



City Of Riverbank
Planning Commission Meeting
City Hall North Council Chambers
6707 Third Street • Riverbank • CA 95367

Agenda
Tuesday, April 15, 2014 – 6:00 P.M.

CALL TO ORDER: Chair: Stewart

ROLL CALL:

Chair:	Stewart
Vice Chair:	Hughes
Commissioner:	Villapudua
Commissioner:	Degele
Commissioner:	McKinney

CONFLICT OF INTEREST

Any Planning Commission/Authority Member and Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PUBLIC COMMENTS (No action to 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 Planning Commission Board. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please address the entire Planning Commission Board.

2. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 2.A: Posting of the Agenda. The Agenda for the April 15, 2014, Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall North & South bulletin board on April 9, 2014.

Item 2.B: Approval of the Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Item 2.C: Approval of the Minutes. The Minutes of the January 21, 2014, Planning Commission Meetings having been read by the individual Commissioners and stands approved as submitted.

Item 2.D: Correction of Minutes from December 17, 2013 and Resolution number 2013-013 Standard Conditions to be applied to Development Projects. The corrected Minutes and Resolution number should have the corrected Resolution number of 2013-014.

Recommendation: It is recommended that Planning Commission approve the Consent Calendar by roll call vote.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA.

3. NEW BUSINESS

Item 3.1: The City Clerk will conduct a random drawing of Planning Commissioners Stewart, Hughes, Degele and Villapudua to determine: a) Who will serve in the (3) seats that expire December, 2015; and b) Who will serve in the (1) seat to expire December, 2017.

4. PUBLIC HEARINGS

Item 4.1: Architecture & Site Plan Review (02-2013) to develop a for a 72 Unit Multi-Family Affordable Apartment Complex, the site is currently zoned R-3 Multi-Family Residential with a General Plan Zone of Higher-Density Residential 16-Units Per Net Acre. APN: 062-022-001 Claus Rd., south of California Ave.

Item 4.2: CX-1 Mixed Use Zoning. The project consists of a Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010; Districts; Boundaries and 153.011: Degree of Restrictiveness by Resolution 2014-005 to recommend to City Council the approval of Ordinance 2014-____. The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The CX-1 Zoning District as attached with Planning Commission Resolution 2014-005 will serve as the implementation tool for the Mixed Use General Plan Designation.

Recommendation: Approval by roll call vote

5. COMMISSION ITEMS (Information Only – No Action)

Item 5.1: Michael Riddell, Deputy Development Services of Operations to answer Planning Commissioners questions on roads that they may have.

Item 5.2: Presentation by City Manager, Jill Anderson on Strategic Planning update.

Item 5.3: City Spheres of Influence Report from LAFCO.

Item 5.4: Feedback from the Planning Commissioners on the 2014 California League of Cities Planning Commissioners Conference.

Item 5.5: Stanislaus County Planning Directors Annual Planning Commissioners Workshop, to be held on May 10, 2014 in Oakdale CA.

6. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Information Only – No Action)

None

7. UP-COMING MEETING AGENDA ITEMS (Information Only – No Action)

Item 7.1: Architecture & Site Plan Review for Silgan Container Inc. to construct a detached storage building, located at 3250 Patterson Rd.; APN: 132-039-016.

Item 7.2: CUP for Rocio Taqueria that is requesting to sell and serve beer and wine, located at 2761 Patterson Rd. # 130; APN: 075-009-049.

Item 7.3: CUP for Yuriy Smolinskiy to construct a detached accessory building, located at 5806 Alton Ct.; APN: 075-089-046.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA.

Item 7.4: Architecture & Site Plan Review for Inez Boss to convert a residential home into a Commercial Quilting Business, located at 3227 Atchison; APN: 132-004-054.

Item 7.5: Downtown Specific Plan (FEIR has been previously certified).

ADJOURNMENT – The next regular Planning Commission meeting – May 20, 2014 @ 6:00 p.m.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

*Dated this 9th day of April, 2014
Janet Smallen, Sr. CDS*

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at (209) 863-7128. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

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 Planning Commission shall be in English and anyone wishing to address the Planning Commission 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.

GENERAL INFORMATION: The Riverbank Planning Commission meets on the third Tuesday of each month at 6:00 p.m.

COMMISSION AGENDAS: The Planning Commission agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted. Additional documents that are part of this agenda and provided to a majority of the Planning Commission by the City will be made available to the public. The agenda is posted for public review at the City's website www.riverbank.org, at the Development Services Department, and on the exterior of both City Hall North & South buildings bulletin boards, 6707 & 6617 Third Street, Riverbank, CA. Subscription to receive the agenda can be purchased for a nominal fee through the Development Services Department.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a regular meeting of the Planning Commission, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA.



City Of Riverbank
Planning Commission Meeting
MINUTES
Tuesday, January 21, 2014

The following minutes reflect action minutes, with added clarification for the record. A copy of the verbatim recording may be obtained, for a fee, by contacting the Development Services Department at (209) 863-7128.

CALL TO ORDER/ROLL CALL:

Present: Chair Stewart, Vice Chair Hughes, Commissioner Villapudua and Commissioner McKinney

Absent: Commissioner Degele (Excused)

CONFLICT OF INTEREST: Any Planning Commissioner and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

No one declared a conflict.

1. 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 Planning Commission. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time; time cannot be yielded to another person. Under State Law, matters presented during the public comment period cannot be discussed or acted upon. For record purposes, state your name and City of residence. Please make your comments directly to the Planning Commission.

Richard Farrell that resides at 2226 Cedarwood Circle, Riverbank, expressed his concerns about his neighbors addition, that the rear yard setback back is only 5' and seems very close for a rear structural setback and that perhaps the development code for future residential should be changed to conform with the industry standard which is 15' minimum or a certain percentage of the lot space reserved for a rear yard space.

2. CONSENT CALENDAR: All items on the Consent Calendar are to be acted upon by a single action of the Planning Commission unless otherwise requested by an individual Planning Commissioner for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item No. 2.A: Posting of the January 21, 2014, Planning Commission Meeting.

ACTION: By motion moved/second (Hughes / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

Item No. 2.B: The Agenda for the January 21, 2014, Planning Commission Meeting.
ACTION: By motion moved/second (Hughes / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

Item No. 2.C: The Minutes of the December 17, 2013, Planning Commission Meeting.
ACTION: By motion moved/second (Hughes / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

2. PUBLIC HEARING ITEMS

Item 2.1: General Plan Amendment to establish a General Plan Land Use and Zoning Compatibility Matrix. This Matrix matches the General Plan Land Use Classification with the Compatible Zoning District. It also includes the clarification of Density for each Land Use Classification.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report and presented Exhibit "A" into the record as an attachment to resolution 2014-001.
- Planning Commission discussed item and asked questions to John B. Anderson, in regards to the Land Use Matrix and some of the changes, John responded back and answered the Planning Commissioners' questions.
- Chair Stewart opened the public hearing.
- Being there were no further comments the public hearing was closed.

ACTION: By motion moved/second (McKinney / Villapudua / passed 4-0) Resolution 2014-001 with attachment Exhibit "A"; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

Item 2.2: General Plan Amendment to modify the annexation language identified in the Implementation Element of the City's General Plan. The 2005-2025 General Plan currently requires large geographic areas as the new annexation language establishes a set of criteria for future annexation strategies for all areas to be annexed into the City of Riverbank.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report and went through all attachments with the Planning Commissioners'.
- Planning Commission discussed item and asked questions to John B. Anderson. John responded back and answered the Planning Commissioners' questions along with City Manager Jill Anderson.
- Planning Commissioners' wanted to add a percentage (%) to Exhibit "A", page 6 of 7, number (#) 11 to read as such: *City should not consider the annexation of new territory unless or until substantial progress has been made for the previous annexation and/or plan area. Of approximately 50% built. Meaning that the land is improved beyond vacant parcels. The City, through City Council action, shall consider the progress made for previous annexations/plan areas when considering and allowing for new annexations/plan areas.*
- Chair Stewart opened the public hearing.
- Being there were no further comments the public hearing was closed.

ACTION: *BY motion moved/second (Villapudua / Hughes / passed 4-0) Resolution 2014-002; motion carried by unanimous roll call vote.*

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

Item 2.3: Proposing to change General Plan Land Use designation on 53 properties. This General Plan Amendment would re-classify these properties to be consistent with the existing Land Use and the City's Municipal Code.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report and went through all attachments with the Planning Commissioners'.
- Planning Commission discussed item and asked questions to John B. Anderson, about some of the changes, John responded back and answered the Planning Commissioners' questions.
- Chair Stewart opened the public hearing.
- Being there were no further comments the public hearing was closed.

ACTION: By motion moved/second (Villapudua / Hughes / passed 4-0) Resolution 2014-003; motion carried by unanimous roll call vote.

Ayes: Planning Commissioners: Stewart, Hughes, Villapudua and McKinney

Nays: None

Absent: Degele (Excused)

Abstained: None

3. NEW BUSINESS

None.

4. COMMISSION ITEMS

Item 4.1: Chair Stewart and Commissioners' Villapudua and McKinney all had comments on different street areas such as Roselle and Patterson and adding bicycle lanes. John said since that have a lot of question pertaining to streets that he would make sure at our next meeting that he will have someone attend from Public Works to answer any question they may have.

Item 4.2: Staff informed the Planning Commission of the upcoming 2014 Planning Commissioners' Academy that will be held March 26-28, 2014, also that there is an upcoming Planning Commissioners' Conference to be held in Oakdale time and location to be determined still.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

None.

6. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Downtown Specific Plan (FEIR has been previously certified).

Item 6.2: Architecture & Site Plan Review (02-2013) for a 72 Unit Apt. Complex at the south eastern corner of Claus & California, APN: 062-022-001.

Item 6.3: Request for a CUP from Rocio Taqueria to sell and serve beer and wine located at 2761 Patterson Rd. #130, APN: 075-009-049.

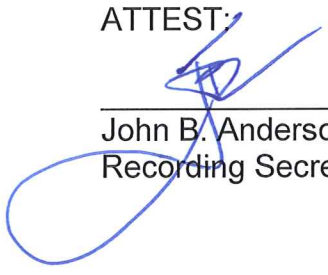
7. PRESENTATIONS

None.

8. ADJOURNMENT

There being no further business, Chair Stewart adjourned the meeting.

ATTEST:



John B. Anderson
Recording Secretary

APPROVED:



Joan Stewart, Chair
Planning Commissioner

MINUTES
City Of Riverbank Planning Commission
Tuesday December 17, 2013 Meeting

CALL TO ORDER/ROLL CALL:

Present: Vice Chair Hughes, Commissioner Degele, Commissioner Villapudua and Commission McKinney

Absent: Chair Stewart (Excused)

CONFLICT OF INTEREST: None.

BUSINESS FROM THE FLOOR: This is the opportunity of the audience to raise issues which are not on the agenda. Although no action may be taken tonight, the Planning Commission may direct staff to report on the issue(s) raised at a later Planning Commission Meeting.

1. CONSENT CALENDAR: Approval of matters listed under the Consent Calendar is considered routine. There will be no discussion of items listed under the Consent Calendar unless a member of the Planning Commission or the public requests that it be removed from the Consent Calendar for separate discussion and consideration.

The following Consent Items were approved as follows:

Consent Agenda Item No. 1.A

Posting of the December 17, 2013, Planning Commission Meeting a motion was made by Commissioner Degele and seconded by Commissioner Villapudua was approved as submitted.

Consent Agenda Item No. 1.B

The Agenda for the December 17, 2013, Planning Commission Meeting a motion was made by Commissioner Degele and seconded by Commissioner Villapudua was approved as submitted.

Consent Agenda Item No. 1.C

The Minutes of the October 15, 2013, Planning Commission Meeting was approved on a motion Commissioner Villapudua and seconded by Commissioner Degele, as presented.

2. PUBLIC HEARING ITEMS

Item 2.1: Riverbank Army Ammunition Specific Plan and General Plan; Certification of the Riverbank Army Ammunition Plan EIR including Adoption of CEQA Findings of Fact and Statement of Overriding Considerations, and Adoption of a Mitigation Monitoring Plan Approval of a General Plan Amendment changing Land Use designations and the Circulation Element. Adoption of the Riverbank Army Ammunition Specific Plan Amending the Municipal Code to include new SP-2 Zoning District.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report along with a portion of the power point presentation in regards to the project
- Pam Carder, Project Management Specialist, LRA presented the power point presentation in regards to the project.
- Planning Commission asked question to John B. Anderson, Pam Carder and Debbie Olson, Executive Director, LRA about the project.
- Vice Chair Hughes opened the public hearing.
- Being there were no further comments the public hearing was closed.
- Planning Commission discussed items.

ACTION: By motion (Degele / Villapudua) Resolution 2013-010 approved by 4-0 vote.

ACTION: BY motion (Villapudua / Degele) Resolution 2013-011 approved by 4-0 vote.

ACTION: By motion (Degele / Villapudua) Resolution 2013-012 approved by 4-0 vote.

3. NEW BUSINESS

Item 3.1: Standard Conditions – All projects must meet the following standard conditions unless specifically exempted by the Planning Commission or Council City Resolution 2013-014.

ACTION: By motion (Villapudua / Degele) Resolution 2013-014 approved by 4-0 vote.

4. COMMISSION ITEMS

Item 4.1: Commission Villapudua mention that the O'Brien's Shopping Center between the AM/PM that there is always accidents and what could be possible done. Also between Saxon and Squire Wells if they could put in speed bumps and a bicycle lane down Patterson Rd. by Terminal Ave.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

None.

6. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Downtown Specific Plan (FEIR has been previously certified).

Item 6.2: Architecture & Site Plan Review (02-2013) for a 72 Unit Apt. Complex at the south eastern corner of Claus & California, APN: 062-022-001.

Item 6.3: GPA – Annexation Strategies

Item 6.4: GPA – Land Use Map change and General Plan/Zoning Compatibility Matrix.

Item 6.5: Request for a CUP from Rocio Taqueria to sell and serve beer and wine.

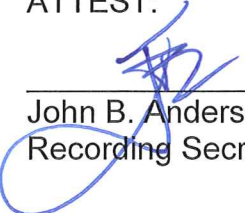
7. PRESENTATIONS

Item 7.1: See new business.

8. ADJOURNMENT

There being no further business, Chair Stewart adjourned the meeting.

ATTEST:



John B. Anderson
Recording Secretary

APPROVED:

Patricia Hughes, Vice Chair
Planning Commissioner

**City of Riverbank
Planning Commission
Resolution No. 2013-014**

**A Resolution of the Development Services Department of the City of Riverbank
Approving the Standard Conditions to be Applied to Development projects.**

WHEREAS, the Development Services Department of the City of Riverbank has heretofore held a duly noticed public hearing, as required by law; and

WHEREAS, the project proponent is City of Riverbank Development Services Department who is requesting that a standard list of conditions be established by the Planning Commission for future reference on certain development projects; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

WHEREAS, the proposed Standard Conditions shall be used for all projects unless specifically exempted by the Commission and/or Council; and

WHEREAS, the proposed action to adopt Standard Conditions is not a project as defined by Section 15378 of the CEQA Guidelines; and

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Standard Conditions is hereby approved, as illustrated in Exhibit "A".

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 17th of December, 2013, by the following vote:

AYES: Vice Chair Hughes, Commissioner Degele, Commissioner Villapudua, Commissioner McKinney

NOES: None

ABSENT: Chair Stewart (Excused)

ABSTAIN: None

Attest:



John B. Anderson, Secretary
Planning Consultant

Approved:

Patricia Hughes, Vice Chairperson
Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

April 15, 2014

ITEM NO: **3.1**

SUBJECT: Conduct of a Random Drawing to Determine What Terms Commissioner's Stewart, Hughes, Villapudua, and Degele will Serve in Their Appointments to Permanent Terms as Planning Commissioners

RECOMMENDATION: At the direction of the City Council and at the interest of interim Planning Commissioners Joan Stewart, Patricia Hughes, Carlos Villapudua, and John Degele, to continue serving as Planning Commissioners on a permanent term basis, it is recommended that the Commissioner's participate in a random drawing to determine who will serve in the three (3) Commissioner Seats that expire on December, 2015, and who will serve in the one (1) remaining seat that expires on December, 2017, in order to begin the process of reestablishing the Planning Commission's terms of office.

I. EXECUTIVE SUMMARY:

On March 10, 2014, the City Council considered and adopted Resolution No. 2014-015 to rescind City Council Resolution No. 80-77 and approve a new policy to reestablish the terms of office of the Planning Commission and approve a process to fill vacancies.

Resolution No. 2014-015:

- The Planning Commission is a five (5) voting member Board;
- The terms of office will be for four (4) years;
 - Terms will run staggered odd years; opposite the City Council terms;
 - Terms begin January 1 of the first year, or soon thereafter of an appointment, and end on December 31 of the fourth year;
- To reestablish the Commissioner terms:
 - Three (3) current Commissioner seats will serve until December, 2015;
 - Two (2) current Commissioner seats will serve until December, 2017;
- Terms of office to alternate odd years thereafter.

Process to fill Term Vacancies:

- Unexpired term vacancies shall follow the recruitment process pursuant to the *Maddy Act* (Government Code § 54974 (a) and (b);
 - Appointments made will serve the unexpired term of that seat;
- Expired four-year term vacancies shall be filled by conducting the recruitment process of the *Maddy Act*, except for the 20 day before and after period mentioned;
 - Rather, *The vacancy notice shall be posted by the first working day of the first week of November prior to the term expiring.*
 - Any Planning Commissioner interested in continuing to serve after his/her term expires shall complete an application for consideration;
 - The term shall begin January 1, or soon thereafter when an appointment can be made, and expire on December 31 of the fourth year.
- The recruitment process may be extended as deemed necessary at the direction of the City Council;
- Appointments shall be made pursuant to the Riverbank Municipal Code, currently Section 32.36(B), which states: *The members shall be appointed by the Mayor and approved by the Council.*

In addition, the City Council considered options on how to proceed with filling and finalizing the appointments of the four (4) seats currently held on an interim basis by Commissioners Stewart, Hughes, Villapudua, and Degele.

The City Council chose Option #1: Consider allowing the four current interim Planning Commissioners to continue to serve by:

1. Accepting a Letter of Interest from each Commissioner;
2. Directing the City Clerk to conduct a random drawing at the April 15th Planning Commission meeting to determine:
 - a. Who will serve in the three (3) seats with terms expiring on December 31, 2015; and
 - b. Who will serve in the one (1) remaining seat with a term expiring on December 31, 2017.
 - i. City Council Resolution No. 2013-075 was adopted appointing Planning Commissioner Anthony McKinney to a four-year term expiring December 31, 2017, filling the fifth seat.
3. Staff is to present a Resolution at the April 22, 2014, City Council meeting to officially appoint the Commissioners to their terms, followed by the administration of the Oath of Office.
4. Thereafter, Planning Commissioner terms shall be filled pursuant to City Council Resolution No. 2014-015.

To-date, the City Clerk has received an official Letter of Interest from each interim Planning Commissioner stating their interest to continue to serve on the Commission. Upon determination of the terms of office each Commissioner will fulfill, a Resolution to officially appoint the Commissioners and to have the Oath of Office administered to them will be placed on the City Council agenda for April 22, 2014.

Respectfully submitted by:
Annabelle Aguilar, CMC, City Clerk

Attachments:

There are no attachments to this Staff Report.

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: **4.1**

APPLICATION: **Architecture & Site Plan Review 02-2013 – Pacific West Communities, Inc. – APN: 062-022-001.** The project entails consideration of an Architecture and Site Plan Review to allow the development of a 72 Unit Multi-Family Affordable Housing Apartment Complex. The site is currently zoned R-3 Multiple Family Residential with a General Plan Land Use designation of High-Density Residential, 16 Units per acre min net density. The subject parcel is comprised of 4.59 acres gross and is currently a dirt lot located (APN 062-022-001) – Claus Rd. about 300 feet south of California Ave. The proposed Architecture and Site Plan review is subject to approval by the Planning Commission pursuant to Section 153.095(G) of the City of Riverbank Code of Ordinances.

OWNER: Pacific West Communities, Inc.
430 E. State Street, Suite 100
Eagle, Idaho

**APPLICANT
REPRESTATIVE:** Ken Koss with TK Development, LLC.
6420 Via Del Cerrito
Rancho Murrieta, CA

ARCHITECT: Pacific West Architecture

ENGINEER: North Star Engineering

APN: 062-022-001

GENERAL PLAN: High Density Residential, 16 Units per acre minimum net Density.

ZONING: R-3, Multiple Family Residential

**ENVIRONMENTAL
DETERMINATION:** The proposed action by the Planning Commission is considered a ministerial act pursuant to the California Public Resource Code section 21080 and therefore a CEQA analysis is not required. Section 21080 defines a ministerial project as one in which the governing body merely applies the law to the facts of the individual project. The Planning Commission in this case has limited discretion to deny the project, but merely relies on the existing Riverbank Municipal Code, Riverbank General Plan and other adopted standards to enforce regulations and

standards which apply. No detailed evaluation or Notice of Exception filing is necessary with Architectural & Site Plan Review actions.

PROJECT PLANNER: John B. Anderson, Contract Community Development Director

RECOMMENDATION: Approve the Architecture and Site Plan Review subject to the conditions in the attached resolution.

ACROMYMS: CEQA – California Environmental Quality Act
RMC – Riverbank Municipal Code

ATTACHMENTS:

1. PC Resolution No. 2014-004.
2. Site Plans, Landscape Architecture and Colored Elevations.
3. Applicants letter in support of concerns raised by City staff including supporting evidence to demonstrate conformance with the General Plan Community Character Element.
4. Advisory Agency letters and concerns

I. EXECUTIVE SUMMARY:

The applicant requests to construct a 72 Unit Multi-Family Housing project on 4.5 net acres achieving a minimum density of 16 dwelling units per acre. The Project will be comprised of nine (9) two story housing buildings to be built around the perimeter of the site. The proposal includes the construction of 24 - two bedroom and one bath units of 904 square feet each, 40 - three bedroom and two bath units of 1,214 square feet each and 8 - four bedroom and 2 bath units of 1,401 square feet each. The project includes a number of project amenities such as a single story community building of 2,469 square feet, a gated pool area, covered picnic area, common areas and a playground. The Architecture and general appearance will be identical to the completed Riverbank Family Apartments located at the south western corner of Patterson and Claus Roads. Staff is recommending approval of the application with stated conditions as part of the Resolution presented below.

II. BACKGROUND & PROJECT INFORMATION:

The subject project is located along the eastern edge of Claus Road some 300 feet south of California Avenue in an area known as the Bruinville Master Plan. The site is an existing ranchette parcel comprised of a dirt field with no improvements. The site is surrounded to the north by planned mixed use development and Riverbank High School, to the east by the Hayes Vesting Tentative Subdivision Maps 07-2004 phase II, to the south by Phase I of the Hayes Vesting Tentative Subdivision map 07-2004 (93 Lots total) and to the west by residential properties and land which is planned for residential development.

The subject parcel was part of a 44.85 acre annexation approved by the City and Stanislaus County LAFCO in 2005. As part of the annexation action, the City prepared a Mitigated Negative Declaration which suggested that "the project will incrementally increase the need for additional police officers.

This need will be partially mitigated through the collection of property tax and other revenue generated by the development of the property". The City staff report prepared for the annexation stipulated that the project would generate the need for about 0.28 police officers and that the Bruinville Public Facilities Master Plan calls for the formation of a Public Safety Community Facilitates District (CFD). To follow up with future urban development occurring in the Bruinville area the City Council on October 23, 2006 enacted Resolution 2006-115 approving the Bruinville Public Facilities Master Plan as a planning tool. On the same night the City Council adopted Resolution 2006-116, which requires all properties included in the boundaries of the Bruinville Public Facilities Master Plan to amongst other items participate in the formation of a Police and Parks Community Services District as described in the Facilities Master Plan. The Bruinville Public Facilities Master Plan remains to be a valid document as the City continues to move forward with future development of all properties included in the boundaries of the Master Plan.

III. ANALYSIS:

A. Site Design

The proposed site plan suggests two (2) commercial driveway encroachments to service the entire complex off of Claus Road. The site plan includes provisions for 145 parking spaces of which 72 are proposed to be built as part of numerous carports proposed throughout the entire project. The two story apartments are proposed in nine (9) buildings. In addition, the project will include a recreational center, common play area with equipment, gated swimming pool and a covered picnic ground. The site plan as presented complies with the parking standards described in the section 153.184 of the RMC and the common open space requirements described in section 153.064.

A short decorative iron and block pilaster fencing is proposed along the projects frontage along Claus Road and an undescribed 6' Tall screen fence on the balance of the property lines. The applicant will need to describe addition detail of the proposed fencing in this regard especially in light of past approvals and the proposed mixed use development north of the project site. Planning Staff suggest the project be required to construct a 6' high CMU Masonry Wall along the projects north, east and southern boundaries.

B. Building Design

The Architecture presented is representative of the style developed by the same builder at the Riverbank Family Apartment site located at the southwestern corner of Patterson and Claus Roads. The building design incorporates a Craftsman Style of Architecture with roof pitches of 3 ½ over 12, vinyl horizontal lap and shake siding, river rock accents and fiberglass shingles. The color scheme is traditional with the use of earth tones throughout the entire project. All mechanical equipment proposed will be ground mounted and shielded from view with the proposed landscape features.

The entire project will be well lite with lighting which is designed to focus on the pedestrian spaces, access to parking areas and all walkways between units. The project shall comply with the standard conditions established by the Planning Commission with the adoption of Resolution 2013-013.

C. Landscaping

The project's landscape design concept is to provide an enjoyable and aesthetic place for the residents and visitors to live and visit. The project proponent has been advised by the Oakdale Irrigation District that trees will not be permitted in the recorded easement area for the Snedigar Pipeline which passes along the projects northern boundary. The construction documents will need to be revised accordingly.

All proposed Landscaping shall comply with the State Model Water Efficient Landscape Standards which are under consideration by the City at this time.

D. Transportation and Pedestrian Circulation

According to the Institute of Transportation Engineers, Trip Generation, 7th addition, a 72 Unit Apartment project is expected to generate approximately 484 Average Daily Trips with a split of 50% inbound and 50% outbound. Peak hour traffic is expected to be 48 trips. The Riverbank General Plan and General Plan EIR considered both the direct and cumulative impacts associated with the development of the subject site as multi-family at the assumed densities presented in this application. The applicant is not proposing to change the density assumptions adopted as part of the 2025 General Plan.

The project is proposing two access points to Claus Road and full frontage improvements of Claus Road to the 100' of ROW. The proposed project does not include the widening of Claus Road beyond the property limits to the north towards the intersection of California Avenue. The Riverbank Unified School District, during their review of the project has expressed concerns regarding safe routes to school for both the High School and Elementary School students. Please refer to Riverbank Unified School District letter of concerns dated February 25, 2014 a copy is included with this staff report.

There are two nearby Stanislaus Regional Transit (START) bus stops on Patterson Road—east of the Claus Road intersection. The site also has access to Dial-a-Ride service. The project includes bicycle parking which is shown on the landscaping drawings.

E. Signs and Graphics

The site plan shows a freestanding monument sign announcing the project and a location diagram which allows easy location of the units in the complex. A full sign package will be submitted as part of the routine implementation of the City's building permit plan checking process.

F. Site Drainage

The proposed project will be required to store and filter all storm water drainage on-site through a series of catch basins, French drains and retention basins. Details of the design are still being developed, but sufficient space in the site plan has been reserved to meet the projects storm water obligations on-site.

IV. CONCLUSION:

The proposed apartment project is site well-designed to fit the subject property and its surroundings. The project will be one of the first urban projects built in the Bruinville Master Plan area and will serve to demonstrate significant progress to providing much needed affordable housing.

V. FINDINGS:

A. General Plan Consistency Findings

Pursuant to the City of Riverbank General Plan, the Planning Commission must review the proposed project according to the stated policies presented below for this Architectural and Site Plan Review:

1. ***Policy DESIGN-6.1: The City will prohibit monolithic expanses of uniform multi-family structures surrounded by parking that breaks up the neighborhood.***
2. ***Policy DESIGN-6.2: The City will encourage multi-family housing to incorporate building forms and architecture features common to the adjoining adjacent single-family houses.***
3. ***Policy DESIGN-6.3: The City will require convenient vehicular access and parking in a manner that neither limits pedestrian access nor endangers pedestrian safety and integrates parking areas with residential structures.***
4. ***Policy DESIGN-6.4: Approved plans, projects, and subdivision requests will incorporate new multi-family development with the surrounding neighborhood through site design, pedestrian connectivity, and landscaping.***
5. ***Policy DESIGN-6.5: Multi-family housing projects shall provide open spaces that accommodate a wide variety of activities, both semi-public and private. Multi-family housing can also be placed directly adjacent to parkland to meet the open space requirement in master plan or specific planning efforts. On larger properties, include plazas, courtyards, small parks, and other open space in which the residents can interact with one another or the community at large.***

The proposed project is designed to adhere to all five (5) stated Design Policies above. Ample open space has been provided which functions to bind the eyes of the neighborhood on the street so to speak. The buildings are oriented in a north-south manor to take advantage of possible solar energy collection and preliminary landscape drawings have been provided which demonstrates a nice variety of plant selection.

VI. ENVIRONMENTAL REVIEW:

The proposed project is considered a ministerial project and therefore CEQA review is not required.

VII. PUBLIC NOTICE:

On March 5, 2014, notices for the Planning Commission hearing were mailed to interested parties and properties within 300 feet of the project location. The Planning Commission hearing notice was also published in the Riverbank News on March 5, 2014, and posted at City Hall North and South on March 5, 2014 and the subject property on March 5, 2013.

VIII. RECOMMENDATION:

Approve the Architecture and Site Plan Review for the 72 unit Apartment Project based upon the findings contained in the attached Resolution 2014-004

Respectfully Submitted By:



John B. Anderson
Consulting Community Development Director

Attachment 1

**City of Riverbank
Planning Commission
Resolution No. 2014-004**

ADOPTION OF ARCHITECTURE SITE PLAN REVIEW 02-2013 TO DEVELOP A 72 UNIT MULTI-FAMILY AFFORDABLE APARTMENT COMPLEX, THE SITE IS CURRENTLY ZONED R-3 MULTI FAMILY RESIDENTIAL WITH A GENERAL PLAN ZONE OF HIGH-DENSITY RESIDENTIAL 16-UNITS PER NET ACRE. APN: 062-022-001 – CLAUS RD. south of CALIFORNIA AVE.

WHEREAS, an application has been received from Pacific West Communities, Inc. with a proposal to develop a 72 unit multi-family affordable apartment complex, the is currently zoned R-3 Multiple Family Residential with a General Plan Zone of High-Density Residential 16-Unites per net acre. (APN: 062-022-001 – Claus Rd. south of California Ave); and

WHEREAS, The Planning Commission held a public hearing on April 15, 2014, to consider Architecture and Site Plan Review 02-2013; and

WHEREAS, The Planning Commission reviewed and considered the appropriate site plan documents and all presentation materials to consider this application; and

WHEREAS, The Planning Commission action to review and approve this Architectural Site Plan Application is a ministerial action and CEQA is not required; and

WHEREAS, The Riverbank Planning Commission made the following findings:

1. The proposed project, together with the provisions for its design and improvements, is consistent with the goals, policies, program and uses of the General Plan.
2. The proposed Architecture and Site Plan Review along with the Conditions of Approval is in conformity with both the intent and provisions of the Zoning Ordinance, Title 153, of the City of Riverbank Code of Ordinances.

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

- (a) *Policy DESIGN-6.1: The City will prohibit monolithic expanses of uniform multi-family structures surrounded by parking that breaks up the neighborhood.*
- (b) *Policy DESIGN-6.2: The City will encourage multi-family housing to incorporate building forms and architecture features common to the adjoining adjacent single-family houses.*
- (c) *Policy DESIGN-6.3: The City will require convenient vehicular access and parking in a manner that neither limits pedestrian access nor endangers pedestrian safety and integrates parking areas with residential structures.*
- (d) *Policy DESIGN-6.4: Approved plans, projects, and subdivision requests will incorporate new multi-family development with the surrounding neighborhood through site design, pedestrian connectivity, and landscaping.*

(e) *Policy DESIGN-6.5*: Multi-family housing projects shall provide open spaces that accommodate a wide variety of activities, both semi-public and private. Multi-family housing can also be placed directly adjacent to parkland to meet the open space requirement in master plan or specific planning efforts. On larger properties, include plazas, courtyards, small parks, and other open space in which the residents can interact with one another or the community at large.

WHEREAS, the request and plans of Pacific West Architecture, North Star Engineering, Engineering, Thomas H. Phelps Landscape Architecture and Ken Koss as applicant representative are hereby granted and approved, subject to the following conditions:

1. Applicant shall comply with the City of Riverbank Standard Conditions as contained in the Planning Commission Resolution 2013-013 and/or receive confirmation from the Community Development Director that a specific condition or conditions does not apply to the subject project.
2. The project is subject to the recommendations of the Bruinville Public Facilities Master Plan pursuant to City Council Resolutions 2006-115 and 2006-116. Including the requirement to form and annex into a Public Services Community Facilities District.
3. Applicant shall work with the City Engineer and the Riverbank Unified School District to design, fund and construct improvements to adequately address the issue of safe routes to schools as documented by the Riverbank Unified School District in their letter of February 25, 2014.
4. Applicant shall address the concerns expressed by the Oakdale Irrigation District (OID) with the Snedigar and Raney Pipelines to the satisfaction of OID. This condition is based on the OID letter dated February 19, 2014.
5. The project is required to have adequate fire flow of 1,500 GPM for the entire project. Design specifications will need to be submitted and approved by Modesto Regional Fire.
6. Applicant shall be required to construct a Masonry CMU wall along the projects Northern, property line. Applicant to work with Community Development Department to design and construct a fence of substantial construction along the East and Southern property lines.
7. Applicant shall demonstrate to the satisfaction of the City Engineer how the storm drainage system will function including detail on the interconnect, verification of percolation rates at the intended basin locations and depths proposed. The French Drains should include the use of the bottom and one side for percolation. Basin #9 is proposed over the OID pipeline and needs to be relocated.
8. All proposed trash enclosures shall have a water proof roof instead of a pergola.

NOW THEREFORE, BE IT RESOLVED by the City of Riverbank Planning Commission that Architecture and Site Plan Review 02-2013 is hereby approved, subject to those conditions established by Resolution No. 2014-004 and as illustrated in Exhibit "A": Site Plans, Elevations.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 15th of April, 2014, by the following vote:

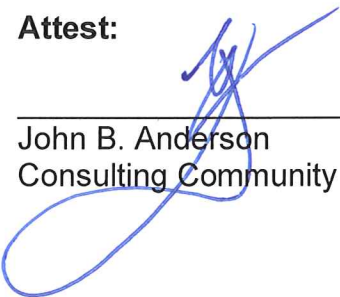
AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:



John B. Anderson
Consulting Community Development Director

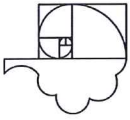
Approved:

Joan Stewart, Chairperson
Planning Commission

Attachment 2



CLAUS ROAD



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
LLC
Caitlin, Lindsay, Andrew #1122
P. 208.633.8338
Oak, CA 94612-3428
(510) 971-5300 (510) 971-5300
thp@thp.com

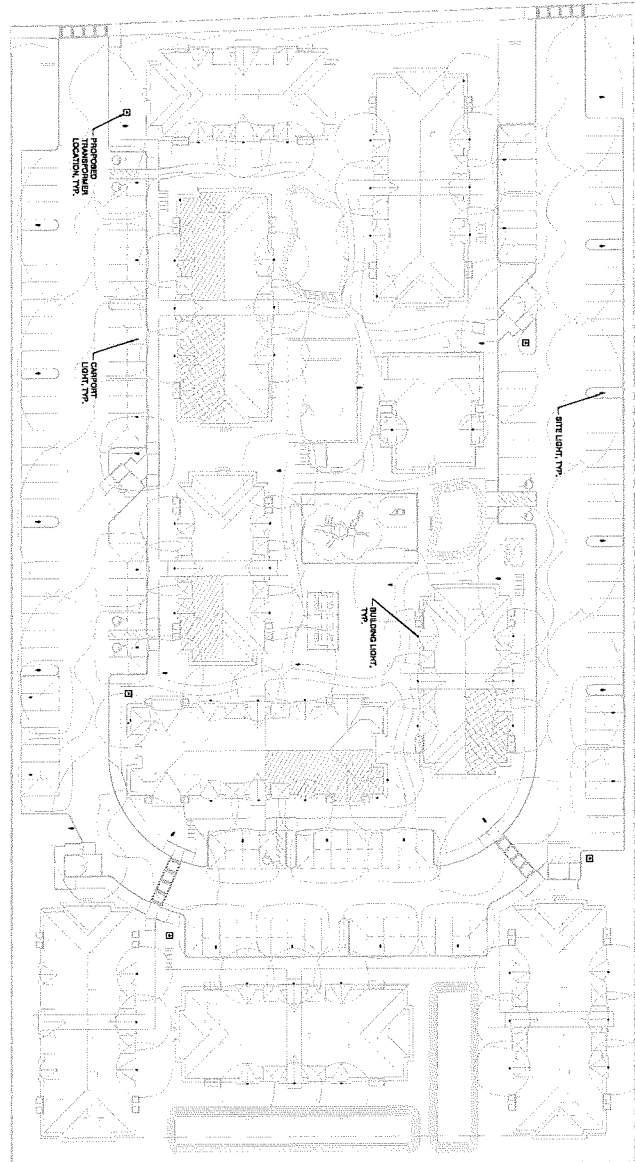
1 LANDSCAPE MASTER PLAN

RIVERBANK CENTRAL APARTMENTS
RIVERBANK, CA

0 20 40
Scale: 1"=20'

PLAN LEGEND
SHRUB / SECOND COVER PLANTING AREA
TREE GRASS AREA





SITE LIGHTING PLAN
 SCALE: 1/8" = 1'-0"
 PREPARED BY: PACIFIC WEST ARCHITECTURE
 DATE: 10/15/2019

NOTES:
 1. ALL SITE LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.
 2. SEE ELECTRICAL SPECIFICATIONS FOR FURTHER DETAILS.

A1.2

PROJECT

**RIVERBANK CENTRAL
 APARTMENTS**

8108 CLAUD RD.

RIVERBANK, CA

Pacific West Architecture

430 E. STATE STREET, SUITE 100
 EAGLE, IDAHO 83616
 (208) 481-0222
 fax (208) 481-3267

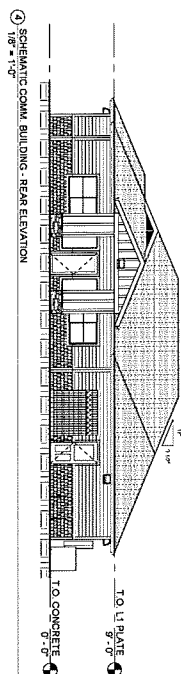
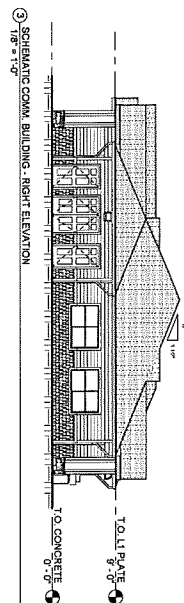
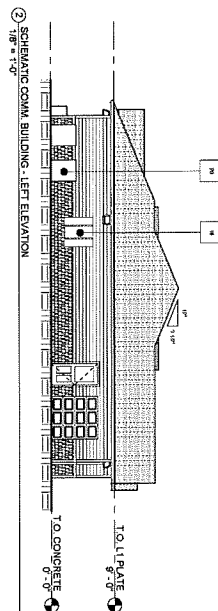
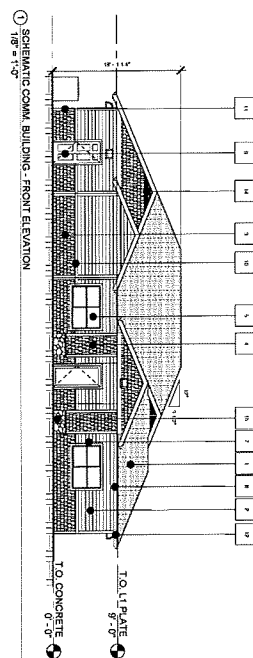
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
 LOUISIANA - MONTANA - NEVADA - NORTH CAROLINA - OREGON -
 SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE
 PROPRIETARY PROPERTY OF PACIFIC WEST ARCHITECTURE.
 UNAUTHORIZED REUSE OR REPRODUCTION OF THESE
 PLANS OR ANY INFORMATION CONTAINED HEREON
 WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC WEST
 ARCHITECTURE IS STRICTLY PROHIBITED. IF THIS DRAWING IS
 USED FOR CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE
 CONTRACTOR TO OBTAIN THE NECESSARY PERMITS FROM THE
 APPROPRIATE AGENCIES.

COPYRIGHT © BY PACIFIC WEST
 ARCHITECTURE

DATE	10/15/2019
DESIGNED BY	PMH/LSB
CHECKED BY	
DATE	

REVISIONS



- [illegible]

THE JOURNAL OF THE

DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLASS GIBSON. NO AUTHORIZED REUSE OR DUPLICATION OF THE SKETCHES OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLASS GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

CONFIDENTIAL PACIFIC WEST

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

RIVERBANK CENTRAL
APARTMENTS

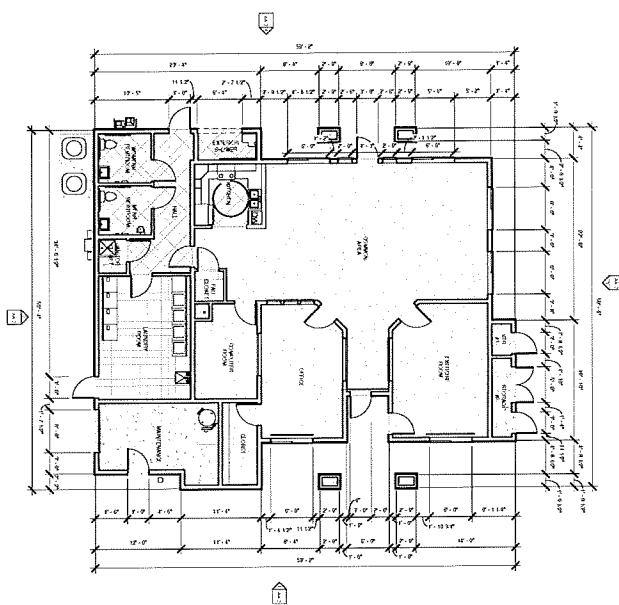
6103 CLAUS RD

RIVERBANK, CA

AAA.2

SCHEMATIC SET / NOT FOR CONSTRUCTION

① SCHEMATIC COMM. BLDG. - FLOOR PLAN
1/8" = 1'-0"



AA.1

PROJECT

RIVERBANK CENTRAL APARTMENTS

6108 CLAUS RD

RIVERBANK, CA

Pacific West Architecture

450 E. STATE STREET, SUITE 100
SAGE HILL, IDAHO 83854
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE
PROPERTY AND INTELLECT OF PACIFIC WEST ARCHITECTURE, INC.
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF PACIFIC WEST ARCHITECTURE,
INC. (PWA). THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

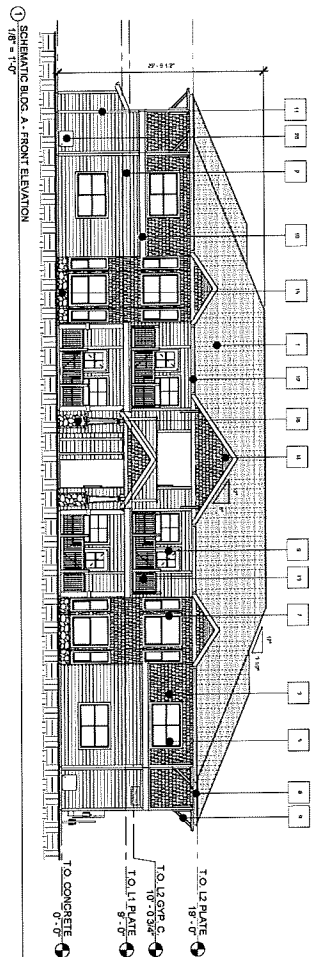
FOR PROJECT: RIVERBANK CENTRAL
ARCHITECTURE

DATE
7.16.12

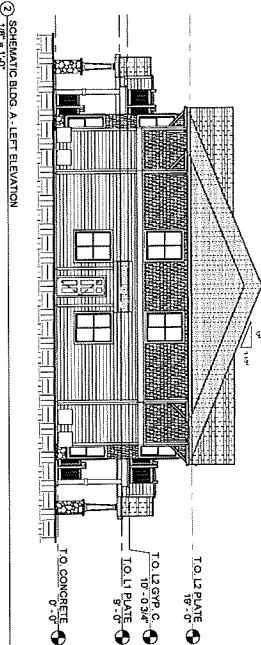
DESIGNED BY
DOUGLAS

PROJECT NO.
PWA12-25

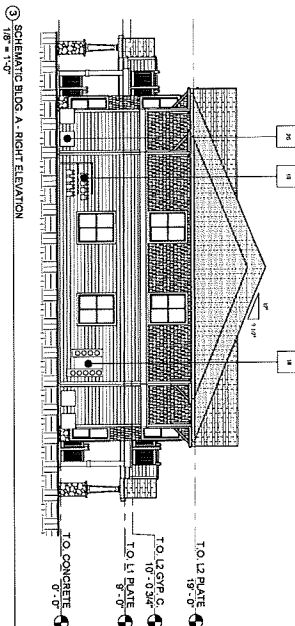
REV. NO.



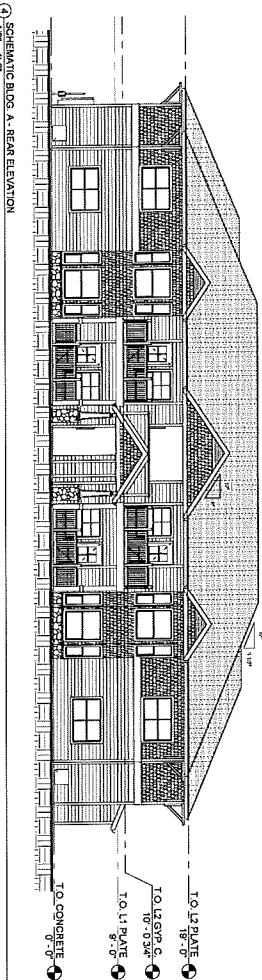
1 SCHEMATIC BLDG. A, FRONT ELEVATION
1/8" = 1'-0"



2 SCHEMATIC BLDG. A, LEFT ELEVATION
1/8" = 1'-0"



3 SCHEMATIC BLDG. A, RIGHT ELEVATION
1/8" = 1'-0"



4 SCHEMATIC BLDG. A, REAR ELEVATION
1/8" = 1'-0"

KEY NOTATION
1. UNFINISHED WORKSHOPS, SHOWN AS DOTTED LINES
2. FINISHED WORKSHOPS, SHOWN AS SOLID LINES
3. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
4. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
5. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
6. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
7. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
8. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
9. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
10. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
11. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
12. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
13. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
14. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
15. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
16. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
17. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
18. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
19. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
20. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
21. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
22. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
23. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
24. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
25. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
26. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
27. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
28. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
29. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
30. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
31. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
32. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
33. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
34. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
35. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
36. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
37. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
38. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
39. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
40. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
41. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
42. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
43. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
44. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
45. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
46. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
47. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
48. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
49. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
50. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
51. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
52. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
53. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
54. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
55. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
56. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
57. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
58. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
59. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
60. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
61. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
62. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
63. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
64. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
65. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
66. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
67. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
68. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
69. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
70. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
71. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
72. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
73. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
74. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
75. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
76. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
77. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
78. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
79. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
80. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
81. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
82. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
83. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
84. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
85. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
86. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
87. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
88. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
89. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
90. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
91. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
92. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
93. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
94. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
95. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
96. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
97. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
98. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
99. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES
100. ALL OTHER FINISHED WORKSHOPS, SHOWN AS DOTTED LINES

THIS DRAWING CONTAINS NO INFORMATION WHICH IS TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

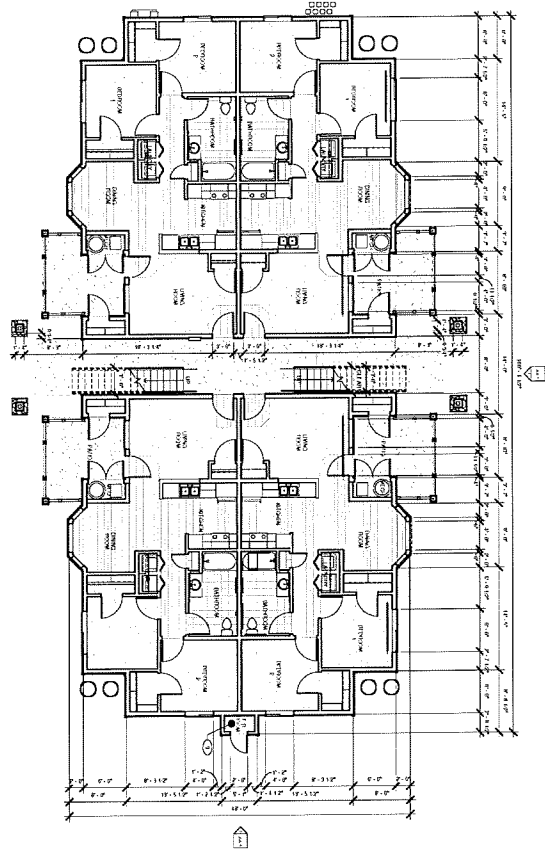
Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83601
(208) 481-0022
PWA (208) 481-5267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - KENTUCKY - LOUISIANA - MARYLAND - MASSACHUSETTS - MICHIGAN - MINNESOTA - MISSISSIPPI - MISSOURI - MONTANA - NEBRASKA - NEVADA - NEW HAMPSHIRE - NEW JERSEY - NEW YORK - NORTH CAROLINA - NORTH DAKOTA - OHIO - OKLAHOMA - OREGON - PENNSYLVANIA - RHODE ISLAND - SOUTH CAROLINA - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

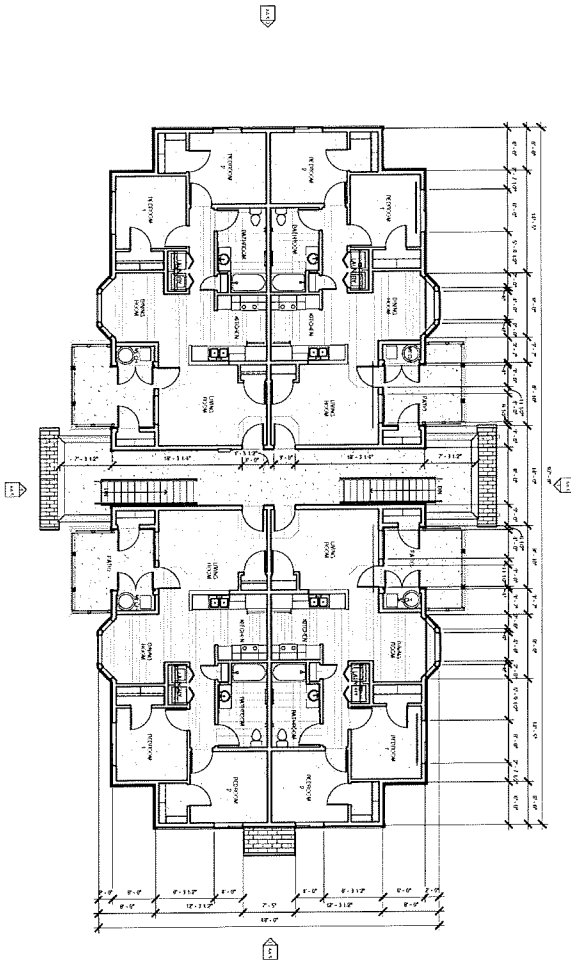
RIVERBANK CENTRAL APARTMENTS
6108 CLAUD RD
RIVERBANK, CA

AA.5

① SCHEMATIC BUILDING A, 1ST FLOOR PLAN
1/8" = 1'-0"



② SCHEMATIC BUILDING A, 2ND FLOOR PLAN
1/8" = 1'-0"



AA.4

PROJECT

RIVERBANK CENTRAL APARTMENTS

8108 CLAUS RD

RIVERBANK, CA

Pacific West Architecture

430 E STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3067

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE
PROPERTY OF PACIFIC WEST ARCHITECTURE. NO
REPRODUCTION OR TRANSMISSION OF THIS
DRAWING OR INFORMATION CONTAINED HEREIN
WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC
WEST ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © PACIFIC WEST
ARCHITECTURE

DATE
2/5/12

ISSUED
DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

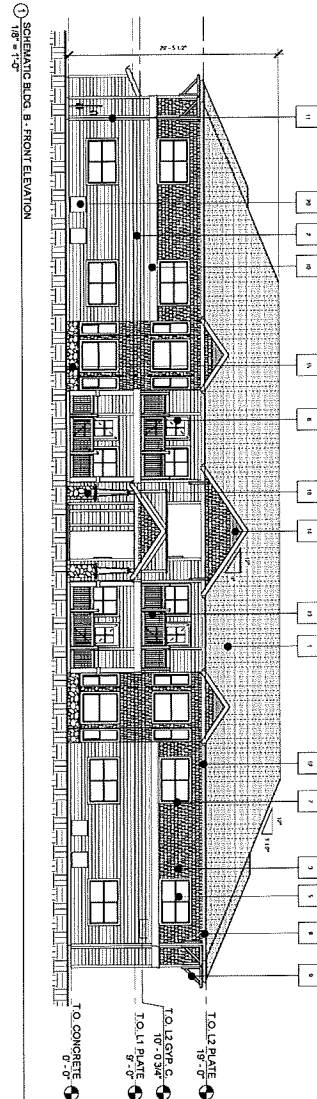
DATE

DATE

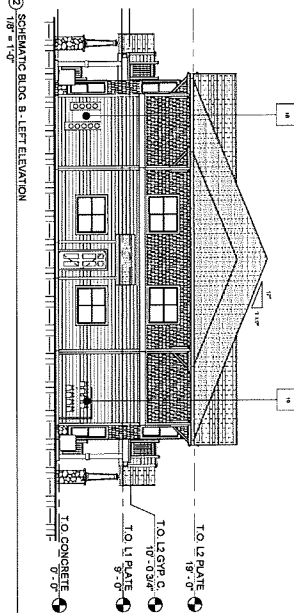
DATE

DATE

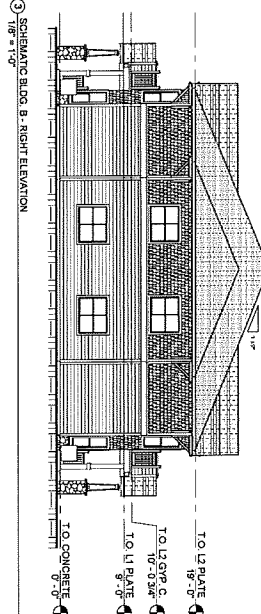
INCHES



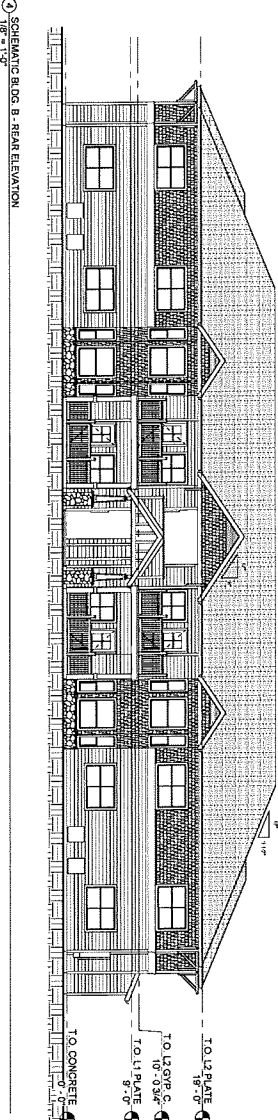
1 SCHEMATIC BLDG. B - FRONT ELEVATION
1/8" = 1'-0"



2 SCHEMATIC BLDG. B - LEFT ELEVATION
1/8" = 1'-0"



3 SCHEMATIC BLDG. B - RIGHT ELEVATION
1/8" = 1'-0"



4 SCHEMATIC BLDG. B - REAR ELEVATION
1/8" = 1'-0"

KEY NOTED	
1	TO L2 PLATE
2	TO L2 GYP. C.
3	TO L1 PLATE
4	TO CONCRETE
5	TO L2 PLATE
6	TO L2 GYP. C.
7	TO L1 PLATE
8	TO CONCRETE
9	TO L2 PLATE
10	TO L2 GYP. C.
11	TO L1 PLATE
12	TO CONCRETE

PROJECT

AA.8

RIVERBANK CENTRAL APARTMENTS

6108 CLAUS RD RIVERBANK, CA

Pacific West Architecture

130 E. STATE STREET, SUITE 100

EAGLE, IDAHO 83618

(208) 461-0022

FW (208) 461-1067

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IDAHO

LOUISIANA MONTANA NEVADA NORTH DAKOTA OREGON

SOUTH DAKOTA U.S.V. UTAH WASHINGTON WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PACIFIC WEST ARCHITECTURE, INC. IT IS HEREBY AGREED THAT THE CONSTRUCTION OF THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE ARCHITECT.

DATE: 7/15/12

BY: JACOB

PROJECT: RIVERBANK CENTRAL APARTMENTS

PROJECT NO: 25

PROJECT NO: 25

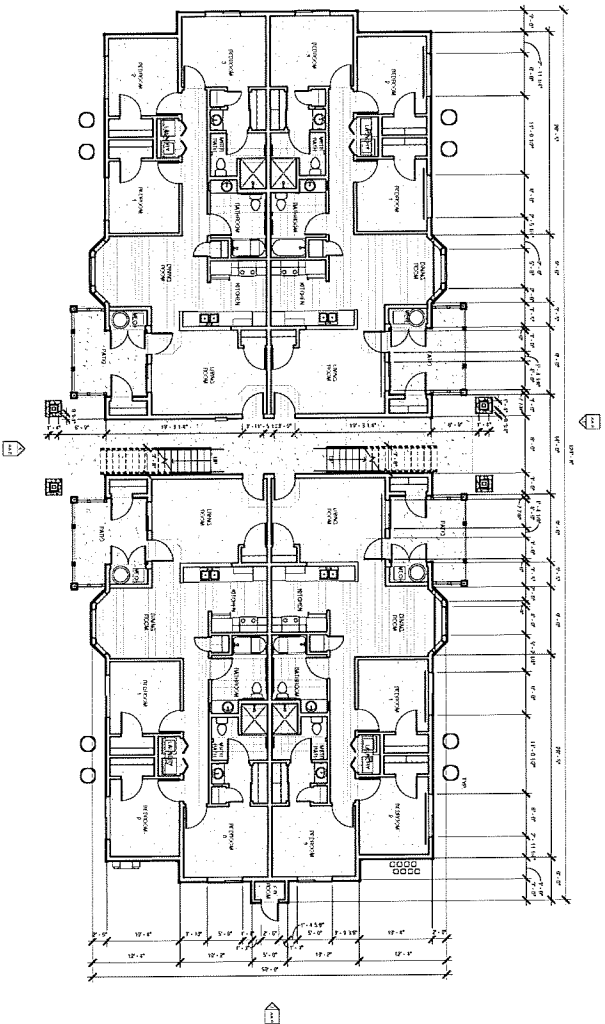
DATE: 7/15/12

BY: JACOB

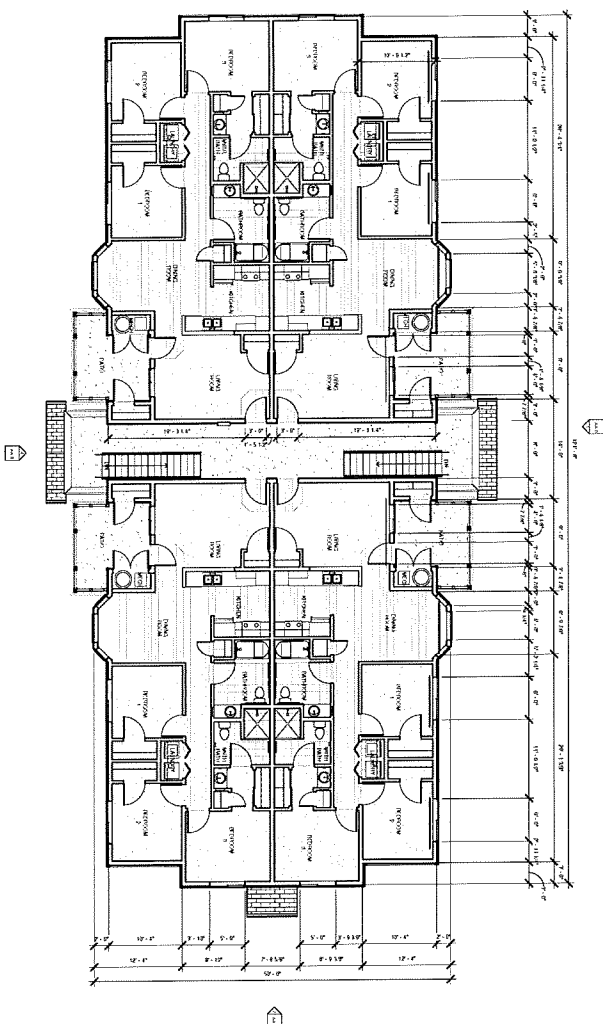
PROJECT: RIVERBANK CENTRAL APARTMENTS

PROJECT NO: 25

1 SCHEMATIC BUILDING B - 1ST FLOOR PLAN
1/8" = 1'-0"



2 SCHEMATIC BUILDING B - 2ND FLOOR PLAN
1/8" = 1'-0"



AA.7

PROJECT

RIVERBANK CENTRAL APARTMENTS

8109 CLAUS RD
RIVERBANK, CA

Pacific West Architecture

490 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-1267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DOCUMENT IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF PACIFIC WEST ARCHITECTURE. IT IS HEREBY AGREED THAT THE USER OF THIS DOCUMENT SHALL INDEMNIFY AND HOLD PACIFIC WEST ARCHITECTURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY PACIFIC WEST ARCHITECTURE AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

PROJECT NO.

705-25

DATE

06/06/06

DESIGNED BY

PWW/JS

DATE

06/06/06

PROJECT NO.

705-25

DATE

06/06/06

DESIGNED BY

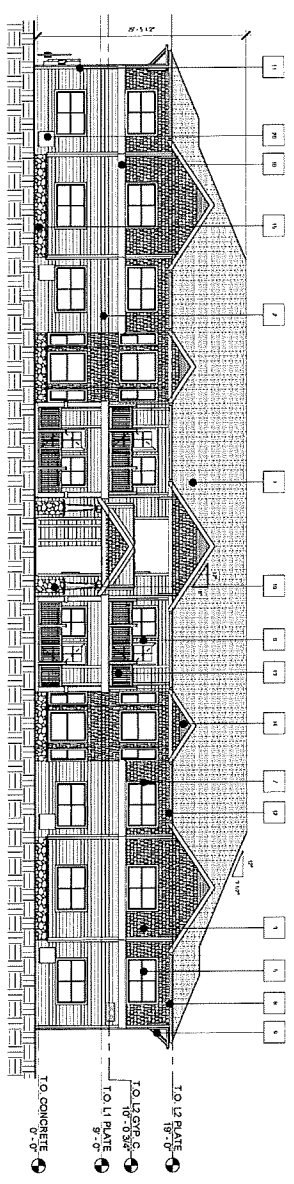
PWW/JS

DATE

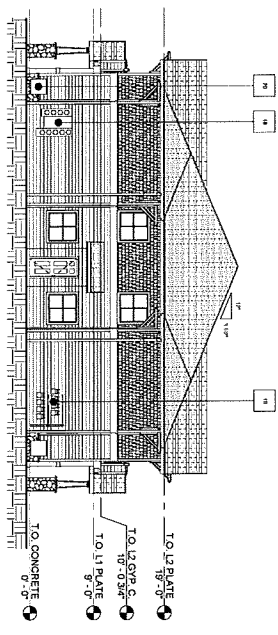
06/06/06

SCHEMATIC SET / NOT FOR CONSTRUCTION

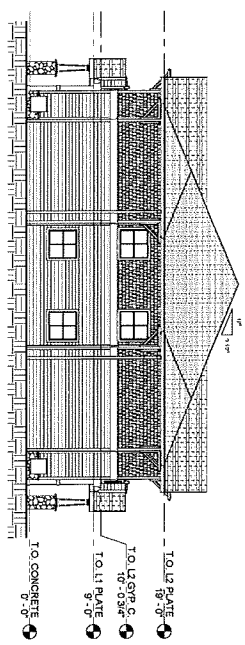
8/10/2006



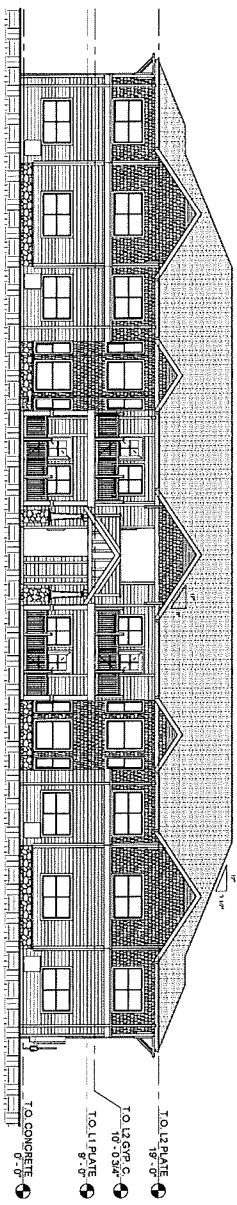
1 SCHEMATIC BUILDING C - FRONT ELEVATION
1/8" = 1'-0"



2 SCHEMATIC BUILDING C - LEFT ELEVATION
1/8" = 1'-0"

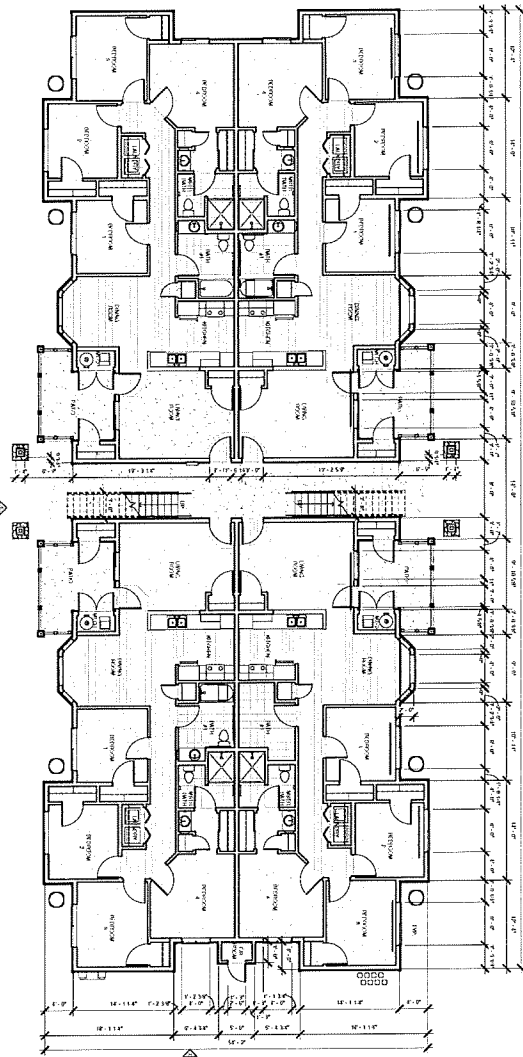


3 SCHEMATIC BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"

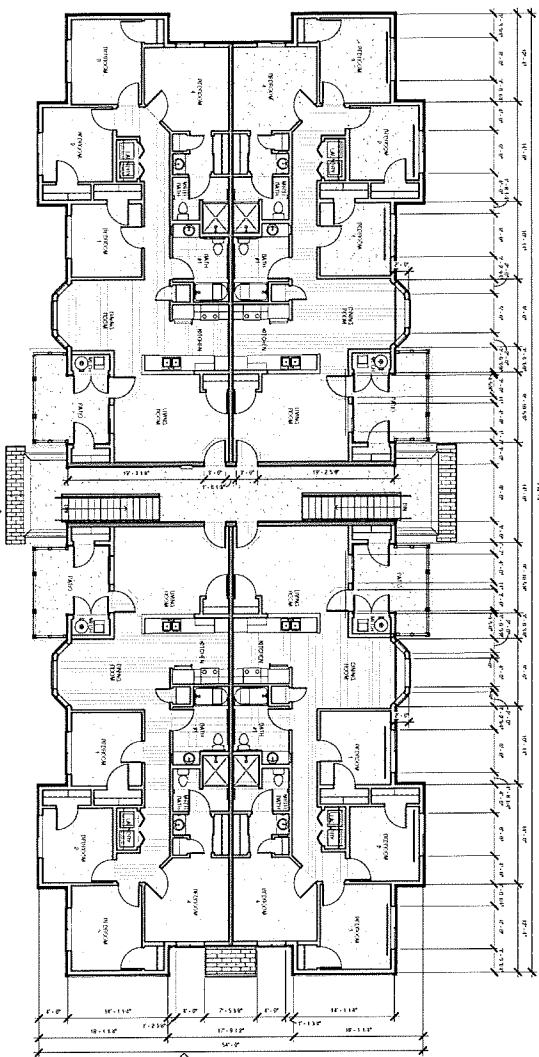


4 SCHEMATIC BUILDING C - REAR ELEVATION
1/8" = 1'-0"

- KEY NOTES**
1. SEE PLAN FOR WALL CORNER DETAIL.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL NEW FINISHES TO BE MATCHED TO EXISTING FINISHES.
 4. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 5. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 6. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 7. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 8. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 9. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 10. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 11. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 12. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 13. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 14. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 15. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 16. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 17. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 18. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 19. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.
 20. EXISTING FINISHES TO BE MATCHED TO EXISTING FINISHES.



① SCHEMATIC BUILDING C - 1ST FLOOR PLAN
1/8" = 1'-0"



② SCHEMATIC BUILDING C - 2ND FLOOR PLAN
1/8" = 1'-0"

AA.10

PROJECT

RIVERBANK CENTRAL
APARTMENTS

5109 CLAUS RD

RIVERBANK, CA

Pacific West Architecture

430 E STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 441-0022
fax (208) 441-3267

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,
LOUISIANA, MONTANA, NEVADA, NORTH DAKOTA, OREGON,
SOUTH DAKOTA, U.S.V.I., UTAH, WASHINGTON, WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE
PROPERTY OF PACIFIC WEST ARCHITECTURE. NO
UNAUTHORIZED REPRODUCTION OR DISTRIBUTION IS
PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC
WEST ARCHITECTURE. IT IS THE RESPONSIBILITY OF THE USER
TO OBTAIN THE NECESSARY CONSTRUCTION PERMITS AND
CONTRACT DOCUMENTS FROM THE ARCHITECT.

COPYRIGHT © 2014 PACIFIC WEST
ARCHITECTURE

7/15/12
10/12/12
10/12/12

DESIGNED
BY
DATE

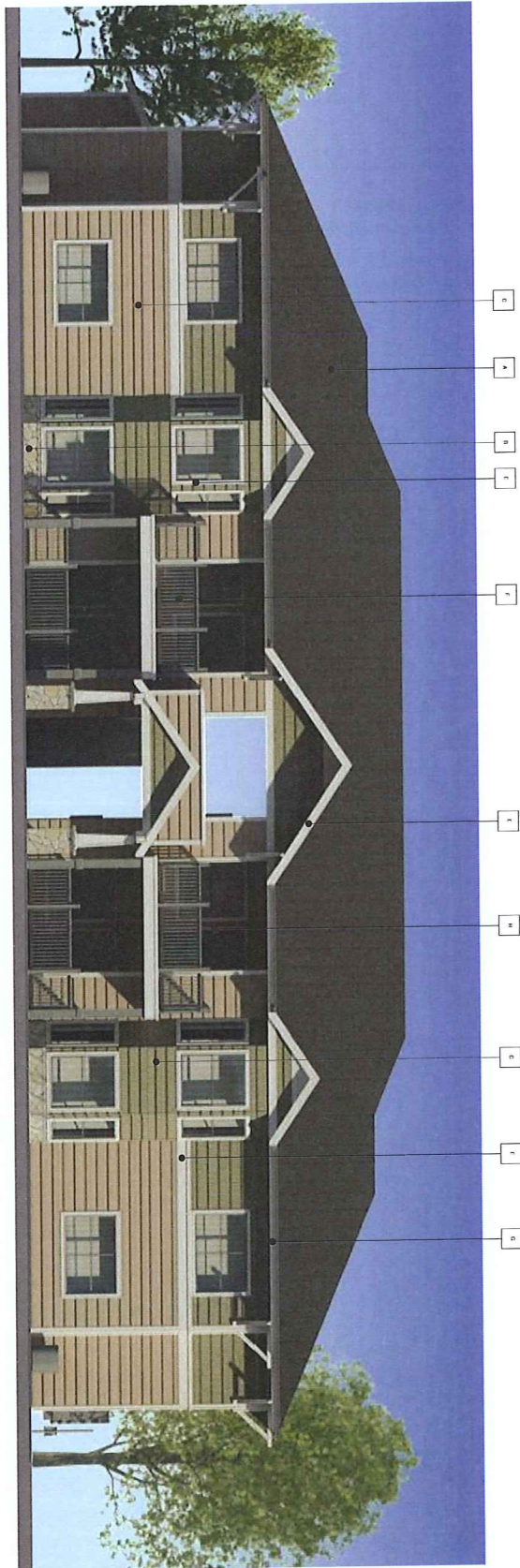
PROJECT

DATE

DATE

DATE

11/15/12



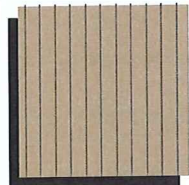
① BDC A. COLOR BOARD RENDERING
12" x 12"



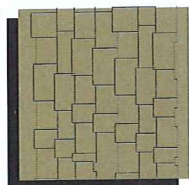
A] FIBERGLASS SHINGLES
COLOR TO MATCH EXISTING MATERIAL



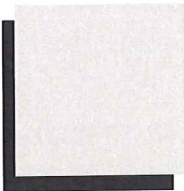
B] RIVER ROCK
COLOR TO MATCH EXISTING MATERIAL



C] HORIZONTAL LAP SIDING
COLOR TO MATCH EXISTING MATERIAL



D] SHAKE SIDING
COLOR TO MATCH EXISTING MATERIAL



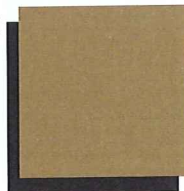
E] BELLY BANDS, GABLE VENTS, FINISH FASCIA, DOOR & WINDOW TRIM, OUTLOOKERS
COLOR TO MATCH EXISTING MATERIAL



F] POWDER COATED METAL RAILING
COLOR TO MATCH EXISTING MATERIAL



G] GUTTER, DOWNSPOUT, METAL FASCIA WRAP
COLOR TO MATCH EXISTING MATERIAL



H] DOOR SLAB
COLOR TO MATCH EXISTING MATERIAL

AA.6

PROJECT

RIVERBANK CENTRAL APARTMENTS

8108 CLAUS RD

RIVERBANK, CA

Pacific West Architecture

420 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 481-0022
fax (208) 481-5267

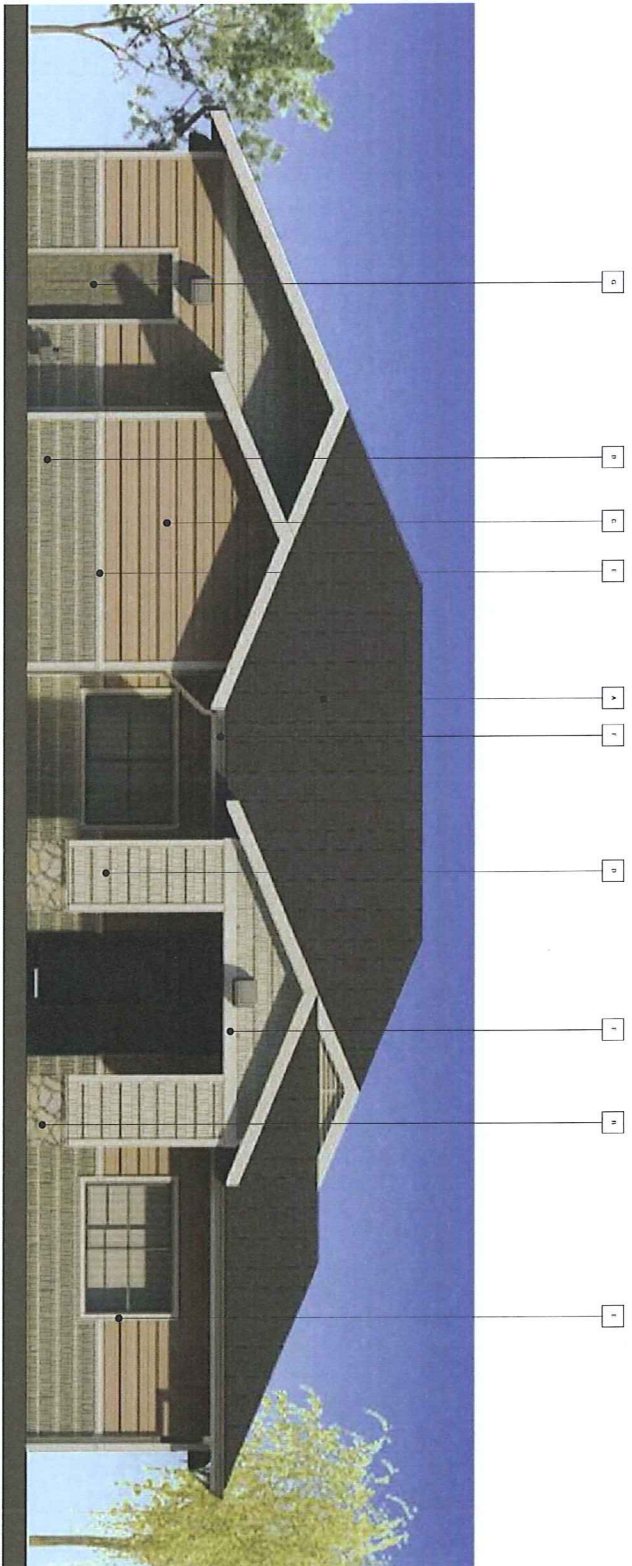
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DRAWING CONTAINS NO LIMITATION WHICH IS THE
PROPERTY OF PACIFIC WEST ARCHITECTURE. NO
REPRODUCTION OR USE OF THIS DRAWING OR THE
PLANS OR ANY INFORMATION CONTAINED HEREIN
WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC
WEST ARCHITECTURE IS NOT TO BE USED FOR
CONSTRUCTION. THIS IS THE PROPERTY OF THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST
ARCHITECTURE

7/9/12
DCD-0008
PACIFIC WEST
ARCHITECTURE

REVISIONS



COMMUNITY BLDG. - COLOR BOARD RENDERING

- A] FIBERGLASS SHINGLES**
COLOR TO MATCH EXISTING SHINGLES
- B] RIVER ROCK**
COLOR TO MATCH EXISTING RIVER ROCK
- C] HORIZONTAL LAP SIDING**
COLOR TO MATCH EXISTING HORIZONTAL LAP SIDING
- D] SHAKE SIDING**
COLOR TO MATCH EXISTING SHAKE SIDING
- E] BELLY BANDS, GUTTER VENTS, FINISH FASCIA, DOOR & WINDOW TRIM, OUTDOORERS**
COLOR TO MATCH EXISTING BELLY BANDS, GUTTER VENTS, FINISH FASCIA, DOOR & WINDOW TRIM, OUTDOORERS
- F] GUTTER, DOWNSPOUT, METAL FASCIA WRAP**
COLOR TO MATCH EXISTING GUTTER, DOWNSPOUT, METAL FASCIA WRAP
- G] DOOR SLAB**
COLOR TO MATCH EXISTING DOOR SLAB

PROJECT

RIVERBANK CENTRAL APARTMENTS

8108 CLAUD RD RIVERBANK, CA

AA.3

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 451-0022
fax (208) 451-3287

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC WEST ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © PACIFIC WEST ARCHITECTURE

DATE: 7/14/12

DESIGNER: JPM/12/25

IN WASHINGTON

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

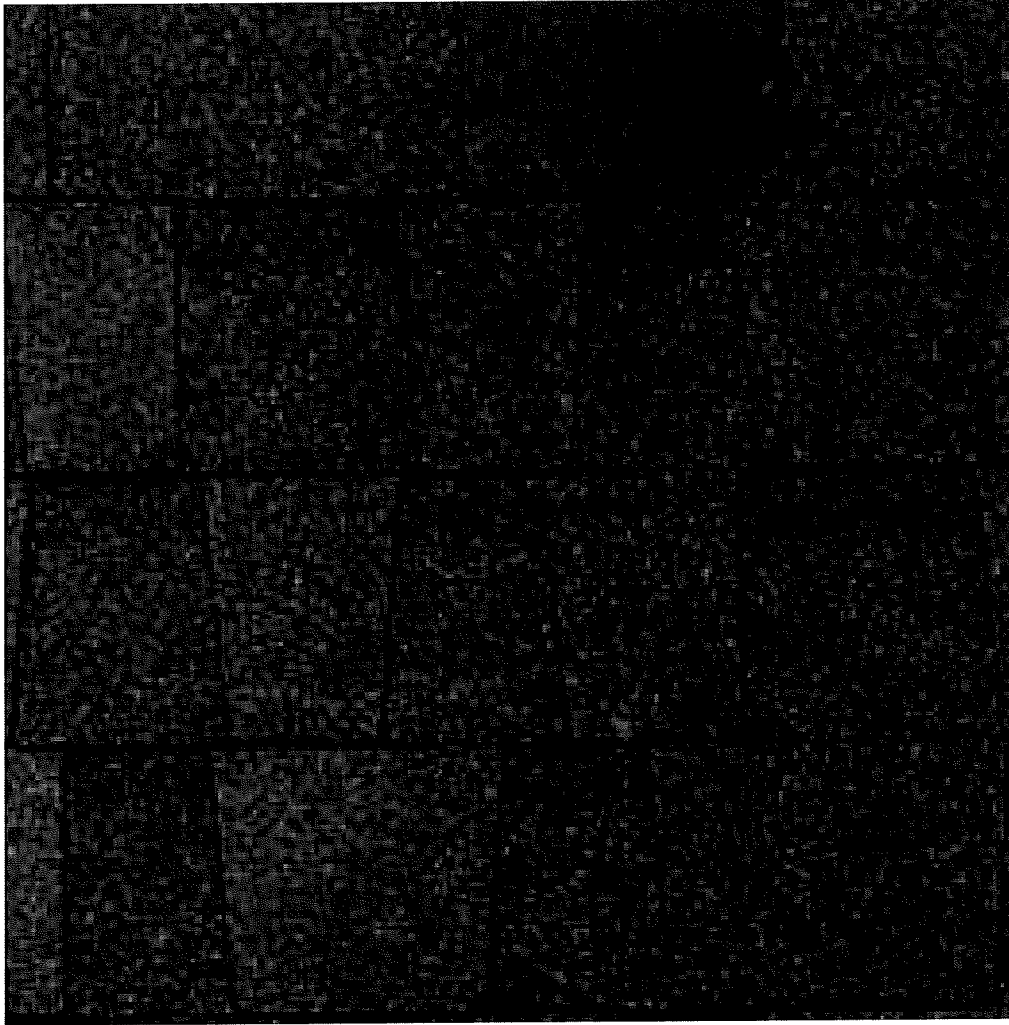
DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.



FIBERGLASS SHINGLES

COLOR TO MATCH PABCO "WEATHERED WOOD"

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

RIVERBANK CENTRAL APARTMENTS

6108 CLAUS RD.

RIVERBANK, CA

AA.13A

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

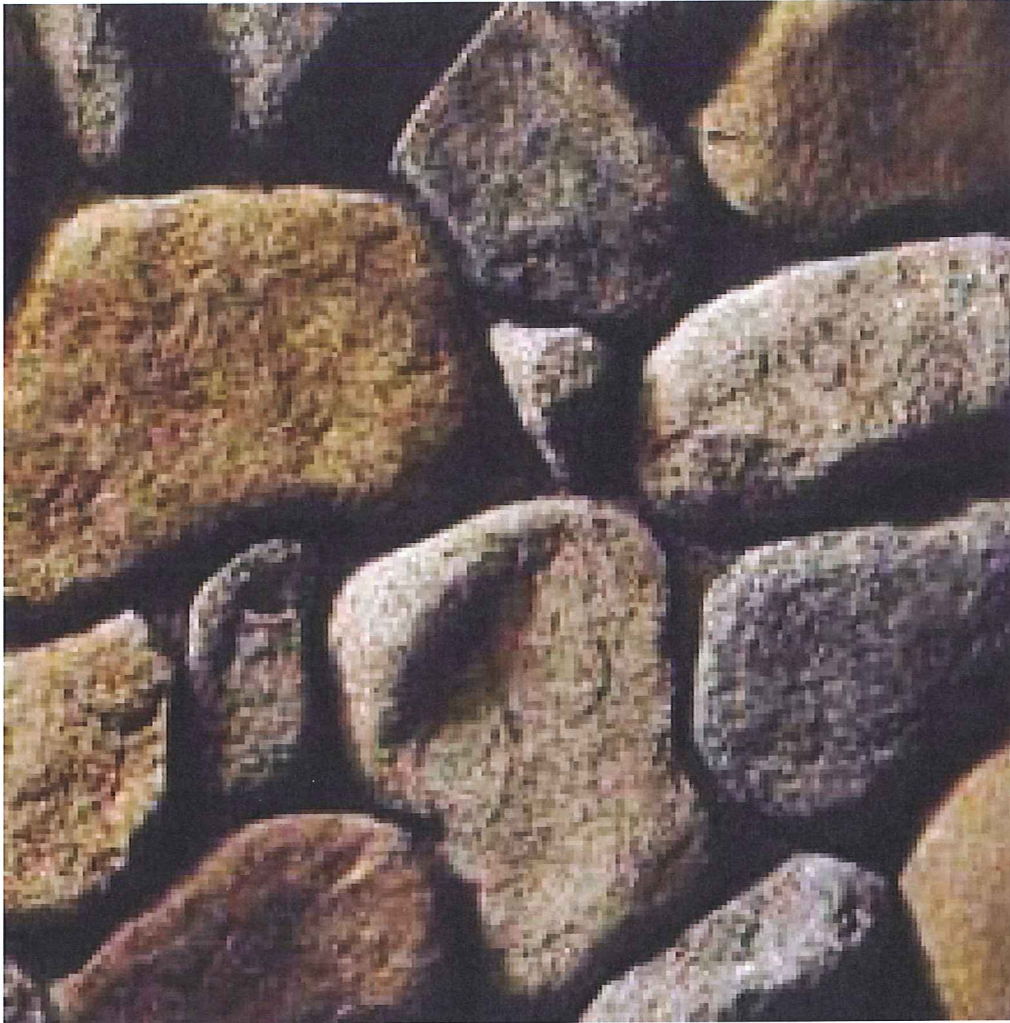
DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.



RIVER ROCK

COLOR TO MATCH "LAKE TAHOE" BLEND

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

RIVERBANK CENTRAL APARTMENTS

6108 CLAUS RD.

RIVERBANK, CA

AA.13B

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

HORZONTAL LAP SIDING

COLOR TO MATCH ALSIDE "COASTAL SAGE"

PROJECT

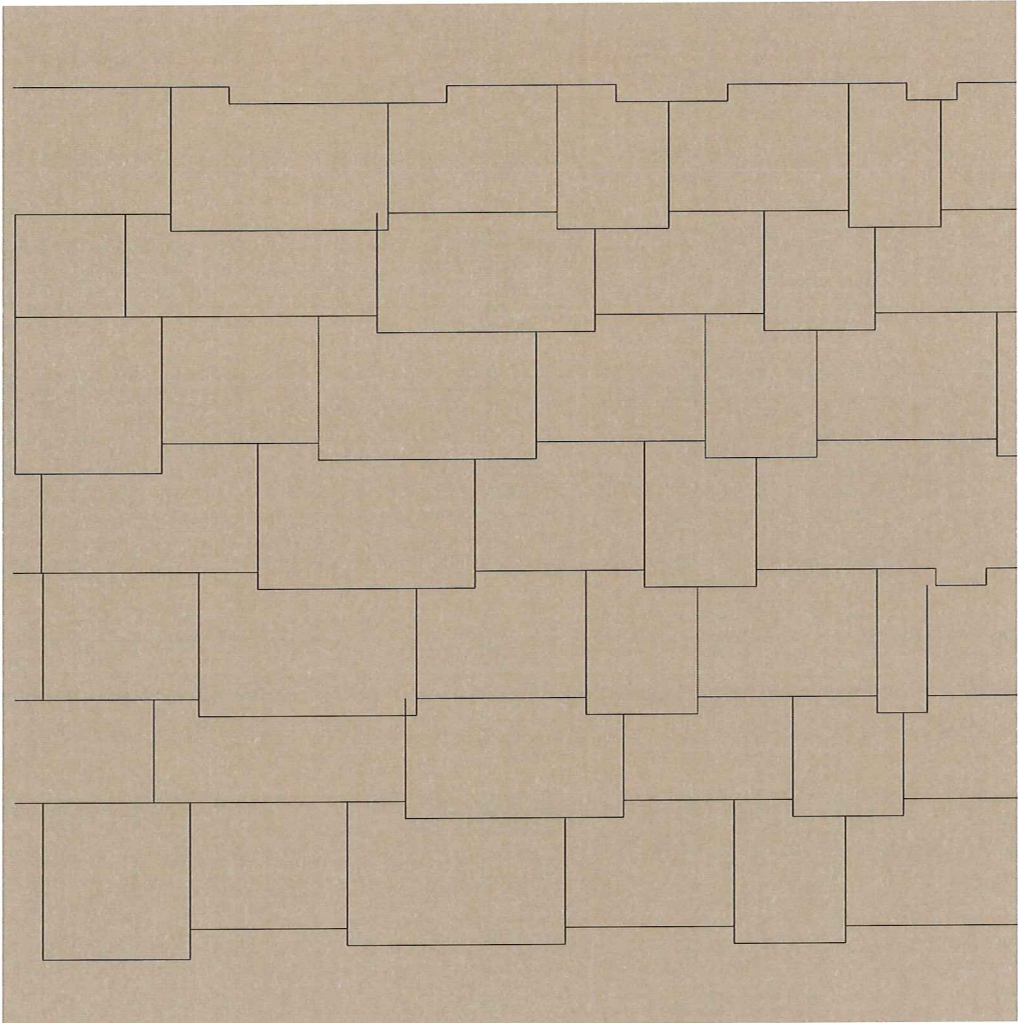
**RIVERBANK CENTRAL
APARTMENTS**

6108 CLAUS RD.

RIVERBANK, CA

AA.13C

SCHEMATIC SET / NOT FOR CONSTRUCTION



SHAKE SIDING
COLOR TO MATCH ALSIDE "VINTAGE WICKER"

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

RIVERBANK CENTRAL
APARTMENTS

AA.13D

6108 CLAUS RD.

RIVERBANK, CA

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS
INFORMATION WHICH IS THE
PROPRIETARY PROPERTY OF
DOUGLAS L. GIBSON. NO
UNAUTHORIZED REUSE OR
DUPLICATION OF THESE PLANS
OR ANY INFORMATION
CONTAINED HEREIN WITHOUT
THE EXPRESS WRITTEN
CONSENT OF DOUGLAS L.
GIBSON. THIS DRAWING IS NOT
TO BE USED FOR
CONSTRUCTION UNTIL IT IS
SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

BELLY BANDS, GABLE VENTS, FINISH
FASCIA, DOOR & WINDOW TRIM,
OUTLOOKERS

COLOR TO MATCH SHERWIN WILLIAMS "PANDA WHITE"SW 6147"

PROJECT

RIVERBANK CENTRAL
APARTMENTS

6108 CLAUS RD.

RIVERBANK, CA

AA.13E

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS
INFORMATION WHICH IS THE
PROPRIETARY PROPERTY OF
DOUGLAS L. GIBSON. NO
UNAUTHORIZED REUSE OR
DUPLICATION OF THESE PLANS
OR ANY INFORMATION
CONTAINED HEREIN WITHOUT
THE EXPRESS WRITTEN
CONSENT OF DOUGLAS L.
GIBSON. THIS DRAWING IS NOT
TO BE USED FOR
CONSTRUCTION UNTIL IT IS
SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

POWDER COATED METAL RAILING

COLOR TO MATCH APEX "ALMOND"

PROJECT

**RIVERBANK CENTRAL
APARTMENTS**

6108 CLAUS RD.

RIVERBANK, CA

AA.13F

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

GUTTER, DOWNSPOUT, METAL
FASCIA WRAP

COLOR TO MATCH ALSIDE "NATURAL LINEN"

PROJECT

**RIVERBANK CENTRAL
APARTMENTS**

6108 CLAUS RD.

RIVERBANK, CA

AA.13G

SCHEMATIC SET / NOT FOR CONSTRUCTION

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

DOOR SLAB

COLOR TO MATCH SHERWIN WILLIAMS "QUIVER TAN" SW 6151"

PROJECT

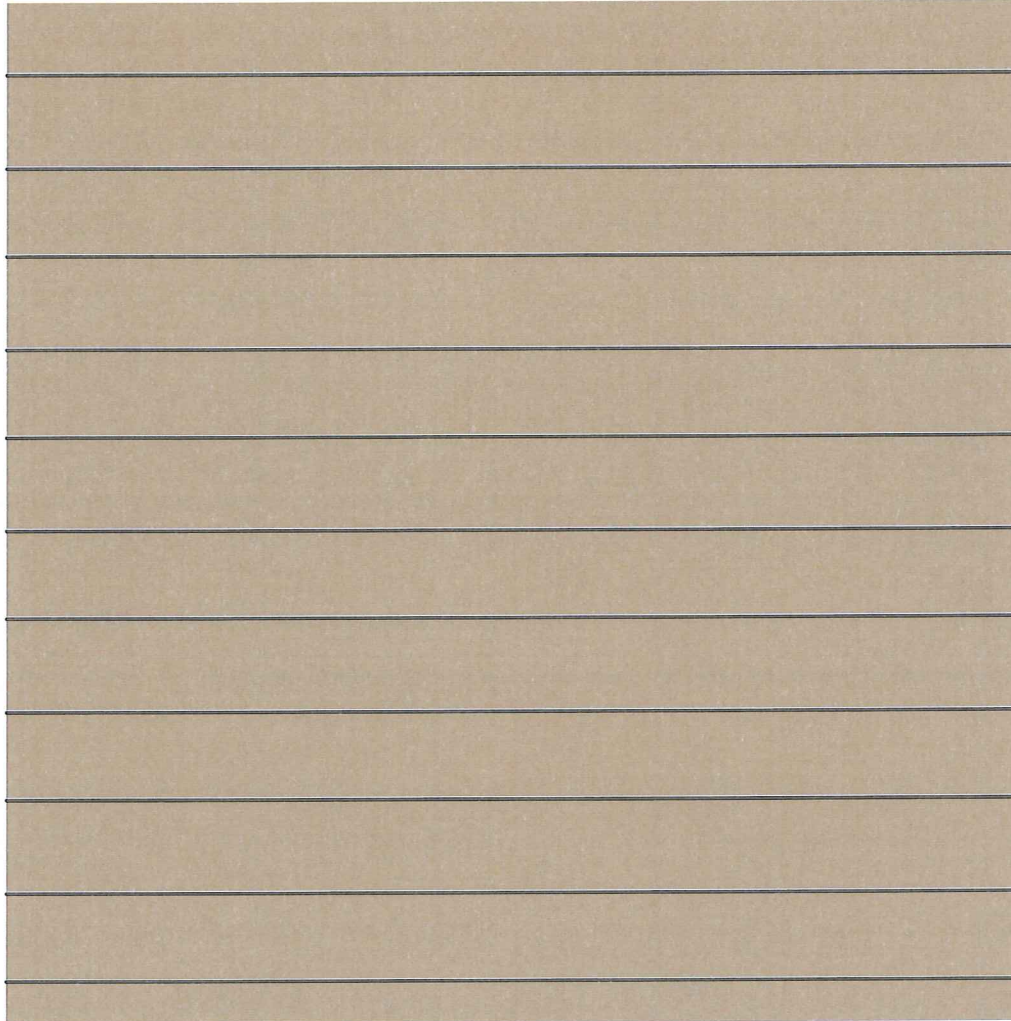
RIVERBANK CENTRAL APARTMENTS

6108 CLAUS RD.

RIVERBANK, CA

AA.13H

SCHEMATIC SET / NOT FOR CONSTRUCTION



HORZONTAL LAP SIDING

COLOR TO MATCH ALSIDE "VINTAGE WICKER"

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

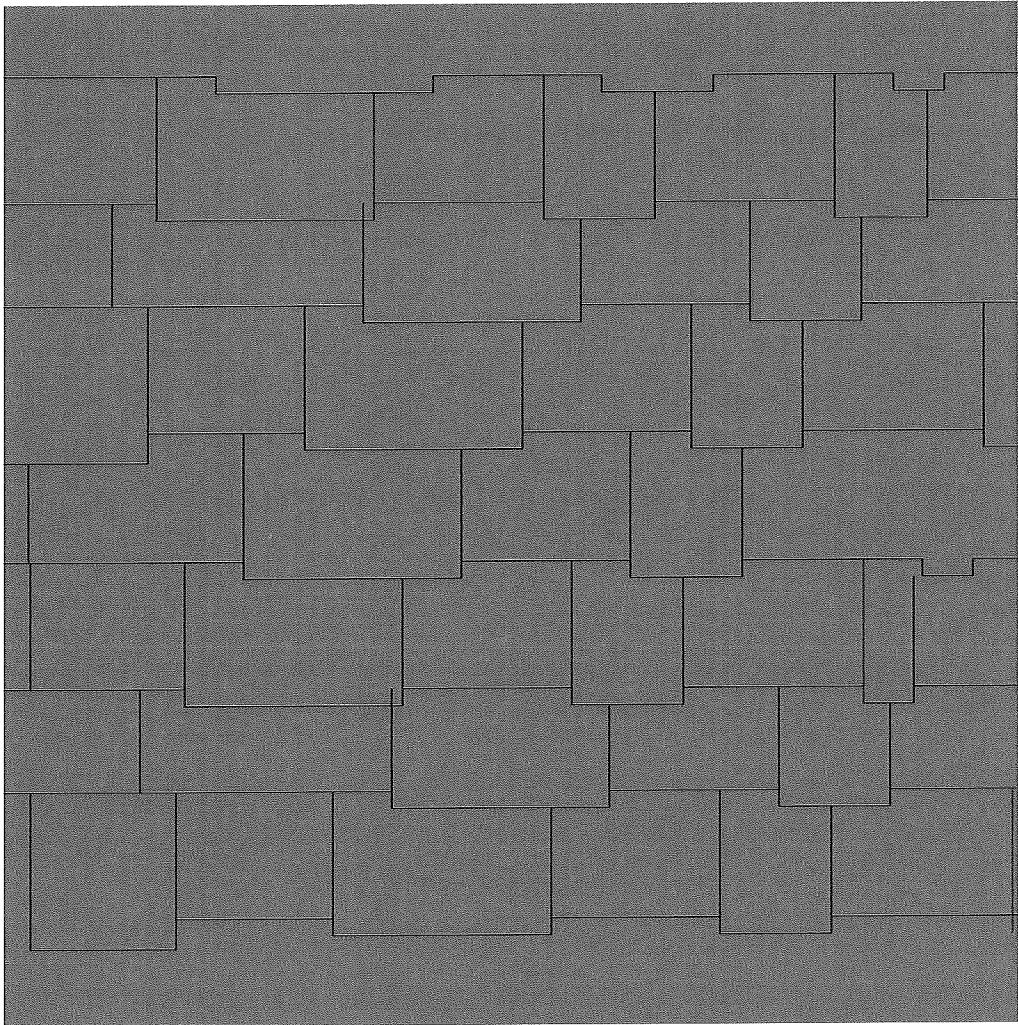
RIVERBANK CENTRAL
APARTMENTS

6108 CLAUS RD.

RIVERBANK, CA

AA.131

SCHEMATIC SET / NOT FOR CONSTRUCTION



SHAKE SIDING
COLOR TO MATCH ALSIDE "COASTAL SAGE"

COPYRIGHT DATE

7/5/12

DRAWN BY

DG/CB/DE

PROJECT #

PWH12-25

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

RIVERBANK CENTRAL
APARTMENTS

AA.13J

6108 CLAUS RD.

RIVERBANK, CA

Attachment 3



City of Riverbank Community Development Department

Planning Division ~ Building Division ~ Code Enforcement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

November 25, 2013

Pacific West Communities
c/o Mike Kelley
555 Capitol Mall, Ste# 410
Sacramento CA 95814

REC
DEC 19 2013

BY:

Subject: Architecture Site Plan Review No.: 02-2013

Dear Mr. Kelley:

This letter is a follow-up to the application submitted for the property located at
APN: 062-022-001.

In accordance with the City of Riverbank your application has been deemed Incomplete
as of November 25, 2013, please see the following items that will be needed to be able
to process your application for the Architecture Site Plan Review.

Handwritten: JFA
1/6/13

- 1 ➤ Need water/sewer demand estimates for the entire project.
- 2 ➤ A copy of the preliminary title report with all exceptions to title.
- 3 ➤ An application statement which addresses the GP conformance and compliance with the Community Character Element of the GP.
- 4 ➤ Preliminary Civil drawings as it relates to Claus Road and internal drainage flow and capacities.
- 5 ➤ Additional detail on the Civil and landscape plans which discussed the LID standards and how storm water pollution treatment is being handled.
- 6 ➤ Additional detail on the site lighting for the parking lot, parking structure and buildings.
- 7 ➤ What material is being proposed for the siding? Are they proposing vinyl siding like the other buildings?

Handwritten checkmarks and initials:
✓
✓
✓
○
✓
✓

If you have any questions, please call Janet Smallen, Sr. Community Development Specialist at 863-7128.

Sincerely
City of Riverbank
Janet Smallen
Janet Smallen
Sr. Community Development Specialist

Cc: Ken Koss with T K Development, LLC

TK DEVELOPMENT, LLC

6420 Via Del Cerrito
Rancho Murieta, CA 95683
Ph: (916) 425-2743 - Fax: (916) 354-8488
sylken1@sbcglobal.net

LETTER OF TRANSMITTAL

Date November 4, 2013
Job No. Riverbank Central Apartments
Attention John Anderson--Janet Smallen
RE: 6108 Claus Road
Riverbank, CA

ATTACHED ARE THE FOLLOWING:

- ☐ Shop Drawings ☐ Prints ☐ Plans
☐ Specifications ☐ Copy of Letter ☐ Change Order



COPIES	DATE	NUMBER	DESCRIPTION
1	11/4/2013		Planning Application ✓
3	"		Checks for \$2,012.17, \$2,156.25, \$57.00 ✓
1	"		Legal Description ✓
1	"		Project Description ✓
1	"		Utility Will Serve Letter from City of Riverbank ✓
2 pages	"		8.5 X 11 Colored Landscape Plans ✓
4 pages	"		8.5 X 11 Building Colored Boards ✓
10 pages	"		8.5 X 11 Color Board of each Building Material ✓
1 set	"		8.5 X 11 Architectural Plans ✓
1 set	"		11 X 17 Architectural Plans ✓
4 pages	"		24 X 36 Building Colored Boards ✓
2 pages	"		24 X 36 Colored Landscape Plans ✓
1	10/21/2013		Biological Assessment ✓
1	9/7/2012		Geotechnical Engineering Investigation ✓
1	9/18/2012		Phase II Environmental Assessment ✓
1	8/17/2012		Phase I Environmental Assessment ✓
15 sets	11/4/2013		Architectural Drawings ✓

THESE ARE TRANSMITTED AS CHECKED BELOW:

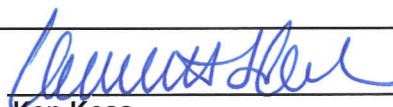
☐ For Approval ☒ For your use ☒ As requested ☐ For review and comment

☐ Bids are due _____

REMARKS: Dear John,

Attached is the submittal information for our request for Site Plan Review
Approval for the Riverbank Central Apartments.
Should you need any additional information, please contact me at your earliest
convenience.

COPY TO: File

SIGNED: 
Ken Koss

Attachment 4



*Riverbank Unified School District
Maintenance, Operations, and Transportation
6715 Seventh Street
Riverbank, California 95367
Phone (209) 869-7390
Fax (209) 869-7389*

2/25/2014

Janet Smallen
Sr. Community Development Specialist
City of Riverbank
6707 Third Street
Riverbank, CA 95367

Dear Janet Smallen:

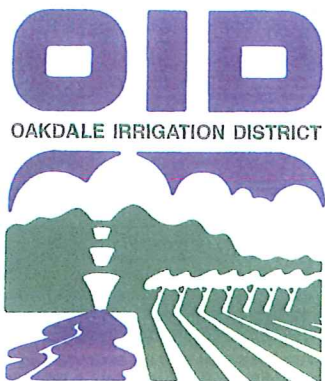
This is a response to CITY OF RIVERBANK PROJECT AND ENVIROMENTAL REVIEW, Consultation Response Form.

- Additional Transportation – Students from that address will be bused to Mesa Verde Elementary and Cardozo Middle School. The closest stop to the proposed project is on Kentucky Avenue. There would need to be a Curbed ADA compliant sidewalk so that students could access that bus stop.
- Safe Walk to School – There is not a sidewalk from the proposed project to the corner of Claus Road and California Avenue. Students walking to the Riverbank high school would need a safe walk to school in the form of a curbed ADA sidewalk.
- Potential Impact to the Aquifer – Potential impact to the aquifer due to the increase of water usage from the well closest to Riverbank High School. We have noticed what we believe to be a drop in head pressure at the well that we use to irrigate Riverbank High School. Will the additional water affect the level of the aquifer and continue to decrease head pressure at our well?
- Inadequate Mitigation for Impact on School Facilities – There would be an impact to the facilities at Riverbank Unified School District. The additional students that the project would generate would have the potential to impact the facilities due to the increase.

If you have any questions or concerns please contact me at (209) 869-2538 x122.

Sincerely,

Rudy Serrato
Director f Maintenance, Operations and Transportation
Riverbank Unified School District
rserrato@riverbank.k12.ca.us



February 19, 2014

Via Facsimile Transmission and U.S. Mail
(209) 869-7126

Ms. Janet Smallen, Senior Community Development Specialist
City of Riverbank Development Services Department
6707 Third Street
Riverbank, CA 95367

Re: Architecture Site Plan Review 02-2013
APN: 062-022-001

Dear Ms. Smallen:

Thank you for the opportunity to review the Architecture Site Plan for the proposed construction of an apartment complex (project) on the parcel noted above. The Oakdale Irrigation District's (OID) Snedigar Pipeline is located within an existing twenty (20) foot easement and generally parallels the northerly border of the west half of the project site. In addition, a short section of the OID Raney Pipeline is located in the southeast corner of the property. Please refer to the attached Project Site Map for clarification. While the OID Raney Pipeline within the parcel boundaries is no longer utilized for irrigation deliveries and may potentially be abandoned in-place, the Snedigar Pipeline must remain active for conveyance of OID's operational spill and private drain water. An Encroachment Agreement must be approved by the OID Board of Directors prior to any improvements being constructed within the OID Snedigar Pipeline easement area. Permanently constructed improvements (i.e. asphalt paved parking stalls, concrete curb and gutter, lighting, etc.) and trees impact the ability for OID to effectively and efficiently operate, maintain and reconstruct its facilities. As such and given the age and condition of the existing pipeline through the limits of the parcel, OID would require that the pipeline be replaced at the landowner's expense as part of the project and as formalized through an Encroachment Permit. Trees, however, will not be permitted to be planted within the limits of the OID easement.

Please be advised that any improvements that are permitted to be constructed and remain through a fully executed and recorded Encroachment Agreement would need to be removed or relocated upon 30 days notice at no cost to the District should the need

Ms. Janet Smullen, Senior Community Development Specialist

February 19, 2014

Page Two

arise at any point in the future to accommodate the performance of ordinary operation, maintenance and reconstruction of the facility. An OID Standard Encroachment Agreement Template has been attached for clarification. Should the landowner wish to pursue replacement of the OID Snedigar Pipeline as part of their project, the attached Structure Permit would need to be completed and returned with the \$300 deposit to begin the planning process. Please also keep in mind that replacement of the facility can only occur during the non-irrigation season (generally November thru February).

If OID can be of any further assistance, please do not hesitate to contact me at (209) 840-5525.

Sincerely,

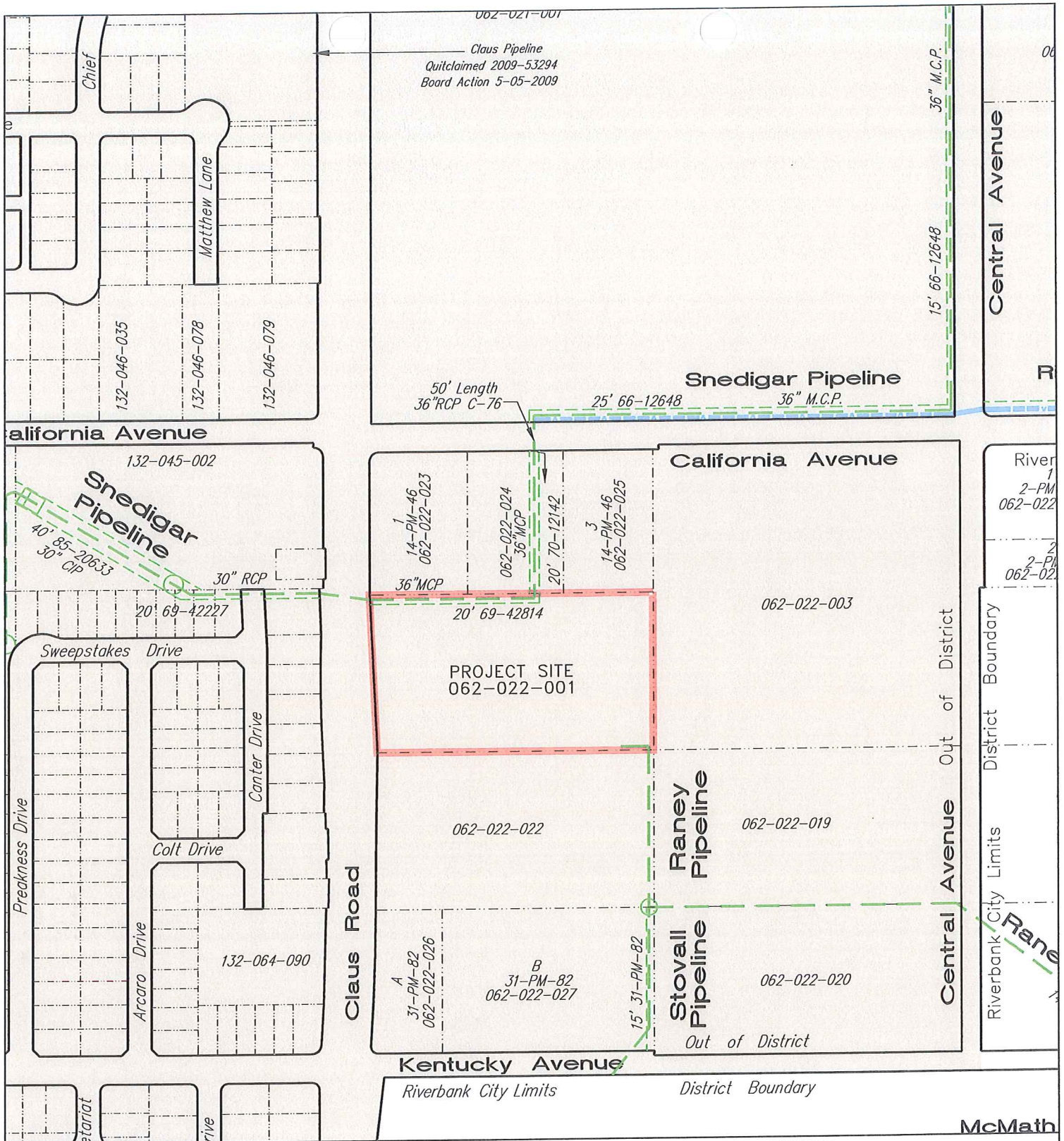
OAKDALE IRRIGATION DISTRICT



Eric C. Thorburn, P.E.
Water Operations Manager

Enclosure: Project Site Map
OID Standard Encroachment Agreement Template
Structure Permit Application

cc: Administration Files



OAKDALE IRRIGATION DISTRICT
1205 EAST F STREET
OAKDALE CALIFORNIA 95361

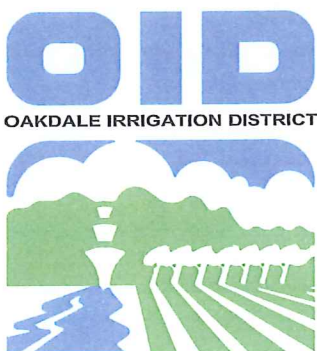
PROJECT SITE MAP SNEDIGAR PIPELINE



DATE: Feb. 14, 2014
DRAWN BY: ECS
CHECKED BY: ECT

APN: 062-022-001

NOT TO SCALE
SHEET 1 of 1



RECORDING REQUESTED BY &
WHEN RECORDED RETURN TO:



OAKDALE IRRIGATION DISTRICT
1205 East F Street
Oakdale, CA 95361

APN: XXX-XXX-XXX

**ENCROACHMENT PERMIT
ON THE _____**

THIS ENCROACHMENT PERMIT executed this _____ day of _____, 2013, by and between OAKDALE IRRIGATION DISTRICT, an irrigation district organized and existing under the laws of the State of California, hereinafter referred to as "DISTRICT," and _____, hereinafter referred to as "OWNER" sets forth Permits as follows:

WITNESSETH:

WHEREAS, the Board of Directors of the DISTRICT adopted the request for an Encroachment Permit on _____ XX, 2013, as shown in the Resolution attached hereto as **Exhibit "A."**

WHEREAS, DISTRICT occupies easements and fee-owned lands for its irrigation and drainage facilities, and

WHEREAS, OWNER'S property described in the attached **Exhibit "B"** (the "Subject Property") is subject to all or a portion of said easements, and

WHEREAS, OWNER has title to the Subject Property and wishes to encroach upon the _____ right of way with encroachments as follows:

- 1.
- 2.

WHEREAS, DISTRICT is willing to permit said encroachments provided the OWNER agrees to the following provisions:

1. Nature of Right Conferred. This Permit is valid only for the purposes

specified herein, and neither the Permit, nor use there under shall create an easement, right-of-way, or other interest in real property owned by DISTRICT.

DISTRICT intends hereby to assent only to (a) an encroachment upon an easement or easements held by DISTRICT or (b) to confer a license to OWNER to encroach upon DISTRICT fee-owned lands, all subject to the terms hereof. Nothing in this Permit constitutes a grant or other disposition of any land or interest in land, which is owned or otherwise occupied by DISTRICT. OWNER acknowledges that the lands upon which the facilities of DISTRICT are located may not be owned by DISTRICT, and further acknowledges that the consent contained in this Permit relates only to the rights of DISTRICT by virtue of an easement or easements upon Subject Property or upon land owned in fee by DISTRICT. It is understood that nothing in this Permit shall be considered as a representation by DISTRICT of the authority to grant any interest in land over, across, or under any property owned or controlled by any person other than DISTRICT and OWNER shall obtain any further grants or consents from all others owning interests in the underlying easement land.

2. Assignments, Sublicenses and Termination. The right to use or maintain the encroachments listed above on the subject DISTRICT facility as authorized herein shall be transferrable to OWNER'S successors or assigns, however, OWNER may not, without the prior written consent of DISTRICT, authorize or permit others to utilize any facilities, structures, easements or right-of-way area which are in any way not expressly authorized by this Permit. Should OWNER wish to terminate this permit, written notice shall first be provided to DISTRICT. Upon approval, DISTRICT may request with 30 days written notice, the removal or relocation of all or portions of OWNER'S encroachments and OWNER shall perform the required work at no cost to DISTRICT. Should OWNER'S encroachments not be removed within the specified time, DISTRICT shall remove the encroachments and bill OWNER for all costs incurred.
3. Operational Access. DISTRICT shall have the right of necessary ingress and egress from said strip of land at any and all times for people with tools and/or equipment required for the repair, replacement, maintenance and/or operation of that irrigation canal or pipeline system and appurtenant facilities located within DISTRICT right-of-way. OWNER's encroachment shall not interfere with DISTRICT's operational use of its irrigation and drainage facilities.
4. Indemnity and Release. OWNER shall (i) indemnify and hold harmless

and (ii) release DISTRICT, its officers, agents and employees, against and from any and all loss, damage, claims, costs and expenses of whatsoever nature, including court costs and attorney's fees resulting from the exercise of this permit including but not limited to, overflow of water from DISTRICT facilities, property damage, personal injury or, wrongful death from the installation, construction, maintenance, repair, renewal, modification, reconstruction, relocation or removal of the permitted OWNER facilities or any part thereof. OWNER shall promptly repair, at his own cost and under DISTRICT supervision, any damage caused to DISTRICT'S facilities due to work under this permit, to the satisfaction of DISTRICT. Should OWNER neglect to promptly make repairs, DISTRICT may make repairs or have repairs made and OWNER shall pay all costs.

5. Plans and Specifications: Construction. All encroachments and structures constructed under this Permit shall be erected by DISTRICT. Should DISTRICT allow OWNER to construct the encroachments and structures, the work shall be done in accordance with plans and specifications and upon locations approved in advance by DISTRICT as herein provided and shall be erected in such a manner as not to obstruct in any manner the flow of water in the canals, laterals or drain ditches of DISTRICT or to make more expensive or to interfere in any manner whatsoever with the construction, operation and maintenance of any part of the impacted irrigation and/or drainage works by DISTRICT. Any alterations or changes to the approved plans shall be approved by DISTRICT. **Exhibits "C" and "D"** (IF ATTACHED) indicate approved locations and/or plans of herein described encroachments. **Exhibit "E"** (IF ATTACHED) provides the Insurance and Bonding requirements of DISTRICT, which shall be met by OWNER prior to the start of construction.

Should DISTRICT allow OWNER to construct the encroachments and structures, OWNER shall call DISTRICT'S Engineer at 847-0341 a minimum 48 hours prior to planned construction and shall coordinate all construction activities with DISTRICT'S Water Operations Department. Further, routine inspections by DISTRICT of construction activities such as trenching, backfilling, compaction, concreting, etc., are required. OWNER and/or his contractors shall comply with all applicable laws, regulations and guidelines including OSHA, CAL-OSHA, State of California Department of Industrial Safety and Health Orders, Cal-Trans, and California Health and Welfare.

6. Ordinary Maintenance, Repair or Replacement. OWNER shall maintain and repair said encroachments at his sole cost and expense. Should OWNER neglect to promptly make repairs which impair the integrity and/or serviceability of DISTRICT facilities, DISTRICT may make repairs or have

repairs made and OWNER shall pay all costs and expenses. Where necessary, and to the extent required to perform ordinary operation, maintenance, and reconstruction functions, DISTRICT may request, upon 30 days notice, the removal or relocation of portions of OWNER'S encroachments and OWNER shall perform the required work at no cost to DISTRICT.

For emergency purposes OWNER will be required to remove encroachments immediately upon request by DISTRICT. If it should be necessary to repair or replace DISTRICT facilities, DISTRICT is not liable for damages or resultant damages to the permitted encroachments within the DISTRICT'S easement. Further, the repair and replacement of OWNER encroachments following DISTRICT maintenance and reconstruction efforts shall be performed by OWNER and at the expense of OWNER.

THIS PERMIT shall be a covenant binding upon both DISTRICT and OWNER.

IN WITNESS WHEREOF, DISTRICT and OWNER have caused their names to be affixed.

OAKDALE IRRIGATION DISTRICT
"DISTRICT"

Frank Clark, President
Board of Directors

Date

Steve Knell, P.E.
General Manager/Secretary

Date

"OWNER"

Owner

Date

Mailing Address:

Telephone: (XXX) XXX-XXXX

SIGNATURES MUST BE NOTARIZED AND BE PER RECORDED DEED

NOTARY

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Stanislaus

On _____ before me _____,
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal

Signature

(Seal)

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Stanislaus

On _____ before me _____,
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal

Signature

(Seal)

NOTARY

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Stanislaus

On _____ before me _____,
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal

Signature (Seal)

CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Stanislaus

On _____ before me _____,
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument to person(s), or the entity upon behalf of which
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal

Signature (Seal)

EXHIBIT "A"

**OAKDALE IRRIGATION DISTRICT
RESOLUTION NO. 2013-NIL**

ENCROACHMENT PERMIT ON THE _____

APN: XXX-XXX-XXX

WHEREAS, _____ is the titled owner of property located in Section XX, Township X South, Range XX East, Mount Diablo Base and Meridian, in the unincorporated area of Stanislaus County, California; and

WHEREAS, _____ has requested an Encroachment Permit for:

- 1.
- 2.

WHEREAS, the attached Encroachment Permit has been signed by the titled owner.

NOW THEREFORE BE IT RESOLVED, that the provisions contained in the Encroachment Permit of the above-identified land have been accepted by the titled owner of said property, is hereby accepted by the District, and that the President be and is hereby authorized and directed to have the same recorded on the records of Stanislaus County, and that said Encroachment Permit in its entirety is incorporated by reference and attached to this Resolution.

Upon Motion of Director _____ seconded by Director _____, and duly submitted to the Board for its consideration, the above-titled Resolution was adopted this _____ day of _____, 2013.

OAKDALE IRRIGATION DISTRICT

Frank Clark, President
Board of Directors

Steve Knell, P.E.
General Manager/Secretary

EXHIBIT "B"

LEGAL DESCRIPTION FOR SUBJECT PROPERTY

All that certain piece or parcel of land situate in the County of Stanislaus, State of California and lying within Section XX, Township XX South, Range XX East, Mount Diablo Meridian, being more particularly described as follows:

APN: XXX-XXX-XXX

END OF DESCRIPTION

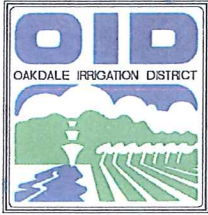


EXHIBIT "D"

**STANDARD DETAIL STD-X-XX
STANDARD DETAIL STD-X-XX**

_____ pages total, including Cover Sheet



OAKDALE IRRIGATION DISTRICT STRUCTURE PERMIT APPLICATION

Applicant Name: _____

Mailing Address: _____

Phone No. Home: Work: Cell:

Property information: APN: Acreage:

Property Address: _____

OID Facility on site: _____

Structure Location/
Description: _____

Please return this application along with a \$300.00 Structure Permit Application Retainer and a copy of your Grant Deed(s) with a Legal Description of the subject parcel(s) to:

Oakdale Irrigation District
Attention: Finance Department
1205 East F Street Oakdale, CA 95361

Applicant signature: _____ Date: _____

Please print full name(s) and title: _____
(as shown on Grant Deed(s))

FOR OFFICE USE ONLY

Forward application to Finance Dept. Initials: _____ Date: _____

Check No. _____ Receipt No: _____ Date: _____

Account No.: _____ Job No.: _____

Forward to Engineering Department Initials: _____ Date: _____

Encroachment Permit approved by Board Action this date: _____

**CITY OF RIVERBANK PROJECT AND ENVIRONMENTAL REVIEW
CONSULTATION RESPONSE FORM**

PROJECT DESCRIPTION: Architecture Site Plan Review 02-2013 – Pacific West Communities, Inc. / Mike Kelley - Request to construct a (72) Unit Apartment Complex – Claus/California Ave. APN: 062-022-001.

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department to meet its statutory time line for this phase of the project review. Return of the form is requested for our files to: City of Riverbank, 6707 Third Street, Riverbank, CA 95367 Janet Smallen, Sr. Community Development Specialist (209) 863-7128.

ENVIRONMENTAL ASSESSMENT:

Attached is the Applicants Environmental Information Form and related documents. If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please attach your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or on a separate cover and returned to our office.

DATE RESPONSE REQUESTED BY: February 14, 2014

RETURN FORM OR SEND DETAILED LETTER

Agency: City of Riverbank

Person Reviewing Project: Michael Riddell

Phone Number: (209) 869-7128

Date: 2/3/14

COMMENTS:

No water- or wastewater- data!
Looks good MR

CITY OF RIVERBANK PROJECT AND ENVIRONMENTAL REVIEW CONSULTATION RESPONSE FORM

PROJECT DESCRIPTION: Architecture Site Plan Review 02-2013 – Pacific West Communities, Inc. / Mike Kelley - Request to construct a (72) Unit Apartment Complex – Claus/California Ave. APN: 062-022-001.

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department to meet its statutory time line for this phase of the project review. Return of the form is requested for our files to: City of Riverbank, 6707 Third Street, Riverbank, CA 95367 Janet Smallen, Sr. Community Development Specialist (209) 863-7128.

ENVIRONMENTAL ASSESSMENT:

Attached is the Applicants Environmental Information Form and related documents. If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please attach your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or on a separate cover and returned to our office.

DATE RESPONSE REQUESTED BY: February 14, 2014

RETURN FORM OR SEND DETAILED LETTER

Agency: Modesto Regional Fire

Person Reviewing Project: M. Payton

Phone Number: (209) 571-5876

Date: 2/21/14

COMMENTS:

- 1) The minimum required fireflow for this project is 1,500 gallons per minute. Plans for the underground main and fire hydrant distribution system will need to be approved prior to construction.
- 2) California State law requires these dwelling units to be equiped with a fire sprinkler system.

CITY OF RIVERBANK PROJECT AND ENVIRONMENTAL REVIEW CONSULTATION RESPONSE FORM

PROJECT DESCRIPTION: Architecture Site Plan Review 02-2013 – Pacific West Communities, Inc. / Mike Kelley - Request to construct a (72) Unit Apartment Complex – Claus/California Ave. APN: 062-022-001.

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department to meet its statutory time line for this phase of the project review. Return of the form is requested for our files to: City of Riverbank, 6707 Third Street, Riverbank, CA 95367 Janet Smallen, Sr. Community Development Specialist (209) 863-7128.

ENVIRONMENTAL ASSESSMENT:

Attached is the Applicants Environmental Information Form and related documents. If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please attach your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or on a separate cover and returned to our office.

DATE RESPONSE REQUESTED BY: February 14, 2014

RETURN FORM OR SEND DETAILED LETTER

Agency: RIVERBANK POLICE SERVICES

Person Reviewing Project: CHIEF KIELY

Phone Number: 863- 7139

Date: 2/4/14

COMMENTS:

EAST SIDE EMERGENCY ACCESS GATE
(PEDESTRIAN GATE) WITH NUMBER/KEY PAD
ACCESS WOULD ALLOW FIRST RESPONDERS A
SECONDARY POINT OF ENTRY THROUGH
PERIMETER FENCE, IN THE EVENT
IT'S NEEDED.

CITY OF RIVERBANK PROJECT AND ENVIRONMENTAL REVIEW CONSULTATION RESPONSE FORM

PROJECT DESCRIPTION: Architecture Site Plan Review 02-2013 – Pacific West Communities, Inc. / Mike Kelley - Request to construct a (72) Unit Apartment Complex – Claus/California Ave. APN: 062-022-001.

Your **review and written comments** on the above referenced project applications is **requested**. Your comments must be received by the due date in order for the City of Riverbank Development Services Department to meet its statutory time line for this phase of the project review. Return of the form is requested for our files to: City of Riverbank, 6707 Third Street, Riverbank, CA 95367 Janet Smullen, Sr. Community Development Specialist (209) 863-7128..

ENVIRONMENTAL ASSESSMENT:

Attached is the Applicants Environmental Information Form and related documents. If your agency has specific environmental issues to be address and/or conditions they wish to be considered by the City of Riverbank, please attach your comments and forward to our office. Please identify the person commenting and/or requesting conditions to be imposed in order that the City may make contact if clarification is necessary. Additional comments may be made on the reply form or on a separate cover and returned to our office.

DATE RESPONSE REQUESTED BY: February 14, 2014

RETURN FORM OR SEND DETAILED LETTER

Agency: Gilton Solid Waste Management

Person Reviewing Project: Ted Gilton

Phone Number: 209-840-5634

Date: 2/5/14

COMMENTS:

We contacted Ken Koss regarding the installation of curbs inside the trash enclosures. He assured us that they would be provided. No other comments



Janet Smallen

From: Ken Koss <sylken1@sbcglobal.net>
Sent: Wednesday, February 05, 2014 6:12 PM
To: 'Dennis Shuler'
Cc: John B. Anderson; Janet Smallen; 'Mike Kelley'
Subject: RE: Housing Project - Claus & California, Riverbank, CA

Dear Mr. Shuler,

It was confirmed by the Architect that there will be concrete curb on the inside of the enclosures.

Should you have any additional request, please notify me at your earliest convenience.

Best Regards,

Ken

From: Dennis Shuler [mailto:DennisS@Gilton.com]
Sent: Wednesday, February 05, 2014 8:06 AM
To: 'sylken1@sbcglobal.net'
Subject: Housing Project - Claus & California, Riverbank, CA

Date: February 5, 2014
To: Ken Koss
From: Dennis Shuler
CC: Ted Gilton

RE: Housing Project – Claus & California, Riverbank, CA

Mr. Koss,

Our company provides solid waste management services in the City of Riverbank. Their Planning staff sent a set of your plans to us for review. Everything looks great with the solid waste enclosures you are providing, but it is unclear if there is a curb on the inside of the enclosures to keep the waste bins from being pushed into the walls.

Would you please clarify that there will be curbs? Thanks.

PS: I tried to request this information from Mike Kelley via email and phone but received no response.

Dennis Shuler
Environmental Affairs Manager
Gilton Solid Waste Management, Inc.

Gilton Resource Recovery / Transferability, Inc.

 - Email: DennisS@gilton.com

 - Mail: 755 S. Yosemite Avenue, Oakdale, CA 95361

 - Phone: 209-840-5655

 - FAX: 209-527-0422

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

April 15, 2014

ITEM NO: **4.2**

APPLICATION: Zoning Code Amendment, Establishment of Mixed Use Zoning District, CX-1 Zone and Language Amendment to Section 153.010: Districts; Boundaries and Section 153.011: Degree of Restrictiveness of the Riverbank Municipal Code

LOCATION: City-Wide

**ENVIRONMENTAL
DETERMINATION:** This project will not have a significant effect on the environment based on the prepared Initial Study which identified no impacts. Therefore no mitigation is required.

PROJECT PLANNER: John B. Anderson, Contract Community Development Director

RECOMMENDATION: Recommendation to the City Council by Resolution 2014-005 to approve Ordinance 2014-____.

ACRONYMS: CEQA – California Environmental Quality Act
 ND – Negative Declaration
 MU – Mixed Use

ATTACHMENTS: 1. Planning Commission Resolution No. 2014-005
 2. Initial Study / Negative Declaration

I. EXECUTIVE SUMMARY:

This project consists of a Zoning Ordinance Amendment to establish the Mixed Use (CX-1) Zoning District as Chapter 153, Section 166 through 172 and language amendment to Section 153.010: Districts; Boundaries and 153.011: Degree of Restrictiveness by Resolution 2014-005 to recommend to City Council the approval of Ordinance 2014-____. The City's 2005-2025 General Plan, which was adopted in April 2009, modified the General Plan Land Use Designation of numerous properties in Riverbank to Mixed Use. The General Plan Update set policy to create the corresponding Mixed Use Zone. The CX-1 Zoning District, as attached with Planning Commission Resolution 2014-005 will serve as the implementation tool for the Mixed Use General Plan Designation.

This implementation tool sets forth regulations and standards for Mixed Use developments in the City. It is consistent with the General Plan in areas such as recommended uses, density and floor area ratio as well as implements policy direction that the General Plan sets forth.

For example, Policy LAND-3.3 states "[t]he City will encourage "compact development," which places origination and destination points closer together (residence, stores, schools, places of work, etc.), allowing for alternatives to vehicular travel." The CX-1 – Mixed Use Zoning District allows and encourages a mix of land uses in the same and/or site area, such as attached residential in a mixed use setting, retail sales, service uses, office uses, general commercial and entertainment uses to name some. The end result is a more compact development style with the potential for retail/service/commercial uses on the ground floor and residential uses above. This style of development, as well as off-street parking standards that require parking lots to be located to the sides and rears of buildings, will promote alternatives to vehicular travel, as the street frontage will be dedicated more to development, rather than driveways and parking lots.

In addition to the CX-1, General Plan, Implementation Strategy LAND-5 states that [t]he City will update the Zoning Code and other Municipal Code sections regulating land development to ensure consistency with the General Plan. The CX-1 Zoning District is drafted to compliment and be consistent with the General Plan Land Use Designation of Mixed Use.

Pursuant to California Government Code sections 65358, the relationship between the proposed Zoning Code Amendment and the General Plan are as follows:

- a. The Resolution set forth to establish the CX-1 – Mixed Use Ordinance will be the implementation tool for the General Plan Land Use Designation of Mixed use that was established as part the 2009 update to the 2005 – 2025 General Plan.
- b. The CX-1 – Mixed Use ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application is submitted and reviewed.

- c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does give specifics about Floor Area Ratio and the type of development intended for these sites but does not provide any more specifics on building and development regulations.

Because this Zoning Ordinance Amendment will establish a new Zoning District, language must be corrected so that the Municipal Code is fluid and easy to understand. Chapter 153: Zoning, Section 153.010 and 153.011 are needed to be amended to include the newly established Mixed Use District, CX-1 Zone. Section 153.010 lists the districts that are established in Chapter 153 and Section 153.011 defines "More Restrictive Uses" as employed in Chapter 153. This language is amended as part of Ordinance 2014-____.

This is the second hearing that the Planning Commission has held for the consideration to recommend to City Council the approval of a CX-1 Ordinance. On March 19, 2013, the Planning Commission unanimously recommended the approval of such an Ordinance. The CX-1 Ordinance that was viewed on March 19 was nothing more than a model ordinance from the American Planning Association website. It is a model ordinance that is primarily used as a general example of what a Mixed Use Ordinance may look like and is not tailored to Riverbank. The CX-1 Ordinance before the Planning Commissioners today (April 15, 2014) is not a model CX-1 Ordinance and is tailored to the format of RMC and to Riverbank.

II. ENVIRONMENTAL DETERMINATION

City Staff finds that the executive summary described above will not have a significant effect on the environment in that the attached initial study (Attachment 2) identifies no potentially significant effect on the environment.

III. ANALYSIS

It has been determined through an Initial Study as identified as Attachment 2 of this Staff Report that this project to establish Mixed Use District, CX-1 Zone by Ordinance 2014-____ in the City's Municipal Code by will not have a significant effect on the environment, therefore no mitigation is required.

The proposed project is within City Limits and is an amendment to the Municipal Code. Nothing is being "built out" and therefore, will not have an impact to the environment through the analysis of the environmental checklist identified as Appendix G of the CEQA Guidelines. As stated above, an analysis of each of the environmental factors is attached as Attachment 1, Initial Study and Negative Declaration.

The General Plan update of 2009 established the Mixed Use Land Use Designation and the proposed project to establish the Mixed Use District, CX-1 Zone is to correspond with that designation. The CX-1 Zoning will be the regulations and standards implementing the policy direction of the General Plan in regards to Mixed Use developments.

IV. PUBLIC NOTICE:

The Planning Commission hearing notice with a summary of the proposed CX-1 – Mixed Use Zoning was published in the Riverbank News on April 2, 2014 and posted at City Hall North and South on April 3, 2014. At the time of writing this Staff Report (March 24, 2014), the City has not received any public comment. Written comments received by the City shall be supplied to the Commission at the day of the meeting and read into the public record.

V. RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt the proposed project to establish the CX-1 Zoning District as identified as Resolution 2014-005 (Exhibit A) in the City's Municipal Code.

Respectfully Submitted By:



John B. Anderson
Contract Community Development Director

Attachments:

1. Resolution 2014-005
2. Initial Study / Negative Declaration

Attachment 1

**CITY OF RIVERBANK
RESOLUTION NO. 2014-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF RIVERBANK, CALIFORNIA,
RECOMMENDING TO CITY COUNCIL THE APPROVAL
OF ORDINANCE 2014-____ TO ESTABLISH THE MIXED
USE DISTRICT, CX-1 ZONE, ADDING NEW SECTION
153.066 THROUGH 153.072 AND LANGUAGE
AMENDMENT TO SECTION 153.010 AND 153.011 IN
THE CITY OF RIVERBANK MUNICIPAL CODE**

WHEREAS, the 2005-2025 General Plan, adopted April of 2009, established the Land Use Designation of Mixed Use; and

WHEREAS, the General Plan Policy required the creation of a corresponding Zoning District to implement the General Plan Designation; and

WHEREAS, this project will establish the CX-1 – Mixed Use Zoning District to implement the intent of the General Plan Land Use Designation of Mixed Use; and

WHEREAS, this project will not have a significant impact on the environment and therefore no mitigation is required as identified in the Staff Report; and

WHEREAS, the Government Code section 65855 requires that the City Council receive input and a recommendation from the Planning Commission on a Zoning Amendment that imposes any regulation listed in Section 65850; and

WHEREAS, notice of the public hearing on the Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on April 2, 2014; and

WHEREAS, the Planning Commission has reviewed the Zoning Amendment and conducted a public hearing on April 15, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERBANK THAT IT RECOMMENDS THAT THE CITY COUNCIL APPROVE THE ZONING ORDINANCE AMENDMENT BY ORDINANCE 2014-____ AS FOLLOWS:

1. Pursuant to California Government Code Section 65854, the recommendation to City Council shall include the relationship to the applicable general or specific plan.
 - a. The Resolution set forth to establish the CX-1 – Mixed Use Ordinance will be the implementation tool for the General Plan Land Use Designation of Mixed use that was established as part the 2009 update to the General Plan.
 - b. The CX-1 – Mixed Use Ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application is submitted and reviewed.
 - c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does gives specifics about Floor Area Ratio and the type of development intended for these sites but does not provide any more specifics on building and development regulations.
2. That the Riverbank Municipal Code is hereby amended by Ordinance 2014-____ establishing Section 153.066 through 153.072 and language amended in Section 153.010 and 153.011 of Title XV: Land Usage, Chapter 153: Zoning.
3. That based on findings set forth in this Resolution, the evidence in the City Staff Report, and such other evidence received at the public hearings on this matter before the Planning Commission, the Planning Commission recommends the approval of the Zoning Ordinance Amendment as set forth by Ordinance 2014-____.
4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.
5. It has been determined through an Initial Study as identified as Attachment 2 of the Planning Commission Staff Report that this project will not have a significant effect on the environment, therefore no mitigation is required.

Passed and adopted by the Planning Commission of the City of Riverbank at a regular meeting held on the 15th day of April 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Attest:

Approved:

Secretary

Joan Stewart

Attachments

1. Ordinance No. 2014-____ - "Exhibit A"

Exhibit A



**CITY OF RIVERBANK
ORDINANCE NO. 2014-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIVERBANK, CALIFORNIA ESTABLISHING THE
CX-1 – MIXED USE ZONING DISTRICT TO PROVIDE
STANDARDS AND REGULATIONS TO MIXED USE
DEVELOPMENTS IN THE CITY, ADDING SECTION
153.066 THROUGH 153.072 AND LANGUAGE
AMENDMENT TO SECTION 153.010 AND 153.011 IN
THE CITY’S MUNICIPAL CODE**

The City Council of the City of Riverbank does hereby ordain as follows:

The City of Riverbank is authorized by Title 15 Chapter 153.230 to initiate a Zoning Ordinance Amendment whenever public necessity and convenience and the general welfare require such an amendment; and

The City of Riverbank Planning Commission conducted a Public Hearing on Tuesday, April 15, 2014 to consider Ordinance 2014-___ to establish the CX-1 – Mixed Use Zoning District, adding Section 153.066 through 153.072 of Title XV: Land Usage, Chapter 153: Zoning of the City’s Municipal Code; and

Language amendment to Chapter 153: Zoning Section 153.010 and 153.011 reflecting the newly established Mixed Use District, CX-1 Zone; and

The City Council for City of Riverbank has made the following findings for adoption.

1. Pursuant to California Government Code section 65358, the relationship between the proposed Zoning Code Amendment and the General Plan are as follows:
 - a. The Ordinance 2014-___ establishes the CX-1 Mixed Use District. The CX-1 serves as an implementation tool for the General Plan Land Use Designation of Mixed Use established as part of the 2009 update to the City’s General Plan.
 - b. The CX-1 – Mixed Use ordinance establishes applicable building and development standards, permitted uses with and without a use permit and process for which the application are submitted and reviewed.
 - c. Without this relationship, there would be no standards for which a Mixed Use development could be regulated. The General Plan does give specifics about Floor Area Ratio and the type of development intended for

these sites but does not provide any more specifics on building and development regulations; and

2. This Ordinance enacts a new Sections in Chapter 153: Zoning: 153.066 through 153.173 to read as follows:

MIXED USE DISTRICT CX-1 ZONE

§ 153.066 REGULATIONS.

District land uses, approval levels, building requirements and development standards in this Chapter apply, unless altered or superseded through the use of a Planned Development Zoning District (§ 153.160 through 153.164) or adoption by the City of a Specific Plan or similar plan. The provisions of the City Code are applicable when not otherwise addressed within this Chapter or superseded through the use of a Planned Development Zoning District or adoption by the City of a Specific Plan or similar plan. Uses shall be classified by primary or dominant use. Square footage thresholds for conditional use permits are applicable to each separate use.

§ 153.067 USES PERMITTED.

- (A) All attached single-family and multi-family residential uses, including duplexes, apartments, condominiums, townhouses, and live-work units provided that the living units are located above the ground floor of a commercial uses or adjacent to commercial on the same property
- (B) Detached residential uses with a minimum net density of eight (8) units per acre, including single family homes, caretaker units, and manufactured homes.
- (C) Attached Higher Density Residential in a vertical and/or horizontal mixed use setting of sixteen (16) or more dwelling units per net acre. This residential use must be above (on upper stories of buildings) or adjacent to commercial operations on the same property.
- (D) Office uses including administrative, professional, creative, telecommunications, flex, research, and similar office uses that are primarily worker-occupied.
- (E) Retail sales of goods that can generally be carried out by the customer including food and specialty foods, open air markets, small household goods, pharmaceuticals and sundries, apparel, art and supplies, antiques, furniture, appliances, electronics, books, flowers, hardware, toys, bicycles and sporting goods, music, and similar goods.
 - (1) Sales of alcoholic beverages require a conditional use permit in accordance with City Code Section 153.361.

- (F) Service uses including personal and business services with walk-in customer service, such as beauty parlors, spas, cleaners, repair services, banks, travel or real estate agents, medical clinics, child or adult care, photocopiers, mailing services, laundromats and similar uses. Rental uses of items such as party supplies, wedding apparel or tuxedos are allowed as services uses.
- (G) General commercial uses including entertainment uses including bars, full service restaurants, quick service restaurants (not drive through fast food), dance and exercise studios, gyms, sports facilities, game arcades, and similar uses.
 - (1) Sales of alcoholic beverages require a conditional use permit in accordance with City Code Section 153.361.
- (H) Civic uses including government offices and services, libraries, community centers, conference facilities, and similar uses.
 - (1) Public infrastructure including support uses include water, storm water, sewer, and utility infrastructure, streets, sidewalks, bicycle paths, parking garages, transit stops, parks, plazas, streetscape improvements, and other public facilities.
- (I) Institutional uses including colleges, trade schools, places of worship, museums, and similar uses.

§ 153.068 USES PERMITTED WITH A USE PERMIT.

- (A) Detached residential developments comprised of more than two (2) acres provided commercial development is in close proximity to the residential development. Assisted living facilities and nursing homes.
- (B) Transient occupancy uses, including hotels, bed and breakfasts, timeshare units, and similar overnight occupancy uses.
- (C) Retail sales of large items requiring outside storage or display, such as building materials and nursery goods.
- (D) Light Industrial uses in new buildings provided they have a retail outlet on the same property and open to the public.
- (E) Entertainment uses with live entertainment and/or amplified music/sound, including theaters for motion pictures and stage performance. This requirement does not include background sound used by most business to create an atmosphere for customers.

§ 153.069 EXISTING, CONTINUING, AND HISTORIC USES.

Notwithstanding City Code Sections 153.195 through 153.203, an existing use, a continuance of a prior use, or a new use similar to a prior use within an existing building, is allowed to continue or resume in the same building and/or on the same site.

§ 153.070 BUILDING REQUIREMENTS.

(A) Height limit.

- (1) For principal buildings – not to exceed 4 stories or 50 feet, whichever is lesser
- (2) For accessory buildings – 24 feet.

(B) Yards and open spaces required

- (1) Front, side or rear yard – the minimum setbacks shall be as required by Section 153.183(D)
- (2) Detached accessory buildings – ten feet from any other buildings on the lots.
- (3) No vehicle opening of any building shall be closer than 20 feet to the property line or planned right-of-way line toward which the opening faces.
- (4) Loading docks shall be located so that trucks will head in and head out and not use the public street for maneuvering, loading and unloading.

(C) Floor area ratio requirements

- (1) No maximum FAR

§ 153.071 DEVELOPMENT STANDARDS.

Applicability. District development standards in this section apply, unless altered or superseded through the use of a Planned Development Zoning District (Chapter 153 Section 160-164) or adoption by the City of a Specific Plan or similar plan. Other City Code development standards apply if not addressed in this section.

- (A) *Nuisances.* No operation shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration or electrical interference detectable off the site.
- (B) *Landscaping.* A landscaping plan for all uses (except single-family dwellings, duplexes and triplexes) including plant species, initial size, location, growth characteristics and method of irrigation shall be approved by the Community Development Director prior to issuance of any permit. Such required landscaping shall be installed prior to final inspection and shall be maintained by

the property owner. Approval shall be based on the degree of compliance with landscaping standards as adopted from time to time by the City Council.

- (C) *Trash storage area.* Trash bins (except single-family dwellings, duplexes, or dwelling groups) shall be provided in a fully enclosed trash storage area. This area or areas shall be provided at locations that are readily accessible to residents and sanitation collectors.

(D) *Off-Street Parking*

- (1) *Non-residential uses.* Not less than 2 ¼ spaces per 1,000 square feet of building area.
- (2) Shared parking between uses with different peak demand days or times is encouraged to reduce total area used for parking. When the viability of shared parking is demonstrated by the applicant, the minimum parking ratio may be reduced by 1 space per 1,000 square feet of building area. Commercial parking spaces shall be provided within 600 feet of the site.
- (3) *Residential uses.* Not less than 1 space per unit.
- (4) *Assisted living facilities.* Not less than ¼ space per unit
- (5) *Transient occupancy uses.* Not less than ½ space per room.
- (6) Parking lots shall be located to sides and rears of buildings. No more than 50 percent of a site's street frontage may consist of parking lot or driveway.
- (7) Uses not listed shall provide parking as required in Section 153.184

- (E) *Open space requirements.* All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. This area shall not be a lineal open space, but should have a width and depth ratio not exceeding one to two (1:2). In very large complexes (more than 50 units) this required open space can be in multiple locations and all amenities approved by the Community Development Director.

§ 153.072 APPLICATION SUBMITTAL AND REVIEW.

Proposals to construct anything other than a single-family dwelling on a parcel shall be subject to site plan review by the Planning Commission prior to issuance of a building permit. This review shall include, but not limited to, comparison of the project with the Architectural and Subdivision Design Standards as adopted by the City Council. Applications for uses requiring a conditional use permit shall conform to the requirements of City Code Section 153.216.

3. *There is hereby language amendments to Chapter 153, Section 153.010 and 153.011 to read as follows:*

DISTRICTS; BOUNDARIES

§ 153.010 DISTRICTS ESTABLISHED.

In order to classify, regulate and segregate the uses of land and building, to regulate the heights and bulk of buildings, and to regulate the area of yards and other open spaces about buildings and to regulate the density of population, 11 classes of districts are by this chapter established to be known as follows:

- R-1 Single-Family Residential District
- R-2 Duplex Residential District
- R-3 Multiple Family Residential District
- CX – 1 Mixed Use District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- C-M Commercial Industrial District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- F Flood Plain District
- P-D Planned Development District

(` 67 Code, § 10-2-1)

§ 153.011 DEGREE OF RESTRICTIVENESS.

MORE RESTRICTIVE USES as employed in this chapter means the following:

- (A) Those uses first permitted in the R-1 district are the most restrictive.
- (E) All other uses are less restrictive districts in the sequence shown P-D, R-2, R-3, CX-1, C-1, C-2, C-M, M-1 and M-2.

(` 67 Code, § 10-2-2)

3. The Planning Commission has considered the Zoning Ordinance Amendment at a duly advertised public hearing and adopted its Resolution recommending that the City Council approve the application; and
4. Notice of the public hearing on the Zoning Ordinance Amendment was published in the *Riverbank News*, a newspaper of general circulation, on April 15, 2014; and

5. A public hearing was held on _____ and all comments were heard and considered by City Council; and

The City Council of the City of Riverbank approves the Zoning Ordinance Amendment establishing Section 153.066 through 153.072 titled Mixed Use District CX-1 Zone of Title XV: Land Usage, Section 153: Zoning and language amendment to Sections 153.010 and 153.011 of the City's Municipal Code.

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.

The foregoing was introduced at a regular meeting of the City Council of the City of Riverbank held on the _____ day of _____, 2014; motioned by Councilmember _____, seconded by Council Member _____, and upon roll call was carried by the following vote ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

Attachment 2



City of Riverbank
6707 3rd Street
Riverbank, CA 95367

FILED

14 APR -4 AM 9:33

STANISLAUS CO. CLERK-RECORDER

Kalpana Surti

BY _____
DEPUTY

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION
AND NOTICE OF PUBLIC MEETING

Riverbank Zoning Ordinance Amendment No. 2014-XXX

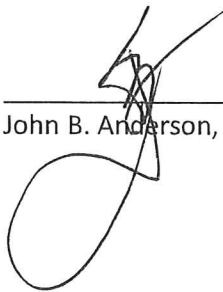
Notice is hereby given that the City of Riverbank has prepared an Initial Study (IS) of environmental effects, and intends to adopt a Negative Declaration (ND), for the establishment of the Mixed use District, CX-1 Zone Ordinance No. 2014-XXX. The proposed project consists of a new Ordinance that will serve as the implementation tool for the Mixed Use General Plan Land Use Designation of Mixed Use. This zone will regulate the building and development standards for Mixed Use projects for the City of Riverbank.

The IS/ND has analyzed the potential environmental effects of the project in the range of environmental subject areas specified in the California Environmental Quality Act (CEQA) and the CEQA Guidelines. On the basis of this analysis, the IS/ND finds that the project will not involve any significant environmental effects. The City will consider the adoption of the Negative Declaration, before approval of the proposed Zoning Ordinance Amendment.

Copies of the IS/ND are available for public review at the City of Riverbank City Hall at 6707 3rd Street, California 95367.

The City of Riverbank will accept public and agency comments on the IS/ND during a 30-day review period that will begin on April 4, 2014 and end on May 4, 2013. Comments may be sent to the City of Riverbank, 6707 3rd Street, Riverbank CA, 953607, Attn: John B. Anderson, Contract Community Development Director

In addition, notice is hereby given that the City of Riverbank Planning Commission will consider adoption of the IS/ND at a public meeting scheduled for Tuesday, May 20, 2014 at 6:00 PM in the Council Chambers at Riverbank City Hall, 6707 3rd Street, Riverbank, CA 953607.



John B. Anderson, Contract Community Development Director

(April 4, 2014)

**ADMINISTRATIVE DRAFT
INITIAL STUDY /
NEGATIVE DECLARATION**

for the

CITY OF RIVERBANK

ZONING ORDINANCE AMENDMENT NO.

City of Riverbank

April 2014

Prepared for:

**City of Riverbank
6707 3rd Street
Riverbank, CA 95367**

Prepared by:



TABLE OF CONTENTS

	Page
NEGATIVE DECLARATION	1
SECTION 1.0 INTRODUCTION	3
SECTION 2.0 EVALUATION INSTRUCTIONS	8
SECTION 3.0 INITIAL STUDY CHECKLIST	10
1. Aesthetics	10
2. Agriculture and Forestry Resources	12
3. Air Quality	14
4. Biological Resources	18
5. Cultural Resources	21
6. Geology and Soils	22
7. Greenhouse Gas Emissions	24
8. Hazards and Hazardous Materials	26
9. Hydrology and Water Quality	28
10. Land Use and Planning	30
11. Mineral Resources	31
12. Noise	32
13. Population and Housing	33
14. Public Services	34
15. Recreation	35
16. Transportation/Traffic	36
17. Utilities and Service Systems	28
18. Mandatory Findings of Significance	40
SECTION 4.0 REFERENCES	42

NEGATIVE DECLARATION

Lead Agency:

City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT NAME:

Zoning Ordinance Amendment 2014-____

PROJECT PROPONENT AND LEAD AGENCY:

Project Proponent: City of Riverbank
6707 3rd Street
Riverbank, California 95367

Lead Agency: City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION:

This project will establish the Mixed Use District, CX-1 Zone. Project location is City-Wide.

PROJECT DESCRIPTION:

The proposed project consists of a Zoning Code Amendment to establish the Mixed Use District, CX-1 Zone as Chapter 153 Section 166 through 172 of Riverbank's (the City) Municipal Code by Resolution 2014-____, and language amendment to Section 153.010 and 153.011. The City's 2005-2025 General Plan, which was adopted in April of 2009, modified the General Plan Land Use Designation of numerous properties within the City to Mixed Use. The proposed Ordinance Amendment will serve as the implementation tool for the Mixed Use General Plan Land Use Designation, as identified in the City's 2005-2025 General Plan. This Ordinance will regulate the building and development standards for the Land Use Designation discussed above.

ENVIRONMENTAL DETERMINATION:

The Lead Agency has prepared an Initial Study, following, which considers the potential environmental effects of the proposed project. The Initial Study shows that there is no substantial evidence, in light of

the whole record before the Lead Agency, that the project may have a potentially significant effect on the environment.

MITIGATION MEASURES:

This project will have not have a significant effect on the environment, thus will require no mitigation measures.

Therefore, the Lead Agency proposes to adopt a Negative Declaration for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

Mr. John B. Anderson, Contract Community Development Director

Date

SECTION 1.0

INTRODUCTION

PROJECT TITLE

Zoning Ordinance Amendment 2014-_____

LEAD AGENCY NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

CONTACT PERSON AND PHONE NUMBER

Mr. John B. Anderson, Community Development Director
(209) 599-8377
John@jbandersonplanning.com

PROJECT SPONSOR'S NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION AND SETTING

The proposed project location is the City-Wide.

GENERAL PLAN AND ZONING DESIGNATIONS

The proposed project is to establish the Mixed Use District, CX-1 Zone in the City's Municipal Code. The proposed district will serve to implement the City's 2005-2025 General Plan by establishing a zone consistent with policy.

Figure 1 – Location Map

DRAFT

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT.)

There are no other Public Agencies whose approval is required for the proposed project.

DRAFT

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology and Soils
	Greenhouse Gas Emissions		Hazards and Hazardous Materials		Hydrology and Water Quality
	Land Use and Planning		Mineral Resources		Noise
	Population and Housing		Public Services		Recreation
	Transportation/Traffic		Utilities and Service Systems		Mandatory Findings of Significance

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

☒	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mr. John B. Anderson, Contract Community Development Director

Date

SECTION 2.0 EVALUATION INSTRUCTIONS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

SECTION 3.0

INITIAL STUDY CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

- I-a) The proposed project will have no effect on scenic vistas and therefore will have no environmental impact.
- I-b) The proposed project is located within the City of Riverbank, and is not located on a state designated highway. Based on a review of the California Department of Transportation website (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>), the nearest state scenic highway is Interstate 5, between the Merced County line and San Joaquin County line. The proposed project is not located on or adjacent to Interstate 5, and therefore will have no impact to a state scenic highway.
- I-c) The Ordinance to establish the Mixed Use District, CX-1 has regulations that will affect the visual character of the City. These regulations have been structured to control the height, size, and use that will result in an orderly development of potential Mixed Use developments. Although the establishment of the CX -1 Zone will not affect any properties with the Mixed Use General Plan Designation immediately, it will eventually. As stated, the purpose of these regulations is to ensure the visual character and quality of Mixed Use projects and developments is high.

Furthermore, any future project within this Zoning District shall go through an Architecture and Site Plan Review, as stated in the language of the CX-1 Zoning Ordinance. Each Mixed Use Proposal will be reviewed by the Planning Commission. This review includes, but not limited to, the comparison of the project with the Architectural and Subdivision Design Standards as adopted by City Council. The proposed project will have a less than significant impact on the existing visual character or quality of the site and its surroundings.

- I-d) The proposed project will not create a new source of light or glare which would adversely affect the day or nighttime views in the area. This is a city-wide project that will establish a CX-1 Zoning. Future proposed projects shall go through Architecture and Site Plan Review to ensure the size and scope of new sources of light will not degrade the day or nighttime views in the area. For this reason, the proposed project will have a less than significant impact

MITIGATION MEASURES:

Mitigation is not required for this topic.

DRAFT

II. AGRICULTURE AND FORESTRY RESOURCES: WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

DISCUSSION:

II-a, b) The project site is not located in an area identified as prime farmland, nor is the site being used or zoned for agriculture use. Review of the Farmland Mapping and Monitoring Program of the California Resources Agency showed that the Project Location or the City of Riverbank is not mapped as Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project will not result in a significant impact on the City's or Region's agriculture resources and have no impact.

II-c) The proposed Zoning Ordinance to establish the CX-1 Zoning and amend language reflecting the addition of the CX-1 will create the regulations regarding Mixed Use developments in the future for the City. This does not conflict with existing zoning for agricultural use, or a Williamson Act contract. Furthermore, the City's Municipal Code does not have the zoning of forest land as

defined in Public Resources Code section 4526 or Timberland zoned Timberland Production, as defined by Section 51104 (g), and therefore will conflict with existing zoning nor rezoning of these resources and therefore will have no impact.

- II-d) The proposed project is City-wide which is developed as an urban environment, and will not result in the loss of forest land or conversion to non-forest land. Therefore, will have no environmental impact to this resource.
- II-e) The proposed Ordinance will affect only the development and building regulations for Mixed Use projects in the City of Riverbank. This is a City-Wide Ordinance and will not result in the conversion of Farmland, to non-agriculture use. Furthermore, this Ordinance will not result in the build-out of any type of development and any future Mixed Use developments will analyze this topic through an environmental determination. Therefore, the proposed Ordinance will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

DRAFT

III. AIR QUALITY -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

BACKGROUND DISCUSSION:

The proposed project is located in east Stanislaus County, which is a portion of the San Joaquin Valley Air Basin (SJVAB). Air quality management under the federal and state Clean Air Acts is the responsibility of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The federal and state governments have adopted ambient air quality standards (AAQS) for the primary air pollutants of concern, known as "criteria" air pollutants. Air quality is managed by the SJVAPCD to attain these standards. Primary standards are established to protect the public health; secondary standards are established to protect the public welfare. The attainment statuses of the SJVAB for Stanislaus County with respect to the applicable AAQS are shown in the following table.

The SJVAB is considered non-attainment for ozone and particulate matter (PM₁₀ and PM_{2.5}), because the AAQS for the pollutants are sometimes exceeded. The SJVAB is Attainment/Unclassified for carbon monoxide, but select areas, not including the City of Riverbank, are required to abide by adopted carbon monoxide maintenance plans.

The California Air Resources Board (CARB) through the Air Toxics Program is responsible for the identification and control of exposure to air toxics, and notification of people that are subject to

significant air toxic exposure. A principal air toxic is diesel particulate matter, which is a component of diesel engine exhaust.

The SJVAPCD has adopted regulations establishing control over air pollutant emissions associated with land development and related activities. These regulations include:

- Regulation VIII (Fugitive Dust Rules)
- Rule 4101 (Visible Emissions)
- Rule 9510 (Indirect Source Review)

SAN JOAQUIN VALLEY FEDERAL AND STATE AAQS ATTAINMENT STATUS

Pollutant	Designation / Classification	
	Federal Standards ^a	State Standards ^b
Ozone, 1-hour	No federal standard ^f	Nonattainment / Severe
Ozone, 8-hour	Nonattainment / Extreme ^e	Nonattainment
PM10	Attainment ^c	Nonattainment
PM2.5	Nonattainment ^d	Nonattainment
Carbon Monoxide	Attainment / Unclassified	Attainment / Unclassified
Nitrogen Dioxide	Attainment / Unclassified	Attainment
Sulfur Dioxide	Attainment / Unclassified	Attainment
Lead (particulate)	No designation	Attainment
Hydrogen Sulfide	No federal standard	Unclassified
Sulfates	No federal standard	Attainment
Visibility-Reducing Particles	No federal standard	Unclassified
Vinyl Chloride	No federal standard	Attainment

^aSee 40 CFR Part 81

^bSee CCR Title 17 Sections 60200-60210

^cOn September 25, 2008, EPA redesignated the San Joaquin Valley to Attainment for the PM10 National AAQS and approved the PM10 Maintenance Plan

^dThe SJV is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the SJV as nonattainment for the 2006 PM2.5 on November 13, 2009 (effective December 14, 2009).

^eThough the SJV was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved reclassification of the SJV to extreme nonattainment in the Federal Register on May, 2010 (effective June 4, 2010).

^fEffective June 15, 2005, the EPA revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA has previously classified the SJV as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

The SJVAPCD has adopted a CEQA impact analysis guideline titled *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI). The GAMAQI is utilized in the following air quality impact analysis where applicable. The GAMAQI establishes impact significance thresholds for the non-attainment pollutant PM10 and precursors to the non-attainment pollutant ozone: reactive organic gases (ROG) and oxides of nitrogen (NOx).

ROG	10 tons/year
NOx	10 tons/year
PM10	15 tons/year

Projects that do not generate emissions in excess of these thresholds are considered to have less than significant air quality impacts. In accordance with Table 5-3(a) of GAMAQI, the proposed zoning ordinance is not considered a Small Project Analysis Level (SPAL), as it will not result in any type of development or units. Because the proposed project does not qualify as SPAL, GAMAQI notes that it has no possibility of exceeding emission thresholds.

The ordinance amendment will not generate any new on-road traffic and associated ROG, NOx and PM emissions nor will generate any substantial air emissions.

DISCUSSION:

- III-a) The proposed project will not involve any conflict with, or potential to obstruct, implementation of, applicable Air Quality Attainment Plans. As discussed above, the ordinance amendment will not result in an increase in air emissions and is not considered a Small Project Analysis Level (SPAL). Therefore, the proposed project will have a no impact.
- III-b) As discussed above, the proposed ordinance amendment will not violate SJVAPCD thresholds of significance, nor contribute substantially to an existing or projected air quality violation. The proposed project will not involve any substantial operational emissions. Therefore, the proposed project will have a less than significant impact.
- III-c) The proposed ordinance amendment will not result in ROG, NOx, and particulate matter emissions which will contribute to existing non-attainment status of the SJVAB for ozone and particulate matter. Rule 9510 and the subsequent Indirect Source Review will not be required for the proposed ordinance amendment. Therefore, the proposed project will have a less than significant impact.
- III-d) Sensitive receptors are defined as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors.

The proposed ordinance amendment is City-Wide but will not result in anything built-out for this project specifically. The proposed Ordinance only affects the building and development standards for future Mixed Use projects such as height, FAR, setbacks, and density. Proposed Mixed Use projects will need an environmental determination, which will analyze this topic. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

DRAFT

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

DISCUSSION:

IV-a) As noted previously, the proposed project is located city-wide. Based on a review of the City's 2005-2025 General Plan EIR, and most notably, Figure 4.5-1 the proposed ordinance amendment will have no effect on habitat areas or any species identified as a candidate, sensitive, or special status. Furthermore, the project will not result in the immediate build-out

of Mixed Use developments; the project will just amend the RMC to establish the Mixed Use District, CX-1 Zone. Therefore, the proposed project will have no impact.

- IV-b) Based on a review of the City's 2025-2030 General Plan and EIR, proposed project is not located within an area known to contain riparian habitat. Most, if not all, of the riparian habitat located within the City is located along the Stanislaus River. Even though the proposed ordinance is considered to be located City-wide, it will not have any effect on the riparian habitat or other sensitive natural community identified by the City's 2005-2025 General Plan EIR. Therefore, the proposed project will have no impact.
- IV-c) Based on a review of the City's 2005-2025 General Plan and EIR, there are no identified wetlands within the City. Therefore, the proposed ordinance amendment will have no impact.
- IV-d) The proposed ordinance amendment would not result in the immediate build-out and only affects the development and building standards for Mixed Use developments in Riverbank. As the City continues to urbanize and more Mixed Use developments are built, both vehicular traffic levels and nighttime light levels would increase, which would serve to deter wildlife movement. However, the proposed project is and will be located within the urbanized areas of Riverbank and will result in the effect of wildlife corridors. Therefore, the proposed ordinance amendment will have a less than significant impact.
- IV-e) The proposed ordinance amendment is not in conflict with the General Plan or the City's Municipal Code protecting biological resources. The ordinance amendment would serve as the development and building standards for Mixed Use developments in the future. Therefore, the proposed ordinance amendment will have no impact.
- IV-f) Based on a review of the City's 2005-2025 General Plan EIR, the City is adjacent to San Joaquin County, which has an adopted habitat conservation plan, the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and although the City itself is located in Stanislaus County, its wastewater treatment facility and other properties are in San Joaquin County. Therefore, they are also located within the area covered by the SJMSCP. In addition, the Conservation/Open Space Element of the Stanislaus County General Plan includes goals, policies and implementation measures intended to protect natural resources throughout the county, including the planning area of the City of Riverbank. The proposed ordinance amendment, however, will only affect the development and building standards of Mixed Use projects in the future and will not conflict with the SJMSCP or the goals, policies and implementation measures in the Stanislaus County General Plan. Therefore, the proposed ordinance amendment will have no impact.

MITIGATION MEASURES:

No mitigation is required for this topic.

DRAFT

V. CULTURAL RESOURCES -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

DISCUSSION:

- V-a,b) The proposed ordinance amendment will affect only the development and building standards of Mixed Use projects within the City limits of Riverbank and will not impact any historical resources or archaeological resources as defined in the 2005-2025 General Plan EIR or as defined by Section 15064.5 of the Government Code. Therefore, the proposed ordinance amendment will have no impact.
- V-c) As discussed above, the proposed ordinance amendment will affect only the development and building standards of Mixed Use projects within the City and will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, the proposed project will have no impact.
- V-d) It is not anticipated that the proposed project will disturb any human remains. However, through development and construction of the proposed project, human remains may be identified, particularly during activities requiring ground disturbance (i.e. grading, trench digging, etc.). As such, the proposed project shall incorporate Mitigation Measure No. V-1, specified below, in accordance with Section 15064.5(e) of the CEQA Guidelines, to reduce any potentially significant impacts to a level of less than significant.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

DISCUSSION:

- VI-a) Based on the review of the City's 2005-2025 General Plan EIR, the City is not located within an earthquake fault zone as designated by the Alquist-Priolo Earthquake Fault Zone Act (California Geological Survey 2007). The nearest active fault is the San Joaquin Fault, which is located approximately 22 miles southwest of the city and is a potential source of risk for seismic events. Because no known faults are located in the city, the potential for surface rupture (cracking or

breaking of the ground during an earthquake) would be less than significant. Even though the Mixed Use Ordinance amendment would affect the building regulations of Mixed Use projects in the City, because of the City's distance from an earthquake fault, the impact would be less than significant.

VI-b,c) The proposed ordinance amendment to establish the Mixed Use District, CX-1 Zone is not located on a specific property but would be the implementation and regulation tool for the Mixed Use General Plan Land Use Designation. For this reason, the proposed ordinance amendment would not result in soil erosion or the loss of topsoil and is not located on a geologic unit or soil that is unstable. Therefore, the proposed project will have no impact.

VI-d,e) The proposed ordinance amendment is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) it is an ordinance amendment to the Municipal Code and location is not specific but would only affect future Mixed Use developments and an environmental determination would need to be done on a project by project basis. Because of this VI-e does not apply. Therefore, the proposed ordinance amendment will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

BACKGROUND DISCUSSION:

Human-generated emissions greenhouse gases (GHGs) are understood to be an important cause of global climate change, which is a subject of increasing scientific, public concern, and government action. Atmospheric concentrations of GHGs that trap heat in the earth's atmosphere and lead to a variety of effects, including increasing temperature, changes in patterns and intensity of weather and various secondary effects resulting from those changes, including potential effects on public health and safety.

California AB 32 identifies global climate change as a "serious threat to the economic well-being, public health, natural resources and the environment of California." As a result, global climate change is an issue that needs to be considered under CEQA.

GHGs include carbon dioxide (CO₂), the most abundant GHG, as well as methane, nitrous oxide and other gases, each of which have GHG potential that is several times that of CO₂. GHG emissions result from combustion of carbon-based fuels; major GHG sources in California include transportation (40.7%), electric power generation (20.5%), industrial (20.5%), agriculture and forestry (8.3%) and others (8.3%).

The State of California is actively engaged in developing and implementing strategies for reducing GHG emissions. State programs for GHG reduction include a regional cap-and-trade program, new industrial and emission control technologies, alternative energy generation technologies, advanced energy conservation in lighting, heating, cooling and ventilation, reduced-carbon fuels, hybrid and electric vehicles, and other methods of improving vehicle mileage reduction programs. Using these and other strategies, the State's Global Climate Change Scoping Plan, adopted in December 2008, proposes to achieve a 29% reduction in projected business-as-usual emission levels for 2020.

The SJVAPCD adopted a Climate Change Action Plan in 2008, and issued guidance for development project compliance with the plan in 2009. The guidance adopted an approach that relies on the use of Best Performance Standards to reduce GHG emissions. Projects implementing Best Performance Standards would be determined to have a less than cumulatively significant impact. For projects not implementing Best Performance Standards, demonstration of a 29% reduction in GHG emissions from

business-as-usual conditions is required to determine that a project would have a less than cumulatively significant impact.

DISCUSSION:

VII-a) The proposed project will not generate any greenhouse gas emissions. The ordinance amendment will not result in the immediate build-out of any type of development, so there will be no increase in vehicular traffic nor any construction. Therefore, the proposed project will have no impact.

VII-b) The proposed project will not involve any known conflict with any adopted plan, policy, or regulation for reducing greenhouse gas emissions. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

DRAFT

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

DISCUSSION:

VIII-a-h)The proposed project is to establish the Mixed Use District, CX-1 Zone and only affects the building and development standards for Mixed Use projects, including their height, FAR, setbacks, open space requirements, and density. The proposed ordinance will not interfere with any emergency response plan or emergency evacuation plan, will not create any potential health hazard or expose people to existing sources of health hazard. Therefore, the proposed project will have no impact.

Mitigation Measures:

No mitigation is required for this topic.

DRAFT

IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

- IX-a) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone and affects only the development and building standards for future Mixed Use projects. The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, the proposed project will have no impact.
- IX-b-d) The proposed Ordinance will regulate the building and development standards for future Mixed Use projects. Although the proposed ordinance itself would not affect the groundwater supplies, or the existing drainage patterns of the site or area, future Mixed Use developments could. Each Mixed Use project, however, will have to have an environmental determination in which these environmental impacts will be examined. Therefore, the proposed project will have a less than significant impact.
- IX-e,f) The proposed Ordinance will regulate the building and development standards for future Mixed use projects and will not create or contribute to the storm water runoff system or provide substantial additional sources of polluted runoff. Future Mixed Use developments, regulated by this Ordinance, could possibly affect this topic, but as stated previously, those projects will be evaluated in the future. This Ordinance will also not degrade the water quality for the City of Riverbank. Therefore, the proposed project will have no impact.
- IX-g,h) After a review of the City's 2005-2025 General Plan EIR, the current City limits of Riverbank are outside of the 100-year floodplain, and thus would not be at risk from flooding hazards. This ordinance to regulate Mixed Use developments located within the city limits. However, areas in the northwestern portion of the Riverbank Planning Area are within a designated 100-year flood zone. The proposed ordinance will not result in the immediate build-out of Mixed Use developments in the Planning Area and this topic will be analyzed on a project by project basis in the future. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

X. LAND USE AND PLANNING - Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION:

- X-a) The proposed ordinance will regulate the building and development standards for future Mixed Use projects in the City of Riverbank. This will not result in the divide of an established community because this project located is city-wide. Therefore, the proposed project will have no impact.
- X-b) The proposed ordinance will compliment and be the implementation tool for the Mixed Use Land Use Designation in the City's 2005-2025 General Plan. It is consistent with the General Plan in that fashion and will not conflict with any Specific Plan or other zoning ordinance. Therefore, the proposed project will have no impact.
- X-c) The proposed ordinance is not part of any applicable habitat conservation plan or natural community conservation plan and therefore will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

XI-a,b) The proposed Ordinance is located within the Planning Area as it is defined in the 2005-2025 General Plan, and is consistent with the land use designation of Mixed Use prescribed by the General Plan. Therefore, the proposed project will have no impact to mineral resources of Statewide or local importance.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

XII-a-f) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone that will regulate the building and development standards for Mixed Use projects in the future and would not affect ambient noise level Citywide. Future Mixed Use projects will have to be reviewed for this environmental topic at a project by project basis. This Ordinance will not result in an increase or decrease ambient noise levels. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIII. POPULATION AND HOUSING -- Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

XIII-a) The proposed Ordinance will serve as the implementation tool for the Mixed Use Land Use Designation in the City's 2005-2025 General Plan. The ordinance itself would not result in an induce of population growth in the City and therefore will have no impact.

XIII-b) The proposed project will not require the displacement of existing housing which would necessitate the construction of replacement housing. Therefore, the proposed project will have no impact.

XIII-c) The proposed Ordinance will regulate the building and development standards for Mixed Use projects in the future for the City of Riverbank. The project location, as discussed above, is City-wide and will not displace substantial numbers of people. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

DISCUSSION:

XIV-a) The proposed Ordinance will regulate the building and development standards for future Mixed Use projects in the City and would not increase the demand on urban services. Future Mixed Use developments will be generally focused within the City limits and public services will be determined on a project by project basis. Therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION:

XV-a,b) The proposed Ordinance will establish the Mixed Use District, CX-1 Zone and only affects the development and building standards for future Mixed Use developments, including height, density, FAR, setbacks, and uses allowed. This Ordinance, however, does affect open space. All multiple residential uses of two or more dwelling units on one lot shall provide open space of at least 50 square feet per unit with a minimum area of 300 square feet provided regardless of the number of units. For large complexes, more than 50 units, this required open space can be in multiple locations. The open space requirements for this Ordinance will not increase the use of existing neighborhood and regional parks because it requires these spaces be provided by a project by project basis, on location. The size and scope of the open space may include park amenities but it will depend on the size of the development. Therefore, the proposed project will have a less than significant impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVI. TRANSPORTATION/TRAFFIC -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

DISCUSSION:

XVI-a) The proposed Ordinance will only affect the building and development regulations for future Mixed Use projects and will not conflict with the City's 2005-2025 General Plans Circulation Element or Municipal Code. This Mixed Use ordinance will serve as the implementation tool for the General Plan Land Use Designation of Mixed Use. Therefore, the proposed project will have no impact.

- XVI-b) As noted above, the proposed project will serve as the implementation tool for the Mixed Use General Plan Land Use Designation and will not result in an increase or conflict to the level of service standards and travel demand for the City of Riverbank. Future Mixed Use developments that this Ordinance will regulate will be required to conform to the circulation standards and policies set forth by the City's 2005-2025 General Plan. Therefore, the proposed project will have no impact.
- XVI-c) The proposed project will not result in the change of air patterns. Therefore, the proposed project will have no impact.
- XVI-d) Street improvements installed as part of future Mixed Use developments and the proposed project will not result in immediate construction or design of new or existing roads. As such, hazards due to a design feature are not anticipated to occur. Therefore, the proposed project will have no impact.
- XVI-e) The proposed Ordinance will not result in inadequate emergency access. Therefore, the proposed project will have no impact.
- XVI-f) The proposed Ordinance will not conflict with any adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities and will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

XVII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

DISCUSSION:

XVII-a-g) The proposed Ordinance will affect the development and building standards for Mixed Use projects in the future for the City of Riverbank. These future Mixed Use projects will most likely be within the City limits of Riverbank and would be subject to the requirements for wastewater treatment and water supplies would be analyzed on a project by project basis. The same goes for landfill capacity and compliance with federal, state, and local statutes and regulation related to solid waste. The proposed Ordinance will only affect the building and development

regulations, not project specific issues, such as wastewater and solid waste and therefore, the proposed project will have no impact.

MITIGATION MEASURES:

Mitigation is not required for this topic.

DRAFT

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION:

- XVIII-a) Finding (a) is checked as "Less Than Significant with Mitigation Incorporated" on the basis of the proposed project's potential impacts on biological resources, as described in Section 3.0-IV of this Initial Study. Potentially impacts were identified in this issue area but they were identified to be less than significant.
- XVIII-b) As described in this Initial Study, the potential environmental effects of the proposed Ordinance will either be less than significant, or will have no impact at all. The Ordinance is a city-wide regulatory tool for the Mixed Use General Plan Land Use Designation and any future project will have its own environmental determination and analysis. Therefore, finding (b) is checked as "No Impact".
- XVIII-c) This Initial Study has considered the potential environmental impacts of the proposed project in the discrete issue areas outlined in the CEQA Environmental Checklist. During the environmental analysis, the potential for the proposed project to result in substantial impacts on human beings in these issue areas, as well as the potential for

substantial impacts on human beings to occur outside of these issue areas, was considered, and no other such impacts were identified.

DRAFT

SECTION 4.0

REFERENCES

In accordance with Section 15063(a)(3) of the CEQA Guidelines, the following expert opinion, technical studies, and substantial evidence has been referenced and/or cited in the discussion included in Section 3.0, Initial Study Checklist:

1. City of Riverbank 2005 – 2025 General Plan, dated April 2009.
2. City of Riverbank 2005 - 2025 General Plan Environmental Impact Report (EIR), dated April 2009.
3. City of Riverbank Zoning Ordinance.
4. City of Riverbank Noise Control Ordinance, Article IX, Chapter 93.
5. California Department of Transportation Online Database of State Scenic Highways (www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm).
6. California Department of Conservation Farmland Mapping and Monitoring Program, published October 2007.
7. Guide for Assessing and Mitigating Air Quality Impacts, adopted August 20, 1998, and as revised January 10, 2002, prepared by the San Joaquin Valley Air Pollution Control District.
8. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA, dated December 17, 2009, prepared by the San Joaquin Valley Air Pollution Control District.
9. Flood Insurance Rate Map (FIRM) No. 06099C0335E, dated September 26, 2008, and No. 06099C0330E, dated September 26, 2008 prepared by the Federal Emergency Management Association (FEMA).