (future Machado Pkwy) between Morrill Road and Claribel Road; and

WHEREAS, based on the Crossroads West Specific Plan, which amended the City's General Plan, the City has no plans to utilize this segment of Westgate Drive and does not foresee the need to retain the right-of-way area; and

WHEREAS, the proposed vacation would not affect or obstruct the City from advancing the following General Plan goals, policies, and objectives:

CIRC-1.2: New growth areas shall provide a fully connected network of smaller roadways that provide many alternative routes between each point of origin and destination.

CIRC-2.1: New growth areas will provide an appropriate balance of higher-activity land uses, such as schools, parks, retail and commercial services, small offices, civic uses, apartments, in accessible neighborhood centers. Higher-activity land uses shall not be focused in a linear pattern along large roadways.

CIRC-3.3: Approved plans, projects, and subdivision requests will accommodate transit facilities consistent with transit agency planning.

WHEREAS, City staff has reviewed the Circulation Element of the City's General Plan, and recommends that the Planning Commission make the following findings, based on all testimony, reports, and documents presented:

1. The vacation is consistent with the goals, policies and objectives of the City of Riverbank 2005-2025 General Plan.

2. The vacation is consistent with the Circulation Element of the General Plan in that the section of right-of-way is not included in the City's future circulation system.

3. The Property is excess right-of-way and is not needed for public roadway or right-of-way purposes.

WHEREAS, the proposed vacation is a component of the previously-approved Project and has been determined to be exempt from the California Environmental Quality Act (CEQA) (CEQA Guidelines, § 15378).

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission finds that the proposed vacation conforms to the City of Riverbank General Plan, and hereby recommends vacation of the right-of-way area to the City Council, subject to such terms and conditions as may be approved by the City Council.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a meeting held on the 19th of August, 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, Halterman, Dinan, Stewart and Basso

NOES: None

ABSENT: Commissioner: Reuben

ABSTAIN: None

Attest:

Joshua E. Mann,
Community Development Director

Approved:

Taide Zamora, Chairperson
Planning Commission

Exhibit A – Legal Description of right-of-way area
Exhibit B – Plat to Accompany Legal Description

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.1

SECTION 11: NEW BUSINESS

Meeting Date:	**September 9, 2025**
Subject:	**Resolution of Appointment of Eight (8) Candidates to the Riverbank Youth Council**
From:	**Marisela H. Garcia, City Manager**
Submitted by:	**Gabriela Hernandez, CMC, City Clerk**

RECOMMENDATION

It is recommended that the City Council consider the candidates interviewed and recommended by the Panel and appoint eight (8) members to serve on the Riverbank Youth Council for the 2025–2026 term.

SUMMARY

The Riverbank Youth Council was established to provide young residents an opportunity to engage in civic leadership, develop leadership skills, and provide input on issues affecting youth in the community.

Following an open recruitment period, a total of 20 applications were received; with 16 applicants from Riverbank High School, 3 Applicants from Home Schools, and 1 Applicant from Enochs High School. The Twenty (20) applicants were interviewed on Saturday, August 30th, 2025, by the Youth Council Interview Panel, which included representatives from the City Council, community members, and City staff.

Based on the interviews and scoring process, the Panel recommends eight (8) candidates for appointment to the Youth Council. The appointments will allow the Youth Council to begin its 2025–2026 term in September and will come to an end in May 2026.The following eight candidates are recommended for Appointment:

Adilene Murguia Zamora	Evelyn Jade Bettencourt
Summer Mitre	Nathalie Garcia Juarez
Alejandro Jose Cabrera	Ava Maez
Christian Ascencio	Emily Rose Ramirez

BACKGROUND

- The Riverbank Youth Council was created by the City Council earlier this year in June, to encourage youth involvement in local government.
  Members serve as representatives of their peers, advising the City Council, City staff, and community organizations on matters of concern to youth.
- Recruitment for the 2025-2026 term opened on July 28th, 2025 and closed on August 22nd, 2025.
- Outreach included; social media, Website, Flyers distributed to Riverbank and Modesto School Districts, Informational Night, And Flyers distributed at various community events.
- The Interview Panel conducted structured interviews on Saturday, August 30th, 2025 from 8:00am to 2:00pm in the City Council Chambers. Each applicant was asked the same set of questions and evaluated based on leadership potential, communication skills, and commitment to community service.

Eight candidates were selected for recommendation based on interview performance, qualifications, and demonstrated interest in serving. Appointment of these members will ensure the Youth Council has full representation and can begin working on its goals for the upcoming year.

The Youth Council will begin their term following their Oath Ceremony which will be held on Wednesday, September 9th at 4:30pm in the Council Chambers. The Youth Council will set their meeting dates, times, and locations with City Staff facilitating this information as it becomes available to the public and encouraging Youth and Community to attend.

FINANCIAL IMPACT

There is no direct financial impact associated with these appointments. Staff time and minimal resources will continue to be allocated to support the Youth Council program.

ATTACHMENTS

1. Resolution 2025-
2. Certificates of Appointment

CITY OF RIVERBANK

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, APPROVING THE APPOINTMENT OF EIGHT (8) MEMBERS TO THE RIVEBANK YOUTH COUNCIL FOR THE 2025-2026 TERM

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

WHEREAS, the City Council of City of Riverbank created the Riverbank Youth Council in June 2025 to encourage youth participation in local government, promote civic engagement and provide a forum for youth perspectives on community issues; and

WHEREAS, following an open recruitment period from July 28 through August 22, 2025, the city received twenty (20) applications from interested youth candidates; and

WHEREAS, on August 30, 2025, the Youth Council Interview Panel, consisting of City Council representatives, Community Members, and City Staff, interviewed all qualified applicants; and

WHEREAS, based on the interview process and evaluation criteria, the Panel has recommended the appointment of eight (8) candidates to serve as members of the Riverbank Youth Council for the 2025-2026 term; and

WHEREAS, the City Council desires to formally appoint these recommended candidates.

NOW, THEREFORE, BE RESOLVED, by the City Council of the City of Riverbank that the following eight (8) candidates are hereby appointed to the Riverbank Youth Council for the 2025-2026 term, to serve from September 2025 through May 2026:

Adilene Murguia Zamora
Evelyn Jade Bettencourt
Summer Mitre
Nathalie Garcia Juarez
Alejandro Jose Cabrera
Ava Maez
Christian Ascencio
Emily Rose Ramirez

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9TH Day of September 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

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Adeline Murguia Zamora

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Evelyn Jade Bettencourt

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Summer Mitre

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Nathalie Garcia Juarez

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Alejandro Jose Cabrera

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Ava Maez

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Christian Ascencio

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

Certificate of Appointment

STATE OF CALIFORNIA,
COUNTY OF STANISLAUS } ss.
CITY OF RIVERBANK

I, GABRIELA HERNANDEZ, City Clerk of the City of Riverbank, State of California, do hereby certify that at the Regular City Council meeting held in the City of Riverbank on the 9th Day of September,2025,

Emily Rose Ramirez

was duly appointed by the Riverbank City Council to serve as a member of the

Riverbank Youth Council

for the September 2025 through May 2026 Term and hereby entitled to all rights and responsibilities thereof.

In Witness Whereof, *I have hereunto set my hand and affixed the Official Seal of the City of Riverbank on this 9th Day of September 2025.*

_____
Rachel Hernandez
Mayor

_____
Gabriela Hernandez, CMC
City Clerk

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.2

SECTION 11: NEW BUSINESS

Meeting Date:	**September 9, 2025**
Subject:	**Opportunity Stanislaus Memorandum of Understanding Review**
From:	**Marisela H. Garcia, City Manager**

RECOMMENDATION

Council to review the current Memorandum of Understanding between the City of Riverbank and Opportunity Stanislaus and, if necessary, provide direction to staff.

SUMMARY

At the request of the majority of the City Council, this agenda item has been brought forward to review the existing Memorandum of Understanding with Opportunity Stanislaus.

STRATEGIC PLAN

This item is not directly related to the City Council Strategic Plan.

BACKGROUND

On December 14, 2021 the City Council adopted Resolution 2021-119 approving a Memorandum of Understanding (MOU) between the City and Opportunity Stanislaus for Economic Development and Workforce Strategies for the time period of Fiscal Year 2021-22 through 2025-26. The annual investment into this MOU is $25,000 per year.

During the budget workshop for the 2025-26 Annual Budget, a majority of the City Council requested a review of the MOU to evaluate the services being provided by Opportunity Stanislaus. These services to Riverbank were to include the following:

1. Will conduct economic development activities to encourage the development of new business opportunities, the attraction of new businesses and the retention and expansion of existing business within the City of Riverbank;
2. Will continue with the Local Industry Program for the base sector employers in Riverbank and will include a representative of the City on those business visits.
3. Will focus on attracting and supporting clean energy companies and other companies in the Riverbank Industrial Complex.

4. Will provide the City of Riverbank with on-going market and economic analyses through the Northern San Joaquin Economic Instituter on a variety of important business sector topics based on the City of Riverbank's priorities and goals. Information will be used at the City's discretion (annual budget document, Comprehensive Economic Development Strategy, as well as other reports).
5. Will coordinate collaborative visits, recruitment trips and trade show participation for attracting target businesses, primarily from the Bay Area and Silicon Valley.
6. Will support and coordinate with the City of Riverbank on workforce support efforts to help Riverbank employers find the workforce resources they need from the county and state.
7. Will partner with Riverbank on potential industry visits by continuing to involve the City of Riverbank in prospect meetings as well as participating in Trade show exhibits.
8. Will support the City of Riverbank in its applications for Economic Development Administration (EDA) grant funds as well as actively participate on the Economic Development Action Committee (EDAC) and assigned responsibilities and coordination of the update to the Comprehensive Economic Development Strategy (CEDS) and other economic planning documents such as the San Joaquin Valley Economic Development District plan and others.
9. Will facilitate, in a transparent manner, all potential development and prospect leads as well as provide an update or status on previous leads that were circulated and responded to by the City of Riverbank.
10. OS quarterly progress reports shall be submitted four times a year, as set forth below, and will describe activities in business attraction, business assistance/expansion and business advocacy efforts provided by the Opportunity Stanislaus Business Resource Center, the Business Services Unit and the Small Business Development Center. These Quarterly Reports will be submitted on or before the following due dates during each year as follows:

    a. Quarter #1: March
    b. Quarter #2: June
    c. Quarter #3: September
    d. Quarter #4: January

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

FINANCIAL IMPACT

The City allocates $25,000 per year for the annual "investment" to Opportunity Stanislaus. The City has not yet remitted funds for the 2025-26 fiscal year.

ATTACHMENTS

1. Memorandum of Understanding

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

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

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

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

Together, the City of Riverbank and OS will:

1. Work together to identify target sectors for joint initiatives including, but not limited to, biotechnology, agribusiness, manufacturing, clean energy, environmental sciences, and information and communication technologies;

2. Work together to identify opportunities for strategic partnerships and alliances between private sector companies in Riverbank and the Stanislaus County Region;

3. Explore opportunities for joint trade promotion and joint promotional activities related to the tourism, cultural and sports sectors;

4. Examine options for co-operative activity to facilitate development of strategic partnerships/collaborations between the jurisdictions' respective inland ports, particularly

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

5. Work together to identify and pursue a "game changer" project in Riverbank that will increase city revenue and improve the city brand.

6. Work together to improve workforce skills for Riverbank residents through OS programs such as VOLT Institute, the HR Concierge program, Rising Tides, and WorkKeys.

7. Examine options for co-operative activity in existing and emerging knowledge/innovation economy partnerships; and

8. Leverage collaborative efforts amongst members throughout Stanislaus County and the Region with a particular focus on trade and business development, knowledge/innovation, economy development, ag tech, life sciences, biotechnology, and information technology development.

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

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

Specifically, the Opportunity Stanislaus:

1. Will conduct economic development activities to encourage the development of new business opportunities, the attraction of new businesses and the retention and expansion of existing business within the City of Riverbank;

2. Will continue with the Local Industry Program for the base sector employers in Riverbank and will include a representative of the City on those business visits.

3. Will focus on attracting and supporting clean energy companies and other companies in the Riverbank Industrial Complex.

4. Will provide the City of Riverbank with on-going market and economic analyses through the Northern San Joaquin Economic Instituter on a variety of important business sector topics based on the City of Riverbank's priorities and goals. Information will be used at the City's discretion (annual budget document, Comprehensive Economic Development Strategy, as well as other reports).

5. Will coordinate collaborative visits, recruitment trips and trade show participation for attracting target businesses, primarily from the Bay Area and Silicon Valley.

6. Will support and coordinate with the City of Riverbank on workforce support efforts to help Riverbank employers find the workforce resources they need from the county and state.

7. Will partner with Riverbank on potential industry visits by continuing to involve the City of Riverbank in prospect meetings as well as participating in Trade show exhibits.

8. Will support the City of Riverbank in its applications for Economic Development Administration (EDA) grant funds as well as actively participate on the Economic Development Action Committee (EDAC) and assigned responsibilities and coordination of the update to the Comprehensive Economic Development Strategy (CEDS) and other economic planning documents such as the San Joaquin Valley Economic Development District plan and others.

9. Will facilitate, in a transparent manner, all potential development and prospect leads as well as provide an update or status on previous leads that were circulated and responded to by the City of Riverbank.

10. OS quarterly progress reports shall be submitted four times a year, as set forth below, and will describe activities in business attraction, business assistance/expansion and business advocacy efforts provided by the Opportunity Stanislaus Business Resource Center, the Business Services Unit and the Small Business Development Center. These Quarterly Reports will be submitted on or before the following due dates during each year as follows:

    - Quarter #1: March
    - Quarter #2: June
    - Quarter #3: September
    - Quarter #4: January

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

Specifically, the City of Riverbank:

11. Will assist in providing the necessary staff support based on the availability of staff resources and the City of Riverbank's specific priorities in response to stated business needs. Further, the City will respond and actively participate in programs with existing companies or new firms interested in relocation or expansion to the Riverbank area.

12. Will facilitate ease of access and assistance to all businesses with regard to zoning and permitting in compliance with the City of Riverbank's adopted land use regulations and building codes and consistent with Riverbank's adopted growth and land use policies and objectives.

13. Will provide current data as it relates to changes in land use issues, infrastructure upgrades, zoning, fee structures or any other jurisdictional actions which assist in meeting the stated objectives of this MOU and that impact the ability of OS to respond to stated business issues and concerns.

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

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

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

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

Opportunity Stanislaus

Signature: _____

David White, Chief Executive Officer

Date 1/12/21

City of Riverbank

Signature: _____

Sean Scully, City Manager

Date 1/11/21

RIVERBANK CITY COUNCIL / LOCAL REDEVELOPMENT AUTHORITY

AGENDA ITEM NO. 11.3

SECTION 11: NEW BUSINESS

Meeting Date:	**September 9, 2025**
Subject:	**City Flag Design Contest Guidelines**
From:	**Marisela H. Garcia, City Manager**

RECOMMENDATION

It is recommended that the City Council provide feedback on the guidelines of the City Flag Design Contest.

SUMMARY

This item is a follow-up discussion to the City Council Referral presented by Councilmember Uribe regarding a contest for residents to design a new city flag. Basic guidelines are being presented for review and feedback by the City Council. Upon concurrence, the application and contest deadlines will be established and published via social media and our website.

STRATEGIC PLAN

This item is not directly related to the City Council's Strategic Plan.

BACKGROUND

On July 22, 2025 Councilmember Luis Uribe presented a Council Referral Item regarding a City of Riverbank Flag. While an original design was prepared in 2002, no formal action was taken to adopt the design. The design is not currently used as a city flag, and has limited use on the website. Councilmember Uribe shared that a redesign should be undertaken in order based on the following concepts:

- ***Civic Pride***: A strong, well-loved flag can become a symbol embraced by residents, much like the flags of Chicago or Washington, D.C.
- ***Cultural Representation***: A redesign allows us to reflect our city's history, diversity, and aspirations.
- ***Economic Potential***: Iconic flags can generate revenue through tourism and branded merchandise (e.g., Portland's flag).

- ***Community Connection***: Involving residents in the process fosters ownership and unity.
- ***Legacy and Modernization***: Balances respect for the past with a vision for the future.

Based on the direction provided at the July 22nd meeting, Councilmember Uribe and staff moved forward with development of the Flag Design Contest guidelines.

PROPOSED GUIDELINES

DESIGN RULES:

- Keep it Simple: Easy to draw, easy to remember.
- Be Symbolic to Riverbank: Show what makes our city unique — culture, history, landscape, values.
- Use 2–3 Bold Colors: High contrast, no gradients.
- No Text or Seals: Flags speak through symbols, not words.
- Original Artwork Only: Must be your own work — no clip art, AI-generated images, or copyrighted designs.
- No more than two (2) entries per resident.

WHO CAN ENTER:

- Open to Riverbank residents ages 10 and over.

HOW TO SUBMIT:

- Submit a digital design (JPG, PNG, or PDF) or hand-drawn design
- If submitting digital design, use a 3:5 or 2:3 ratio
- Complete application to include a short design explanation (100–250 words)
- Send to: mhgarcia@riverbank.org and luribe@riverbank.org
- Or drop off at: 6707 Third Street, Suite A, Riverbank, CA 95367

PRIZES & RECOGNITION:

- Winning design may become the official City Flag
- Featured at City Hall, events, and online
- Finalists may be showcased in a public display or vote
- Finalist will win a cash prize of $250
- Bragging rights for life!

JUDGING CRITERIA:

- Simplicity & Impact
- Symbolism & Meaning
- City Identity
- Flag Design Principles

TERMS & CONDITIONS:

- The City of Riverbank may reproduce, modify, or adapt the winning design.
- Designs will not be returned and will belong to the City of Riverbank.
- Parental consent required for minors under the age of 18.

FINANCIAL IMPACT

Costs associated with this contest will include staff time, cash prize, and marketing costs.

ATTACHMENTS

None.