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

Agenda
Tuesday, August 19, 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 August 19, 2014, Planning Commission Meeting was posted on the City Chamber bulletin board, City Hall North & South bulletin board, Post Office and sent to the Library on August 14, 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 July 15, 2014, Planning Commission Meeting having been read by the individual Commissioners and stands approved as submitted.

Recommendation: It is recommended that Planning Commission approve the Consent Calander 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. PUBLIC WORKSHOP

Item 3.1: Draft Downtown Specific Plan (FEIR has been previously certified by the City Council in 2013).

4. PUBLIC HEARING

Item 4.1: Rules and Procedures for the City of Riverbank's Planning Commission. (Continued from the 07/15/2014 Planning Commission Meeting)

Item 4.2: General Plan Consistency of the 5-year Capital Improvement Program for Fiscal Year 2014-2019.

Recommendation: Approval by roll call vote

5. NEW BUSINESS (Information Only – No Action)

None

6. COMMISSION ITEMS (Information Only – No Action)

None

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

Item 7.1: Referral from Stanislaus County for 1731 & 1729 Patterson Road, requesting to construct a telecommunication facility for Verizon Wireless within a 1,600 sq. ft. lease area in the northwestern corner of a 14.31 acre parcel. The project includes construction of a 104 ft. tall monopole with three (3) antennas, a 202 sq. ft. equipment shelter with attached air conditioners, and a 78 sq. ft. concrete slab with a 30 kilowatt diesel generator and 132 gallon fuel tank. Visitation to the site by a service technician for routine maintenance typically occurs once a month. Access to the site is proposed via a 12 foot easement.

Full document with attachments available for viewing at: http://www.stancounty.com/planning/pl/act-projects.shtm

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

Item 8.1: Draft Downtown Specific Plan (FEIR has been previously certified by the City Council in 2013).

ADJOURNMENT – The next regular Planning Commission meeting – September 16, 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 14th day of August, 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.

ITEM 3.1

CITY OF RIVERBANK

Downtown Specific Plan Workshop #2

Continued item from the Planning Commission held on July 15, 2014 meeting. Issues what we are aware of:

- Zillow Park
- Parking Inventory
- Financing Strategies – Section 3.5

CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT

ITEM NO. 3.1 **August 19, 2014**

APPLICATION:	Downtown Riverbank Specific Plan
LOCATION:	City of Riverbank
ENVIRONMENTAL:	The City Council certified the Final EIR for the Downtown Specific Plan on March 11, 2013. Copies of the Final EIR and the adopted Mitigation and Monitoring Program are available on the City Web-Site as well as the ability to view associated documents at the Development Services Department counter.
PROJECT PLANNER:	John B. Anderson, Contract Community Development Director
PURPOSE:	The second Workshop to update the Planning Commission, Downtown Property Owners and the Citizens of Riverbank on the status of the DTSP since the Planning Commission last saw the matter on March 20, 2012 and again on April17, 2012.
ACRONYMS:	CEQA – California Environmental Quality Act DTSP – Downtown Specific Plan APN – Assessor's Parcel Number GIS – Geographical Information System
ATTACHMENTS:	1. Map Illustration of the original DTSP Boundaries 2. Map of the proposed 2014 DTSP 3. Public Review Timeline – November 2007 to now

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I. EXECUTIVE SUMMARY:

The City Council took action to begin the Downtown Specific Plan (DTSP) effort back in 2006. The EIR for the DSP was certified by council on March 11, 2013 and as you aware several folks in the community expressed concerns about the method by which the plan boundary was determined and the lack of public involvement in key policy decisions. Because of these concerns the adoption of the DTSP was postponed to allow greater community input. Obviously the DTSP started at a time when the economy was robust and the tools available to council to correct blighted conditions were plentiful through the efforts of the Riverbank Redevelopment Agency (RDA). The DTSP put heavy emphasis on the RDA to provide public assistance and financial support of new business recruitment and retention. Unfortunately the RDA was eliminated by action of the State of California in 2011. We are left with a plan which relies on new-urbanism of the downtown area to support a thriving downtown economy. The plan was to build on the creation of new housing opportunities which would support new businesses downtown. Much of the language in the DTSP relied on additional investment of the RDA downtown.

Over the past several months Staff has been busy taking a document which was created in an electronic publishing format. The City of Riverbank does not have access to the publishing software used on the DTSP. Fortunately, AECOM was able to convert the format of the document to MS Word which allows Staff to make technical changes to the document. The DTSP was extremely fragile and much work has been performed on the document to preserve the original character of the plan and to stabilize the document for future revisions.

I am pleased to report the DTSP document is now saved in an editable format and Staff has finished created a red-lined version of the plan which reflects current realities. This version has been posted on the City web-site for some time now.

Staff's has spent quite a bit of time listening to past PC meeting tapes, reviewing public comments and comparing existing land uses against project land uses. We are pleased to present a plan which we believe addresses most of the concerns raised.

The DTSP does involve several key policy directions described below.

POLICY ISSUES WITH THE DOWNTOWN SPECIFIC PLAN

A. The plan illustrates the construction of an underpass beneath the B.N.S.F. rail line essentially extending Sante Fe Street as a connection between the Downtown Core area and the Cannery property. The Sante Fe Street underpass is an integral part of the DTSP as a vehicle and pedestrian connection between the Cannery site and downtown Riverbank. This capital improvement is being included in the Nexus update to the System Development Fees and will be a City-wide obligation. Current estimate for this capital project is $8 Million.

B. The plan area boundaries extend easterly to Seventh Street, when in fact with the exception of the properties fronting Atchison (SR108); the eastern plan boundary could stop at Fifth or Fourth Street. The lands easterly of Forth Street, for the most part, are comprised of developed residential neighborhoods, Cardozo Middle School, the Riverbank Community Center and Pool and the County Library. The rest of the plan boundaries appear to be connected with other land use options which implement the downtown vision.

C. The DTSP describes renovation plans for the Del Rio Theater and a possible multi-story parking structure easterly of the Del Rio along SR 108. Obviously the DTSP will establish design criteria for the property in question, but can make no representations related to financial commitments of the former RDA.

D. Patterson Road serves as the southern boundary of the DTSP. The illustrative in the DTSP illustrates a 70 foot right of way section which is inconsistent with the adopted 2025 General Plan EIR which suggests up to four lanes of travel between Callendar and Eight Street and the existing right of way of 80 feet currently enjoyed by the City in certain areas along Patterson Road. City staff is currently working with B.N.S.F and Sierra Railroad to define what can be done with the railroads through a joint effort. The ultimate Patterson Roadway needs to accommodate vehicle as well as pedestrian traffic, not to mention storm water drainage. The outcome and the staff research should be illustrated in the DTSP.

E. The DTSP suggests a pedestrian connection with Zerillo and Jacob Meyers Parks. I have not seen, nor have I been presented with, concept plans for such a connection. Given the DTSP location and proximity to the B.N.S.F rail line I am not certain the railroad would support a trail under the viaduct or that the River Cove Neighborhood would appreciate a bridge connection to Jacob Meyers Park. Neither the Nexus analysis nor the DTSP address how this capital improvement would be funded.

F. Light Industrial Development in the Cannery site and the area south of Sante Fe Street between Second and First Streets. Both the 2025 General Plan and the DTSP suggest that the existing light industrial uses in the plan area would be discontinued in the short term. Staff has had numerous conversations with representatives of Sun Gangi and the operators of the former Rizo Lopez Cheese Plant. The desire is to continue to use these sites for light industrial uses to generate jobs and revenue to support future redevelopment investment. Staff is of the opinion that as long as commercial traffic, hours of operation and employee parking is regulated, that the light industrial uses can co-exist with the future vision of the DTSP. We are also encouraging the operators to open retail outlets for any merchandise which is manufactured on the premises.

G. Modifications to the 2025 General Plan Land Use designations on several properties in the DTSP to remove the High Density Residential designation. Areas easterly of Callendar north and south of Topeka comprised of the Catholic Church property; properties north and south side of Topeka between First Street and Third Street – most of these properties are currently zoned R-2; properties east and west of Third Street just north of Patterson Road. Most of these areas make sense as Mixed Use and or Medium Density sites. Staff proposes to use the DTSP process as a means to establish the future land use vision upon which we will introduce modifications to the General Plan Land Use Maps to match the land uses selected in the DTSP.

H. By State law, the City of Riverbank has the ability to recover all costs associated with the DTSP including the EIR though the imposition of a Specific Plan Area fee. This fee would only be assessed on new development and would be based on a fee per acre of land developed.

II. PUBLIC NOTICE:

This Planning Commission Workshop was noticed to some 800 property owners in Spanish and English versions in addition to the newspaper publishing in the Riverbank News on August 6, 2014. The Workshop notice was also posted at City Hall North, South and Community Center on August 6, 2014 along with the Agenda posting on August 14, 2014.

III. PURPOSE OF THE DTSP WORKSHOP:

It is extremely difficult to receive constructive input on any planning related document unless time is spent with the Community through the Planning Commission to review all aspects of the proposal. The entire DTSP effort has been going on since November of 2007. During the past six months I have heard from several business owners that they thought the process had concluded, yet we have heard from others that details related to the plan boundary and specific treated related to mixed use developments had not been properly vetted in the community. The role of the Planning Commission in this process is to sort out and record the community concerns and seek plan revisions to accommodate concerns raised by the Community of Riverbank. This is the first Workshop the current Planning Commission has conducted on the matter and in my opinion the Planning Commission should not be in a hurry to render a decision or recommendation to the City Council until they understand the plan. It is important that the community has had a chance to review the latest plan and that all concerns expressed be heard by staff and the Commission.

IV. NEXT STEPS:

The Commission has the ability to schedule this matter for a third Workshop, request that Staff addresses certain issues and bring those issues back to the Commission for consideration and /or give staff direction to bring the entire matter back to the Commission for a formal recommendation to the City Council. It is difficult for staff to understand what additional questions or comments will remain as a result of all the work that has been put into this effort to date. Staff has made revisions to the plan, plan boundary and goals to address and bring current the DTSP in light of the elimination of the RDA and to establish consistency with the newly adopted General Plan. Staff is of course available to pursue this planning matter in anyway the Commission decides.

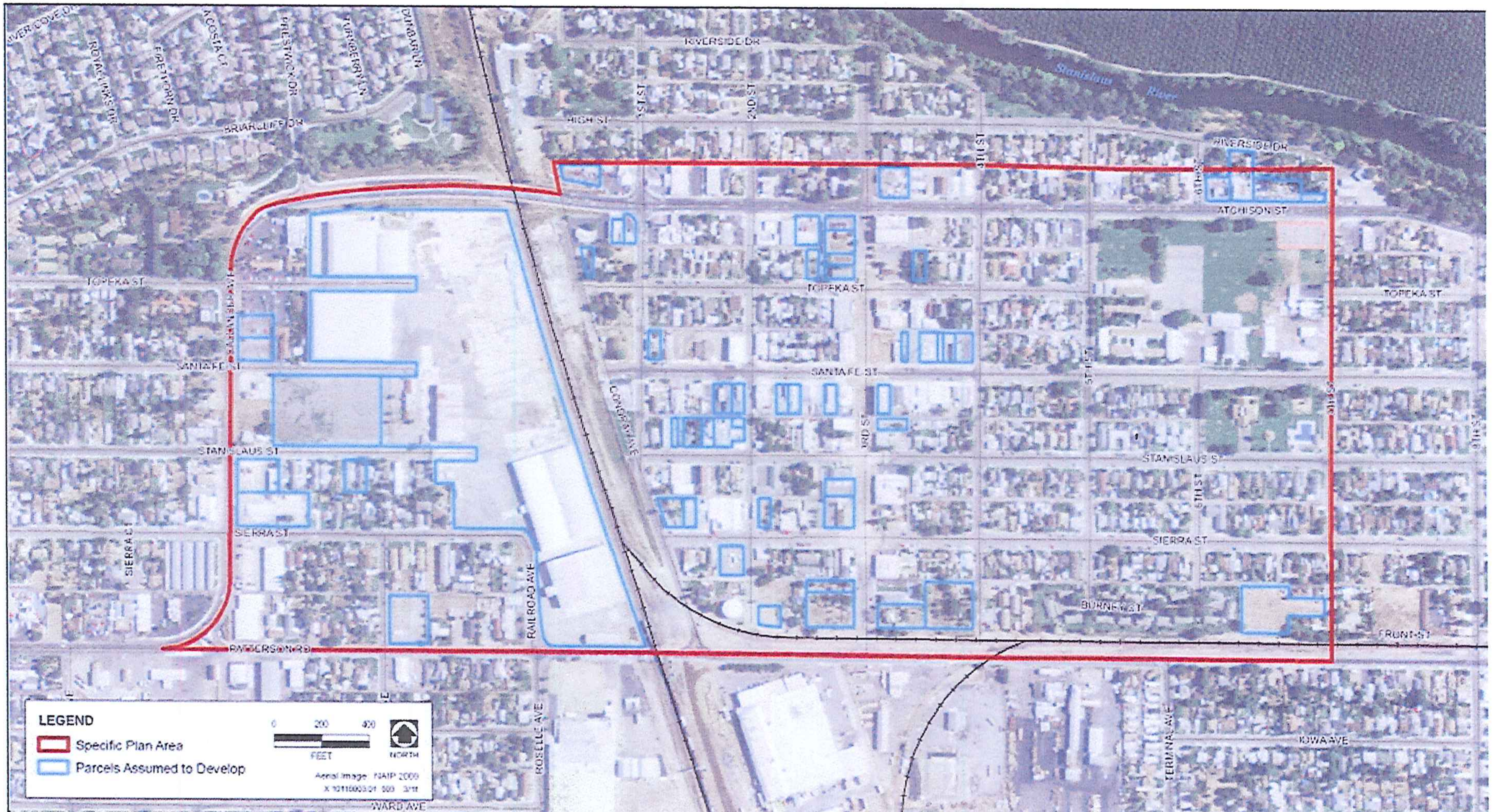
Respectfully Submitted By:

John B. Anderson j.s.

John B. Anderson
Contract Community Development Director

Attachments:
1. Map Illustration of the original DTSP Boundaries
2. Map of the proposed 2014 DTSP
3. Public Review Timeline – November 2007 to now

Draft Plan Boundary (1)

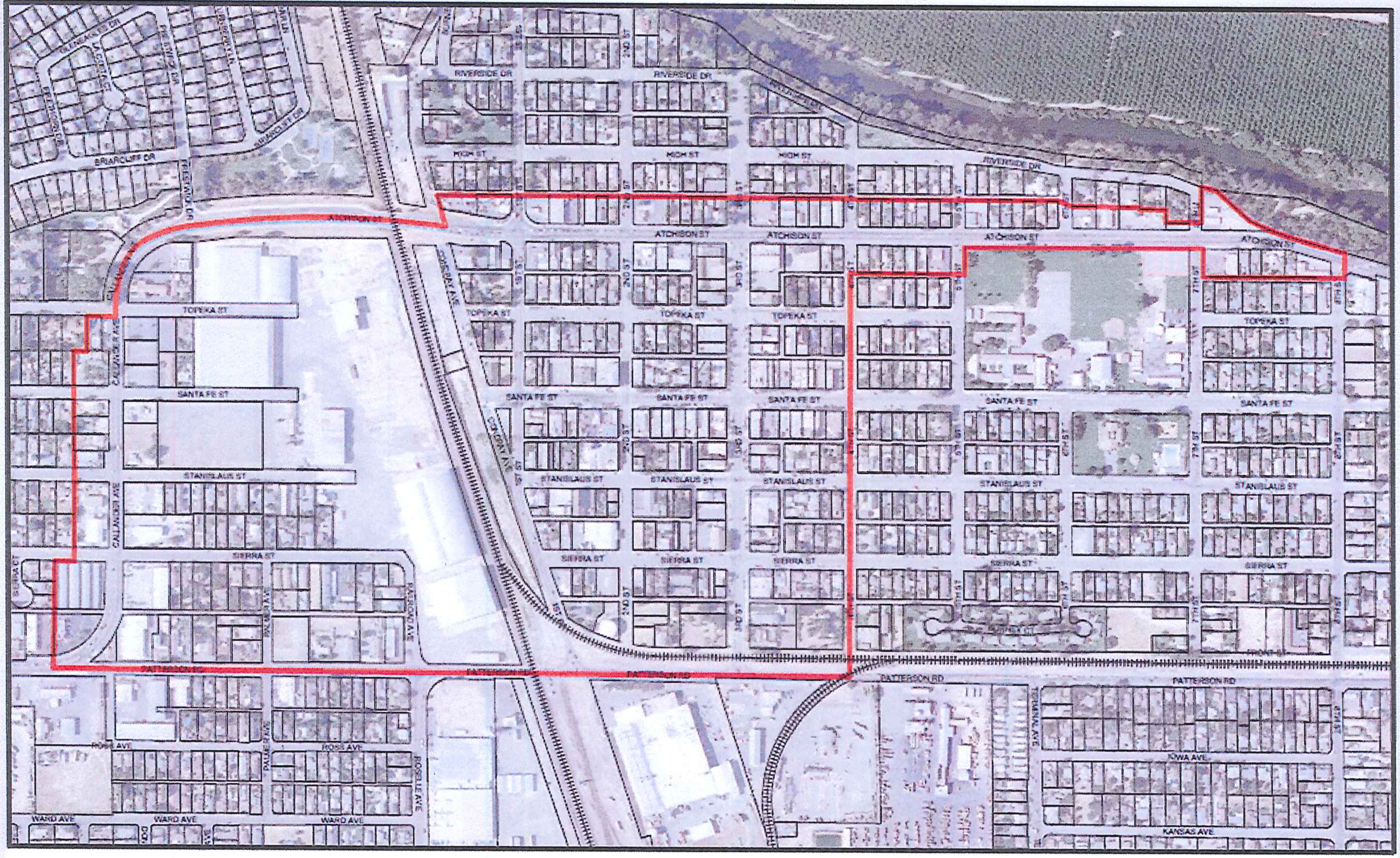


Source: AECOM 2011

Originally Proposed and Studied Downtown Specific Plan Boundary

Draft District Boundaries (1)

Draft Plan Boundary (2)



LEGEND

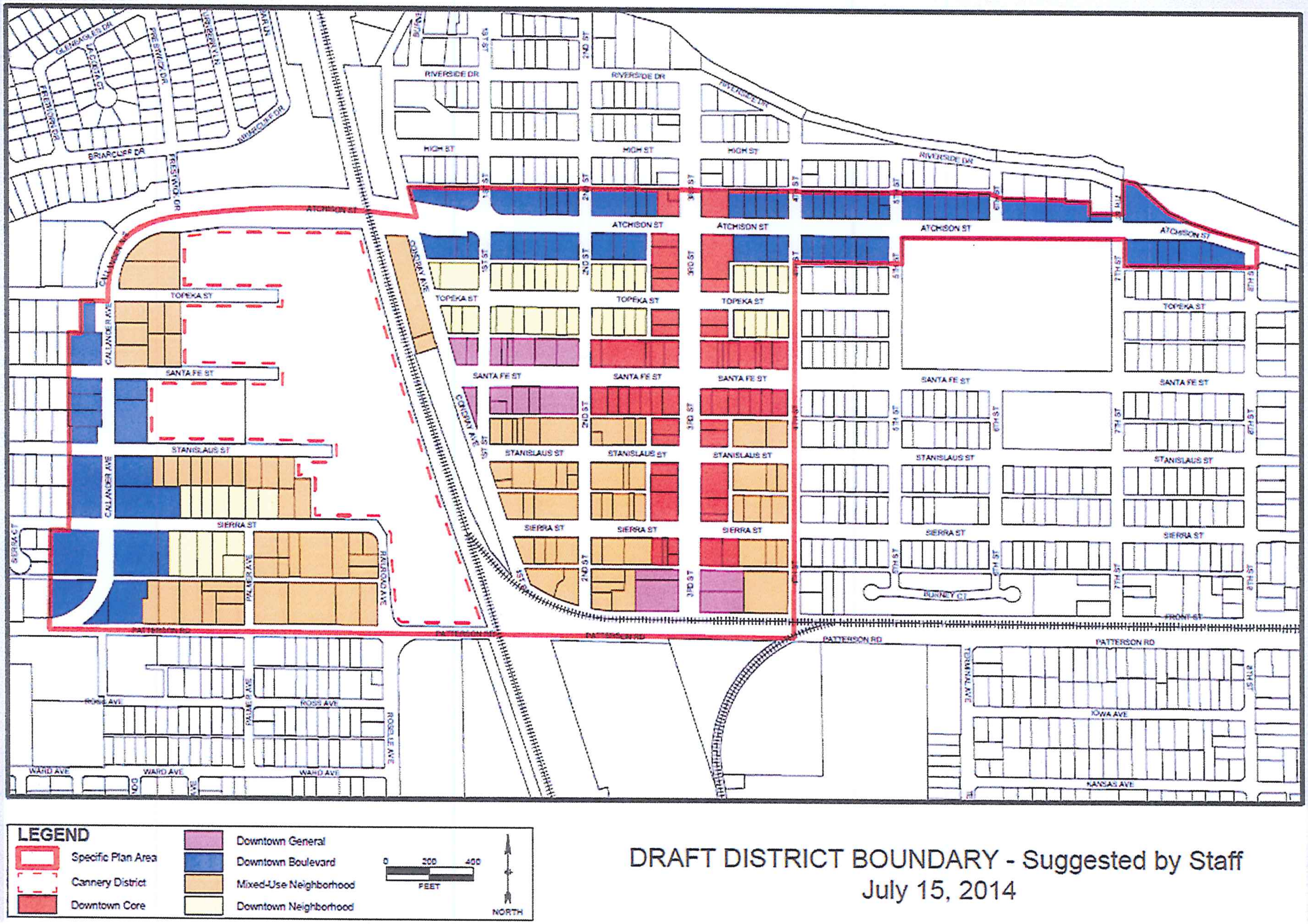
Specific Plan Area

0 200 400
FEET

NORTH

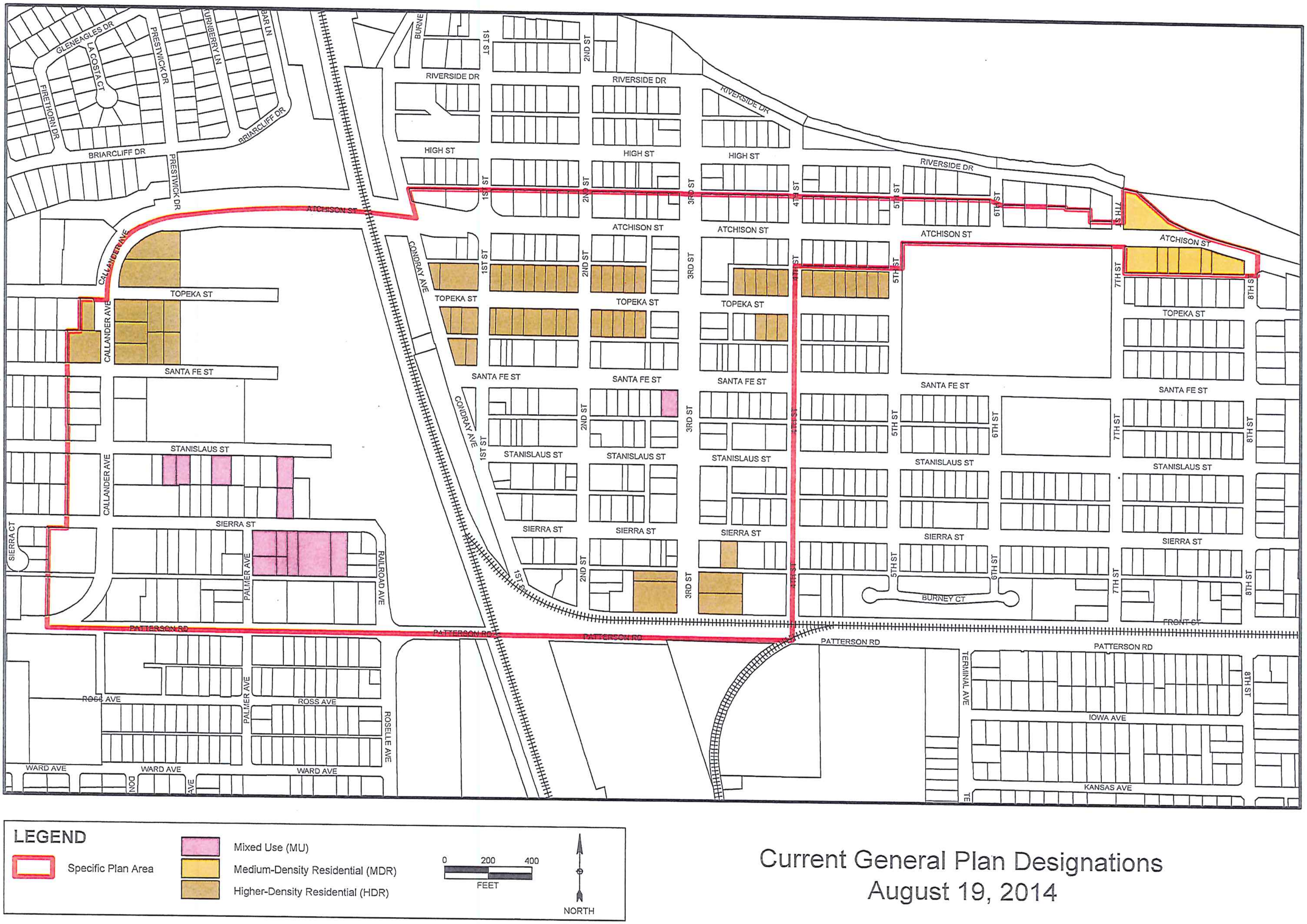
Riverbank Downtown Specific Plan
PROPOSED BOUNDARY
July 15, 2014

Draft District Boundaries (2)



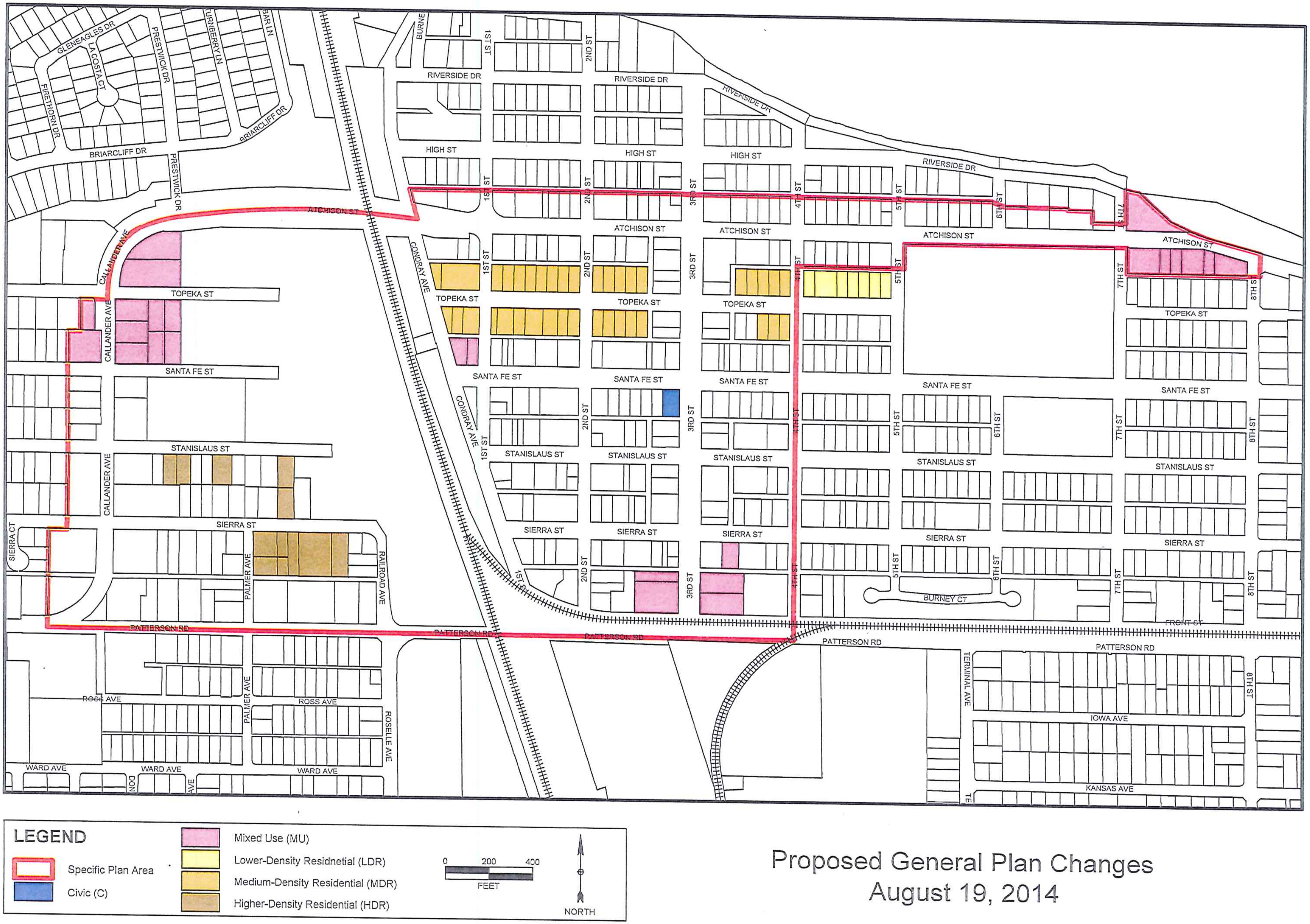
DRAFT DISTRICT BOUNDARY - Suggested by Staff
July 15, 2014

Riverbank Downtown Specific Plan



Current General Plan Designations
August 19, 2014

Riverbank Downtown Specific Plan



Proposed General Plan Changes
August 19, 2014

Attachment 3

Public Review Timeline

Attachment 3

Public Review Timeline (cont.)

November 2008	October 2010	February 2011	March 2011	June 2011	July 2011
Public Review Draft SP	EIR Notice of Preparation	Public Review Draft EIR	Public Hearing	City Council Workshop	City Council Workshop
	Scoping Meeting		Draft EIR	SP / GP Consistency Analysis	SP / GP Consistency Analysis

Attachment 3

Public Review Timeline (cont.)

CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT

ITEM NO.	**4.1**	**August 19, 2014**

APPLICATION: **Continued Consideration of Rules and Procedures for the City of Riverbank's Planning Commissioners from PC Meeting of July 15, 2014.**

LOCATION: N/A

ENVIRONMENTAL DETERMINATION: The proposed action to adopt Rules, Regulations and Procedures is not a project as defined by Section 15378 of the CEQA Guidelines

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

RECOMMENDATION: Staff recommends that the planning commission ("Commission") motion to adopt Resolution No. 2014-010, adopting rules, regulations and procedures for the City of Riverbank's (the "City") planning commissioners ("Commissioners").

ACRONYMS: CEQA – California Environmental Quality Act

ATTACHMENTS:
1. Resolution No. 2014-010
2. Draft Redline Planning Commission Rules and Procedures
3. Draft Planning Commission Minutes of July 15, 2014

I. SUMMARY:

Resolution No. 2014-010 (the "Resolution") adopts comprehensive rules and procedural guidelines for the Commission ("Rules") to provide clarity to noticing and conducting Commission meetings. These Rules comply with state open government laws and offer guidance for conducting an orderly meeting. A violation of these Rules in itself does not invalidate a meeting or an action taken at a meeting. These Rules merely offer the Commission an official procedure to follow and avoid confusion or inconsistency.

II. ENVIRONMENTAL DETERMINATION

The proposed action to adopt Rules, Regulations and Procedures is not a project as defined by Section 15378 of the CEQA Guidelines and therefore will not require any environmental determination.

III. BACKGROUND

The city council ("City Council") has the authority to create rules, procedures and standards for the Commission as long as they do not conflict with state or federal law.[1] Under the R.M.C. the City Council has tasked the Commission with the responsibility of adopting rules for the transaction of business.[2]

Currently, the Commission does not have formal rules and procedures for carrying out its meetings. While there are some state laws concerning meetings of public commissions, these laws are not comprehensive. As such, there are many gaps regarding how the Commission should conduct itself, leading to the potential for inconsistency.

IV. ANALYSIS

The Resolution formally adopts the Rules as the standard operating guidelines for the Commission. The Rules discuss the method and criteria for appointing a Chair and Vice-Chair to the Commission. The Rules establish the powers and the responsibilities of community development director, acting as the Commission secretary.

The Rules distinguish between different types of meetings including regular, special, emergency, and workshop meetings. Additionally, the Rules provide requirements for noticing different kinds of meetings and posting agendas for each meeting. The requirements for noticing, holding and acting at different meetings comply with state law requirements.

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[1] Cal. Govt. Code §65102.
[2] R.M.C. §32.39.

The Rules provide procedural guidelines for conducting meetings, including rules about voting and establishing a quorum. Under the Rules, if a quorum of Commissioners is not present, the meeting will be adjourned. The Rules provide guidelines for how a public hearing should be conducted. This allows the Commission to hold public hearings in a consistent manner, to ensure that each applicant or project is treated the same. The Rules also describe what motions are appropriate for different circumstances and how multiple motions should be dealt with.

State law provides a limited number of requirements for conducting public meetings and taking action as a public commission. As a supplement, many cities have adopted *Robert's Rules of Order* to provide structure for conducting meetings. *Robert's Rules of Order* provide parliamentary rules for conducting a public meeting. These rules provide formal procedures that echo traditional parliamentary procedures. While many of these procedures are useful, they can also be overly formal for conducting business in a fast- paced forum where the Commission reviews numerous projects and applications.

The proposed Rules are more closely tailored to California law and the purposes of a planning commission. By adopting these Rules, the Commission and City staff will have a reference guide when procedural questions arise regarding a Commission meeting.

V. PLANNING COMMISSION MEETING OF JULY 15, 2014

At the regularly scheduled Planning Commission meeting of July 15, 2014, the Commission reviewed the Draft Rules and Procedures presented by Staff and continued the item to the August 19th meeting with a few revisions per Staff and Commission comments. These revisions include:

5.1 Special Meetings. Special meetings of the Commission shall be open to the public and shall be held at such time as the Commission may determine. The Chair, ~~or~~ a majority of the Commission, and/or the Community Development Director may call a special meeting at any time by providing a twenty-four (24) hour~~s~~ advanced notice, pursuant to the Riverbank Code of Ordinances Section 32.32.(B) has been published

6.1 Notice of Meetings. The agenda for all Commission meetings shall be available to the general public and the Secretary shall cause a copy thereof to be posted at least seventy-two (72) hours before a regular or adjourned meeting in a place and/or places which~~that is~~are accessible to the public twenty-four (24) hours a day, seven (7) days a week.

12.1 Length of Meetings. Unless a majority of the Commissioners present at a meeting find that exceptional circumstances require otherwise, the Commission will adjourn its meetings after three (3) hours ~~on or before 11:00 p.m~~. with any unfinished business being continued to the next, regular, adjourned, or special meeting, unless ~~the~~ based on special circumstances the Commission votes to extend the time frame for the meeting. At approximately ~~1~~8~~0:~~00 p.m., the Chair will call review of any remaining agenda items to consider whether they will likely be completed by ~~11~~9:00 p.m., or whether continuances should be considered. The Secretary, or designee, will post notice of any continued hearing or other unfinished business, as required by law.

VI. FINANCIAL IMPACT

There is no evidence fiscal impact from adopting the Rules.

VII. RECOMMENDATION:

Staff recommends that the planning commission ("Commission") motion to adopt Resolution No. 2014-010, adopting rules, regulations and procedures for the City of Riverbank's (the "City") planning commissioners ("Commissioners").

VIII. ALTERNATIVE ACTIONS

The Planning Commission's options regarding Resolution 2014-010 include:

1. Motion to adopt Resolution No. 2014-010, adopting the City of Riverbank, California Planning Commission Rules and Procedures;

2. Motion to adopt Resolution No. 2014-010, adopting the City of Riverbank, California Planning Commission Rules and Procedures with changes or revisions as provided by the Planning Commission;

3. Reject the Resolution No. 2014-010, adopting the City of Riverbank, California Planning Commission Rules and Procedures.

Respectfully Submitted By:

John B. Anderson j.s.

John B. Anderson
Contract Community Development Director

Attachment 1

City of Riverbank
Planning Commission
Resolution No. 2014-010

A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE PLANNING COMMISSION RULES AND PROCEDURES.

WHEREAS, California Government Code section 65102 allows a city to adopt rules and procedures for its planning commission; and,

WHEREAS, Riverbank Municipal Code section 32.39 states that the planning commission must draft rules for conducting its business; and,

WHEREAS, the City of Riverbank planning commission currently does not have rules or procedures to guide the planning commission in noticing or conducting public meetings; and,

WHEREAS, the proper and consistent operation of the planning commission is vital to ensuring a well-planned city;

WHEREAS, the planning commission finds that the City of Riverbank, California Planning Commission Rules and Procedures, which are attached hereto and incorporated by this reference, provide a clear and consistent basis for carrying out the planning commission's business in a way that is consistent with applicable state laws;

WHEREAS, the planning commission finds that it is in the best interest of the city to adopt the City of Riverbank, California Planning Commission Rules and Procedures.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Riverbank hereby adopts the City of Riverbank, California Planning Commission Rules and Procedures.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 19th day of August, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

John B. Anderson
Contract Community Development Director

APPROVED:

Joan Stewart
Planning Commission Chair

Attachment 2

CITY OF RIVERBANK, CALIFORNIA PLANNING COMMISSION RULES AND PROCEDURES

Adopted ___________, 2014 by Resolution No. ____________

TABLE OF CONTENTS

ORGANIZATION

Section 1. Purpose, Effect and Authority. The purpose and intent of adopting these Planning Commission Rules and Procedures (the "Rules") for the City of Riverbank Planning Commission (the "Commission") is to provide the Commission with guidance for conducting public business pursuant to Riverbank Code of Ordinances Section 32.39(A). Any noncompliance or violation of these Rules will not affect the validity of any action taken, unless otherwise specifically provided under state law. In the event that there is any inconsistency between these Rules and state law, state law shall prevail.

Section 2. Rotation of Presiding Officers.

2.1 The Commission shall have a chairperson ("Chair") and a vice-chairperson ("Vice-Chair").

2.2 The Chair and the Vice-Chair of the Commission shall each serve a term of one (1) year, pursuant to the Riverbank Code of Ordinances Section 32.36 (C).

2.3 The Chair shall be the most senior member of the Commission who has served as Vice-Chair previously but has not served as the Chair. If all planning commissioners ("Commissioner" or "Commissioners") have already served as Chair, the Chair shall be the Commissioner who has not served as Chair for the longest period of time.

2.4 The Vice-Chair shall be the most senior member of the Commission who has not served as the Vice-Chair. If all Commissioners have already served as Vice-Chair, the Vice-Chair shall be the Commissioner who has not served as Vice-Chair for the longest period of time.

2.5 For the purposes of determining the rotational order to Chair and Vice-Chair appointment, in the event that two or more Commissioners begin serving at the same time, their respective orders for appointment shall be determined by drawing straws, with the Commissioner drawing the shortest straw going first in the rotation and so on. Commissioners re-appointed to successive terms will remain in the rotation order established with their initial appointment.

2.6 No Commissioner shall have the obligation to serve as either Chair or Vice-Chair. A Commissioner shall not serve successive terms as Chair or Vice-Chair, unless all other Commissioners decline to serve.

2.7 The Vice-Chair shall succeed the Chair in the event the Chair vacates the office prior to the end of the term and shall serve the remainder of the unexpired term of the vacated office.

Section 3. Commission Secretary. The City's Community Development Director shall act as the secretary to the Commission ("Secretary"). If the City does not have a Community Development Director, the Commission may select an individual to serve as Secretary, pursuant to the Riverbank Code of Ordinances Section 32.36(D).

Section 4. Duties of Presiding Officers and Secretary.

4.1 Chair. The Chair shall preside at all meetings of the Commission. The Chair shall appoint all committees and perform all other duties necessary, customary, or incidental to this office, including but not limited to calling special meetings of the Commission and signing documents on behalf of the Commission. The Chair may move, second, and debate matters before the Commission, subject only to the limitations imposed on all Commissioners, and the Chair shall not be deprived of any rights and privileges of a Commissioner by reason of her acting as Chair.

4.2 Vice-Chair. In the event of absence of the Chair or of her inability to act, the Vice-Chair shall take her place and perform her duties.

4.3 Secretary. The Secretary shall: (A) provide professional and technical advice to the Commission; (B) sign approved final subdivision maps; (C) assist the Commission in the discharge of its responsibilities; and (D) maintain minutes of meetings and records of hearings and official actions.

4.4 Absence of Chair and Vice-Chair. In the absence of the Chair and Vice-Chair, any other Commissioner shall call a Commission meeting to order and the Commission shall then elect a Chair pro tem to preside over meeting.

MEETINGS

Section 5. Types of Meetings.

5.1 Regular Meetings. Regular meetings shall be open to the public and shall be held on the third (3^{rd}) Tuesday of each month at 6:00 p.m. in the City Hall Council Chambers at 6707 3^{rd} Street, Riverbank, California, as may be amended from time to time by City Council resolution.

5.2 Adjourned Meetings. Any meeting may be adjourned to a time, place and date certain, but not beyond the next regular meeting. Once adjourned, the meeting cannot be reconvened.

5.3 Special Meetings. Special meetings of the Commission shall be open to the public and shall be held at such time as the Commission may determine. The Chair, ~~or~~ a majority of the Commission, and/or the Community Development Director may call a special meeting at any time by providing a twenty-four (24) hour~~s~~ advanced notice, pursuant to the Riverbank Code of Ordinances Section 32.32.(B) has been published

5.4 Emergency Meetings. When a majority of the Commission determines that an emergency situation, such as work stoppage or another activity which severely impairs public health or safety exists, it may call an emergency meeting. Absent a dire emergency, the Commission shall provide notice to media outlets that have requested such notice at least one (1) hour before the meeting. In dire emergencies, notice shall be provided to media outlets that have requested such notice around the same time that notice is provided to the Commissioners. If telephone services are not working and notice cannot be sent to media outlets prior to the meeting, a report must be provided to media outlets as soon as possible after the meeting. After an emergency meeting, the Commission shall post a notice for ten (10) days in a public place which states: (A) the minutes of the meeting; (B) a list of persons who the Commission notified; (C) a list of persons who the Commission attempted to notify of the meeting; (D) a copy of the roll call vote; and (E) any actions taken at the meeting.

5.5 Workshops/Study Sessions. The Commission may hold a workshop or study session as part of a regular, adjourned, or special meeting. For workshops and study sessions on specific matters for which a future public hearing is anticipated, the Secretary will cause public notice to be given of such workshop or study session in the same manner as required for public hearings, and a record of the workshop or study session shall be entered into the minutes of any such future public hearings. A workshop or study session shall be for discussion only and the Commission will take no action on the items discussed. No quorum of the Commissioners will be required to hold a workshop of study session.

Section 6. Notice and Agenda.

6.1 Notice of Meetings. The agenda for all Commission meetings shall be available to the general public and the Secretary shall cause a copy thereof to be posted at least seventy-two (72) hours before a regular or adjourned meeting in a place and/or places which~~that is~~are accessible to the public twenty-four (24) hours a day, seven (7) days a week.

6.2 Delivery of Agenda. For regular and adjourned meetings, the agenda shall be delivered to Commissioners, available to the general public only after the delivery to the Commissioners, and posted in a spot that is accessible to the public twenty-four (24) hours a day, seven (7) days a week, at least seventy-two (72) hours before the meeting.

Section 7. Order of Business. Generally the order of business at a Commission meeting shall be as follows:

7.1 Call to Order.

7.2 Roll Call. Before proceeding with the business of the Commission, the Secretary shall call the roll of the Commission and the names of those present shall be entered into the minutes.

7.3 Conflict of Interest.

7.4 Acceptance of the Agenda. A motion should be made to approve the agenda for the current meeting. At this time or during approval of the consent calendar, any Commissioner may request that any item appearing on the consent calendar be withdrawn from the consent calendar for separate consideration.

7.5 Public Comments. During public comments for regular or adjourned meetings any person may address the Commission on any subject pertaining to Commission, regardless of whether the matter is listed on the meeting agenda or not. During public comments for special meetings, the public may address the Commission on any subject appearing on the meeting's agenda. At the Chairpersons discretion, the Chair may impose a time limit for each person wishing to address the Commission during public comments of no less than five (5) minutes per person.

7.6 Consent Calendar. Items of a routine nature, which are non-controversial, may be placed on the consent calendar. All items appearing on the consent calendar may be approved with a single, blanket motion. The approval of items on the consent calendar can be severed and any Commissioner can make a motion to approve any number of the items appearing on the consent calendar.

7.7 Public Hearings. Public hearings shall be conducted in the following order:

A. Staff Report. After the Chair announces the item as it appears on the agenda, City staff will give a presentation to the Commission and the public on the staff report prepared for the matter.

B. Initial Questions to Staff by the Commissioners. Prior to opening up a public hearing on a matter, Commissioners may ask questions of staff or third party consultants regarding the staff report and the issue.

C. Chair opens the public hearing:

i. Applicant Presentation.

ii. Appellant (If different from Applicant).

iii. Public Testimony. Depending upon the extent of the agenda, and the number of persons desiring to speak on an issue, the Chair may, at the beginning of the hearing, place a time limit on public testimony, but in no event for less than one (1) minute per individual. Any person may be authorized to speak for longer than the allotted time limit, upon approval of the Commission, when circumstances make such time extension appropriate, such as when the person is speaking as a representative of a group or has a graphic or slide presentation that requires additional time.

iv. Applicant Rebuttal.

v. Appellant Rebuttal.

vi. Chair closes hearing.

D. Questions and discussion from the Commissioners. The Commissioners should not express their opinions on an item prior to the close of the public hearing, as the Commissioners should not form or express an opinion until after all testimony has been received. Questions and comments from the Commission should not be argumentative and the Commission should not engage in debates with staff or those members of the public testifying an opinion until after all testimony has been received.

As a matter of preferred protocol and courtesy to fellow members of the Commission, normally each Commissioner should only speak once on any one subject until every other Commission wishing to speak thereon has spoken.

Any Commissioner shall have the right to express dissent from or protest to any action of the Commission and have the reason entered in the minutes. If the dissenting Commissioner desires such dissent or protest to be entered into the minutes, this should be made clear by language such as "I would like the minutes to show that I am opposed to this action for the following reasons…"

E. Action by the Commission. Once the Commission completes discussion of the matter, a Commissioner may make a motion to take action on the item. A Commissioner may also motion to table, amend, substitute, postpone, or continue the matter, pursuant to these Rules. If the Commission is unsuccessful in carrying a motion on the matter before the adjournment of the meeting, the motion shall be deemed to have failed.

7.8 New Business.

7.9 Commissioner Items.

7.10 Secretary Reports.

7.11 County Referral/Correspondence/Information.

7.12 Upcoming Meeting Agenda Items.

7.13 Adjournment.

The Chair may change the order of business as determined necessary for the Commission to conduct its business effectively.

Section 8. Quorum. The majority of the Commission shall constitute a quorum. The majority vote of a quorum shall be sufficient to do business. In the event of a lack of a quorum at a Commission meeting, the Secretary or her designee shall declare no meeting and all matters on the agenda for that day shall be continued to the next regular meeting.

Section 9. Voting. Every official act taken by the Commission shall be by resolution or motion adopted by a majority vote. In the case of the latter, the summary minutes shall constitute the official record on the Commission action.

9.1 Voting Procedure. On the passage of every motion, the vote shall be taken by voice or roll call and entered in full upon the record. The Chair shall cast the last vote.

9.2 Reconsideration. Any member may make a motion for reconsideration of the action at the same meeting where the original action was taken. After a motion for reconsideration has been acted on once for a particular action, no other motion for reconsideration thereof shall be made without the unanimous consent of the Commission.

9.3 Conflict of Interest. Any Commissioner prevented from voting due to a conflict of interest shall disclose the nature and extent of such conflict of interest publicly and shall refrain from engaging in debating or voting on the matter. After disclosing the conflict of interest, the Commissioner will leave City Council Chambers prior to discussion of the matter. Notwithstanding the above, the Commissioner may still address the Commission as a private citizen on the matter.

9.4 Duty to Vote. Every Commissioner should vote unless disqualified for cause which has been publicly disclosed.

9.5 Abstentions/Recusals. Abstentions from voting are permissible to avoid the appearance of impropriety where no legal conflict exists. Abstentions shall not count as votes for the purpose of determining whether there has been an affirmative vote of a majority of the Commissioners present. However, abstaining members will be counted for the purpose of determining whether a quorum is present.

9.6 Presumption of Ineligibility. Commissioners who live or own property within five hundred (500) feet of a property that is the subject of a hearing by the Commission are presumed to be ineligible to participate in deliberations or vote on that item, as specified by the rules and regulations promulgated by the Fair Political Practices Commission. Commissioners who own property that is more than five hundred (500) from the property which is subject to the hearing, but in the vicinity of the subject property shall determine, after consultation with the City Attorney's office or the Fair Political Practices Commission, if participation in the hearing would constitute a conflict of interest.

9.7 Legally Required Participation. If a majority of the Commission shall be disqualified to vote on a matter by reason of actual or apparent conflict of interest, the Commission shall select from the disqualified Commissioners by lot or other means of random selection, so that the Commission has sufficient Commissioners to constitute a quorum.

9.8 Tie Votes. Tie votes shall be lost motions and may be reconsidered by a successful motion offered by any Commissioner who voted on the matter. If the matter involves an appeal and the vote is tied, the decision being appealed stands.

9.9 Motions include Staff Recommendations. A motion to adopt or approve staff recommendations or simply to approve the action under consideration shall, unless otherwise particularly specified, be deemed to include adoption of all proposed findings and execution of all actions recommended in both the written staff report on file on the matter and any oral staff report presented during the hearing.

Section 10. Rules, Decorum, Order.

10.1 Points of Order. Immediately after an infraction of the Rules or improper decorum in speaking occurs at a Commission meeting, any Commissioner may call for a point of order. Once a point of order has been raised, the Chair will make a ruling as to whether the Rules have been violated. Any Commissioner may appeal the Chair's ruling to the entire Commission, which will vote on whether to sustain the Chair's determination.

10.2 Decorum and Order- Commissioners.

A. Every Commissioner desiring to speak shall address the Chair and, upon recognition by the Chair, shall confine herself to the question under debate.

B. Once recognized, a Commissioner should not be interrupted while speaking, unless called to order by the Chair, a point of order is raised by another Commissioner, or the speaker chooses to yield to questions from another Commissioner.

i. If a Commissioner is called to order by the Chair while she is speaking, she shall cease speaking immediately until the question of order is determined. If ruled to be in order, the Commissioner shall be permitted to proceed. If ruled to not be in order, the Commissioner shall remain silent or shall alter her remarks so as to comply with the rules of the Commission.

ii. Commissioners shall serve as models of leadership and civility in the community and shall demonstrate honesty and integrity in every action and statement.

iii. At Commission meetings, Commissioners shall respect the dignity, style, values, and opinions of each person present. Commissioners should avoid personal comments that could offend other Commissioners.

iv. Any Commissioner may move to require the Chair to enforce the rules and the affirmative vote of a majority of the Commission shall require her to so act.

10.3 Decorum and Order- Employees. City employees and planning consultants shall observe the same rules of procedure and decorum applicable to members of the Commission. Any employee or consultant wishing to address the Commission or the public at a Commission meeting shall first be recognized by the Chair. All remarks shall be addressed to the Chair and not to any one individual Commissioner or member of the public.

10.4 Maintenance of Order. The Chair is responsible for the maintenance of order and decorum at all times. No person is allowed to speak who has not first been recognized by the Chair. All questions and remarks shall be addressed to the Chair.

10.5 Determination of Chair Final. In presiding over Commission meetings, the Chair shall decide all questions of interpretation of these rules or other questions of procedure requiring rulings. Any such decision or ruling shall be final unless overridden or suspended by a majority vote of the Commission present and voting shall be binding and legal.

Section 11. Motions.

11.1 Processing of Motions. When a motion is made and seconded, it shall be stated by the Chair before debate. A motion so stated shall not be withdrawn by the Commissioner who initiated the motion, without the consent of the Commissioner who seconded the motion.

11.2 Division of Question. If the question contains two or more divisible propositions, a Commissioner may request and the Chair may divide the propositions.

11.3 Precedence of Motions. When a motion is before the Commission, no motion shall be entertained except the following, which shall have precedence in the following order:

A. Motion to adjourn the meeting. (not debatable) A motion to adjourn shall be in order at any time, except as follows:

i. When repeated without intervening business or discussion.

ii. When made as an interruption of a Commissioner who is speaking.

iii. When the previous question has been ordered.

iv. While a vote is being taken.

A motion to adjourn "to another time" shall be debatable only as to the time to which the meeting is adjourned.

B. Motion to fix hour of adjournment. Such motion shall be to set a definite time as which to adjourn and shall be undebatable and unamendable except to the time set. Notice of the adjournment and the date of the subsequent meeting shall be conspicuously posed on or near the door where the meeting was held within twenty-four (24) hours of the adjournment. If the subsequent meeting occurs within five (5) days of the original meeting, the Commission may consider matters placed on the original meeting agenda without posting a new agenda. If the subsequent meeting occurs more than five (5) days from the original meeting, a new agenda must be prepared and posted.

C. Motion to table. A motion to table shall be used to temporarily bypass the subject. A motion to table shall be undebatable and shall preclude all amendments or debate of the subject under consideration. The tabled item may be "taken from the table" at any time by a motion made prior to the end of the meeting. If the item is not taken from the table prior to the end of the meeting, it shall be placed on a future agenda as a new matter.

D. Motion to amend. A motion to amend can be made after a motion is introduced and seconded. A motion to amend shall be debatable only as to amendment. A motion to amend an amendment shall be in order but a motion to amend an amendment to an amendment shall not be in order. An amendment modifying the intention of a motion shall be in order, but an amendment relating a different matter shall not be in order. A motion to amend shall be voted on first, followed by a vote on the original motion, as amended or as originally stated, depending upon whether the motion to amend carries.

E. Motion to substitute. A motion to substitute can be made after a motion is introduced and seconded. A substitute motion on the same subject shall be acceptable, and voted on before a vote on a motion to amend the main motion amendment.

F. Motion for Previous Question. A motion for previous question shall be used to close debate on the main motion and shall be undebatable. If the motion fails, debate shall be reopened; if the motion passes, a vote shall be taken on the main motion.

G. Motion to Continue. Motions to continue to a definite time shall be amendable and debatable as to the propriety of postponement and time set. If desired, the Commissioner who initiates the motion to continue may also move to reopen the hearing to receive further testimony.

11.4 Multiple Motions Before the Commission. There can be up to three (3) motions before the Commission at one time. The Chair may reject a fourth (4^{th}) motion until the Commission has addressed the three (3) that have been proposed first. When there are multiple motions before the Commission at one time, the Commission shall address the motions beginning with the most recently made motion.

Section 12. Policies.

12.1 Attendance. Each Commissioner shall attend every regular or special meeting unless unavailable for a valid reason. A Commissioner may be excused if prior notice is given to the Secretary, and if the reason for the absence is stated. In the minutes and in the attendance record the Secretary shall indicate members present and excused. The Commission may recommend to the City Council that the office of any Commissioner who is absent from three (3) consecutive regular meetings, unless excused for cause by vote of the Commission, be declared vacant and that a successor be appointed.

12.2 Length of Meetings. Unless a majority of the Commissioners present at a meeting find that exceptional circumstances require otherwise, the Commission will adjourn its meetings after three (3) hours ~~on or before 11:00 p.m~~. with any unfinished business being continued to the next, regular, adjourned, or special meeting, unless ~~the~~ based on special circumstances the Commission votes to extend the time frame for the meeting. At approximately ~~1~~8~~0~~:00 p.m., the Chair will call review of any remaining agenda items to consider whether they will likely be completed by ~~11~~9:00 p.m., or whether continuances should be considered. The Secretary, or designee, will post notice of any continued hearing or other unfinished business, as required by law.

12.3 Amendments. These Rules may be amended by the Commission at any regular meeting by a majority vote, or at any special meeting, provided that the proposed amendment is included in a written notice of such meeting.

Attachment 3

City Of Riverbank
Planning Commission Meeting
MINUTES
Tuesday, July 15, 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, Commissioner Villapudua, Commissioner Degele and Commissioner McKinney

Absent: Vice Chair Hughes (Excused)

Invocation: Pastor Mario Jimenez, Community Praise Tabernacle

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.

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 July 15, 2014, Planning Commission Meeting.
ACTION: *By motion moved/second (Degele / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

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

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item No. 2.B: The Agenda for the July 15 2014, Planning Commission Meeting.
ACTION: *By motion moved/second (Degele / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

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

Nays: None

Absent: Hughes (Excused)

Abstained: None

Item No. 2.C: The Minutes of the April 15, 2014 and May 21, 2014, Planning Commission Meetings.
ACTION: *By motion moved/second (Degele / McKinney / passed 4-0) was approved as submitted; motion carried by unanimous roll call vote.*

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

Nays: None

Absent: Hughes (Excused)

Abstained: None

3. PUBLIC WORKSHOP

Item 3.1: Draft Downtown Specific Plan (FEIR has been previously certified by the City Council on March 25, 2013).

- John B. Anderson, City of Riverbank Consulting Planning Director presented the PowerPoint presentation on the DTSP.
- As Mr. Anderson went through the PowerPoint presentation he asked the Planning Commission if they had any questions. Mr. Anderson answered all there questions as he went through the presentation.
- Chair Stewart opened the workshop so the public could give input on the DTSP and the presentation.
- Angie Timpony spoke on the DTSP and had suggested the city have more water recreational facilities for teenaged kids such as Pasco Washington were she had just visited.
- Evelyn Halbert spoke on the DTSP and questioned the published public noticing, the letters sent to the affected property owners and business owners and proposed zone districts.
- Robert Guardiola asked questions on the parking along Atchison / State Route 108 and the height of buildings.

- Planning Commission discussed the item further and asked Mr. Anderson additional questions.
- Evelyn Halbert asked questions on the parking for businesses & residential within the DTSP area.
- Robert Guadiola spoke again on the parking and suggested parking permits.
- Commissioner McKinney suggested we have another workshop.
- Chair Stewart requested she wanted some information on parking permits.
- Planning Commissioners' would like some financial information for future improvements of the DTSP.
- Planning Commissioners' suggested we have another workshop at our regular scheduled meeting date in August and at that the notices be in Spanish and English.
- Being there were no further comments the workshop ended at 7:34 p.m.

4. PUBLIC HEARINGS

Item 4.1: Rules and Procedures for the City of Riverbank's Planning Commission.

- John B. Anderson, City of Riverbank Consulting Planning Director presented the staff report.
- Planning Commissioners' discussed item and made some changes.
- Chair Stewart suggested a time change of (3) hours minimum for meetings and then added that could be changed at the discretion of the Planning Commission Chair.
- Chair Stewart opened the public hearing.
- Robert Guardiola stated that he did not agree to the time limit on meetings.
- Planning Commissioners' suggested to continue this item until the August 19, 2014 regularly scheduled Planning Commission meeting.
- Chair Stewart closed the public hearing.

ACTION: *By motion moved/second (Degele / Villapudua / passed 4-0) to approve by roll call vote the continuance of the Rules and Procedures for the City of Riverbank's Planning Commission to the August 19, 2014 Motion carried by unanimous roll call vote.*

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

Nays: None

Absent: Hughes (Excused)

Abstained: None

5. NEW BUSINESS

None.

6. COMMISSION ITEMS

Item 6.1: Chair Stewart asked if cinder block walls were allowed. And had asked what can be done about neglected properties.

7. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

None.

8. UP-COMING MEETING AGENDA ITEMS

Item 8.1: Continued Public Workshop on the Downtown Specific Plan (FEIR has been previously certified by the CC on March 25, 2013).

Item 8.2: Continued Public Hearing item from July 15, 2014, Planning Commission meeting to discuss the Planning Commission Rules and Procedures.

Item 8.3: Review of the 5-Year Capital Improvement Program (CIP) for Fiscal Years 2014-2019 for General Plan Conformance.

9. ADJOURNMENT

There being no further business, Chair Stewart adjourned the meeting at 7:53 p.m.

ATTEST:	APPROVED:
________________________	________________________
John B. Anderson Recording Secretary	Joan Stewart, Chair Planning Commissioner

CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT

ITEM NO.	**4.2**	**August 19, 2014**
APPLICATION:	**Capital Improvement Program for Fiscal year 2014 - 2019**	
LOCATION:	N/A	
ENVIRONMENTAL DETERMINATION:	The proposed action to find the Capital Improvement Program to be consistent with the City of Riverbank General Plan is categorically exempt from further environmental analysis in accordance with Section 15306 (Information Collection) pursuant to the California Environmental Quality Act Guidelines.	
PROJECT PLANNER:	John B. Anderson, Contract Community Development Director	
RECOMMENDATION:	Staff recommends that the planning commission ("Commission") motion to adopt Resolution No. 2014-011, finding the attached Capital Improvement Program consistent with the City of Riverbank General Plan	
ACRONYMS:	CEQA – California Environmental Quality Act	
ATTACHMENTS:	1. Planning Commission Resolution No. 2014-011 2. Capital Improvement Program for Fiscal Year 2014 - 2019	

I. SUMMARY

State law requires the City to review the Capital Improvement Program (CIP) annually. As part of this review process, the Planning Commission is required to make a finding of consistency between the proposed CIP and the General Plan. The General Plan Land Use Element Policy 6b mandates that the Planning Commission perform, "A three year capital improvement program shall be adopted and reviewed annually so that major public improvement programs are planned and an overall view can be obtained of the direction the City is taking."

The Planning Commission has the legal responsibility to review the CIP and make a determination that the proposed spending plan is in conformance with adopted General Plan.

II. ENVIRONMENTAL DETERMINATION

The proposed action to find the Capital Improvement Program to be consistent with the City of Riverbank General Plan is Categorically exempt from further environmental analysis in accordance with Section 15306 (Information Collection) pursuant to the California Environmental Quality Act Guidelines.

III. BACKGROUND AND GENERAL PLAN COMPLIANCE

State law requires the City to review the Capital Improvement Program (CIP) annually. As part of this review process, the Planning Commission is required to make a finding of consistency between the proposed CIP and the General Plan. The General Plan Land Use Element Policy 6b mandates that the Planning Commission perform, "A three year capital improvement program shall be adopted and reviewed annually so that major public improvement programs are planned and an overall view can be obtained of the direction the City is taking."

The need for consistency with the General Plan is vital as the Capital Improvement Program (CIP), Exhibit "A", is a management, planning and fiscal tool for insuring public improvements are initiated and provides for the orderly development of Riverbank. As such, this program provides the blueprint for identifying our improvement needs so they are prioritized, scheduled and funded. In fact, a significant portion of the CIP is based on development projections adopted through the City's Growth Related Public Facility's Needs, 2005-2020.

The 5-year CIP is not a static program and is reviewed and updated on an annual basis. At such time, it is the Commissions' responsibility to determine if the projects, as proposed, are consistent with the goals and policies of the General Plan. This CIP is consistent with the goals of the General Plan of the City. Specifically, the CIP is consistent with the General Plan by implementing the following goals and policies:

Public Services and Facilities Goals: Public Services and Infrastructure Provision to Meet or Exceed Level of Service Standards Consistent with other Community Goals.

The City will coordinate the planning and construction of capital improvements with the timing of urban development within the Planning Area.

Discussion: The proposed Capital Improvement Program represents a $24,634,638 investment of public funds over a five-year period. These funds are spread over eight investment categories representing the full range of public services and facilities offered by Riverbank.

Public Services and Facilities Goal: Public Service and Infrastructure Provision to Meet or Exceed Level of Service Standards Consistent with other Community Goals.

The City will upgrade facilities and services that experience deterioration or obsolescence in existing developed areas of the City, as funding permits, to maintain levels of public service established by the City.

The City will require that the methods, materials, and design of infrastructure and utilities achieve the City's environmental, public health and safety, and community character goals and policies, in addition to the City's level of service standards for public services, facilities and infrastructure.

Discussion: The Capital Improvement Program proposes investments in first street basin reconstruction, water line replacements, HVAC repairs to Carnegie Library and City Hall and other City facilities to be programmed during the next five years.

Circulation Goal: Riverbank's Circulation Network Provides Convenience and Choice among All Modes of Transportation.

Approved plans, projects, and subdivision requests in new growth areas shall include the construction of pro-rata funding of transportation infrastructure that includes a connected and integrated system of bicycle facilities and pedestrian facilities, designed to comply with the Americans with Disabilities Act.

Discussion: Over the next five years, the Capital Improvement Program proposes $10,884,374 for street overlays, ADA compliance, signal lights and railroad crossings repairs. All of these improvements demonstrate the City's commitment towards insuring that traffic is managed in a responsible fashion. This includes City generated trips made by cleaner burning compressed natural gas vehicles.

Conservation and Open Space Goals & Policies: The preservation and enhancement of the natural environment is of vital importance as Riverbank grows. Citizens place a high priority on preserving the rural character and believe it is a major component of Riverbank's identity. The City will continue to protect sensitive environments and habitats, as well as provide open spaces for passive and active recreation.

Discussion: The CIP has programmed $5,576,851 for park improvements over the next five years. The continued growth of Riverbank dictates the need for new investment and development of parkland that is reflected by the CIP.

Safety Element/Public Services and Facilities: Adequate Supply of Quality Water, Wastewater, Sewer and Storm Drainage to Serve Existing and Future Projected Development Needs.

The CIP has programmed the water system, storm drain system; sewer system and waste water treatment facility reflect this mandate of the General Plan. The water delivery system is programmed for $1,735,724 of improvements, the storm water management system is programmed for $1,416,082 of improvements and the sewer system is programmed for $836,000 of improvements and waste water facility for $3,659,843 of improvements.

V. FINANCIAL IMPACT

Funding sources are identified by project as part of the attached CIP spreadsheet shown as attachment 2. The inclusion of new projects in the CIP list does not automatically mean that Council has authorized the project to proceed. The City Council must approve each project plan concept, funding plan and schedule.

VII. RECOMMENDATION

Staff recommends that the Planning Commission ("Commission") motion to adopt Resolution No. 2014-011, finding the attached Capital Improvement Program consistent with the City of Riverbank General Plan 2005-2025.

VIII. CONCLUSION

This year's CIP attempts to balance the wide array of City services while realizing budget constraints. All investment programs are well founded in the General Plan and will implement goals of the General Plan. Thus, staff recommends that the Planning Commission find the proposed CIP is consistent with the General Plan.

Respectfully Submitted By:

John B. Anderson jr.

John B. Anderson
Contract Community Development Director

Attachment 1

CITY OF RIVERBANK

RESOLUTION 2014-011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK ADOPTING A FINDING OF CONSISTENCY BETWEEN THE PROPOSED 2014-2019 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND THE RIVERBANK GENERAL PLAN 2005-2025

The Planning Commission Of The City Of Riverbank Does Hereby Resolve That:

WHEREAS, On August 19, 2014 the City of Riverbank Planning Commission reviewed the proposed amendment to the 2014-2019 Five-Year Capital Improvement Program for consistency with the General Plan ; and,

WHEREAS, The City of Riverbank Planning Commission made the following findings:

1. Public notice for the review and adoption of the 2014-2019 5-Year Capital Improvement Program is not required by State Law nor City Code.

2. The finding of General Plan consistency is categorically exempt from further environmental analysis in accordance with Section 15306 (Information Collection) pursuant to the California Environmental Quality Act Guidelines.

3. The proposed 5-Year CIP is consistent with the following goals and policies of the General Plan:

   Public Services and Facilities Element, Goal PUBLIC-1: Public Services and Infrastructure Provision to Meet or Exceed Level of Service Standards Consistent with other Community Goals.

   Policy PUBLIC-1.1: The City will coordinate with planning and construction of capital improvements with the timing of urban development within the Planning Area.

   Policy PUBLIC 1.5: The City will upgrade facilities and services that experience deterioration or obsolescence in existing developed areas of the City, as funding permits, to maintain levels of public service established by the City.

   Policy PUBLIC 1.6: The City will require that the methods, materials, and design of infrastructure and utilities achieve the City's environmental, public health and safety, and community character goals and policies, in addition to the City's level of service standards for public services, facilities, and infrastructure.

Public Services and Facilities Element, GOAL Public-2: Adequate Supply of Quality Water to Serve Existing and Future Projected Development Needs.

Public Services and Facilities Element, GOAL PUBLIC-3: Adequate Wastewater Service to Meet Existing and Future Projected Development Determined in the General Plan.

Public Services and Facilities Element, GOAL Public-4: Storm Drainage Systems that Project Public Safety, Preserve Natural Resources, and Prevent Erosion and Flood Potential.

Public Services and Facilities Element, GOAL PUBLIC-5: Adequate Capacity for Solid Waste Disposal.

Circulation Element, Goal CIRC-1: Riverbank's Circulation Network Provides Convenience and Choice among All Modes of Transportation.

> Policy CIRC-1.1: Approved plans, projects, and subdivision requests in new growth areas shall include the construction or pro-rata funding of transportation infrastructure that includes a connected and integrated system of bicycle facilities and pedestrian facilities, designed to comply with the Americans with Disabilities Act.

Conservation and Open Space Element, GOAL CONS-5: Preserve the Natural Diversity in the Riverbank Planning Area.

Conservation and Open Space Element, GOAL CONS-6: Maintain or Increase Surface and Groundwater Quality and Supply.

Safety Element, GOAL SAFE-2: Provide Adequate Access for Emergency Response.

> Policy SAFE-2.3: The City will improve fire flow in existing developed areas of the City, as feasible, to meet standards presented in the Public Facilities and Services Element of the General Plan and relevant City Master Plans.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Riverbank find that the proposed 2014-2019 Five-Year Capital Improvement Program is consistent with the Riverbank General Plan 2005-2025

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 19th day of August, 2014; by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

John B. Anderson
Contract Community Development Director

APPROVED:

Joan Stewart
Planning Commission Chair

Attachment 2

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
STREETS								
Slurry Seal / Street Maintenance	STR-024	LTF		220,000	220,000	220,000	220,000	880,000
ADA Improvements - Various Locations	STR-041	Fund 102	50,000	50,000	50,000	50,000	50,000	250,000
Central Avenue Overlay	STR-058	RSTP	184,400					184,400
Morrill Road Overlay & ADA Improvements - Jackson to Roselle	STR-059	RSTP	295,303					295,303
Signal Light Roselle @ Claribel (Stan. Co. Project)	STR-037	CMAQ/205	152,859					152,859
Signal Light Patterson @ Roselle/Ped Railroad Crossing/Sidewalk Infill along Roselle & Patterson Roads	STR-035	CMAQ	210,000	713,000				923,000
Roselle Avenue Sidewalks - Ross to Turpin - Infill (west side)	STR-063	CMAQ	147,710					147,710
Alley Improvements - Between Texas & Kansas	STR-031	Fund 102		100,100				100,100
Bicycle Lanes along Claus Road	STR-039	CMAQ		147,710				147,710
Terminal Avenue Overlay - Kentucky to Patterson	STR-060	RSTP		176,900				176,900
RR Xing Improvements Patterson near Terminal	STR-054	Fund 205		243,000				243,000
RR Xing Improvements First Street near Patterson	STR-052	Fund 205			270,000			270,000
Morrill Road Overlay - Oakdale to Jackson	STR-061	RSTP		226,900				226,900
Patterson Road Sidewalk - First to Terminal (South Side) - Infill	STR-046	TBD/CMAQ			100,000			100,000
Bicycle Lanes along Oakdale Road	STR-040	CMAQ				147,710		147,710
Patterson Road Bioretention Improvements (North Side) - First to Terminal	STR-047	TBD				250,000		250,000
Oakdale Road Overlay - Morrill to Patterson Road	STR-062	RSTP			227,345			227,345
Patterson Road Sidewalk - Terminal to Claus (South Side) - Infill	STR-057	TBD/CMAQ			70,000			70,000
RR Xing Improvements Third Street near Patterson	STR-051	Fund 205				270,000		270,000
Patterson Road Bioretention Improvements (North Side) - Terminal to Eighth	STR-055	TBD				250,000		250,000
Patterson Road Bioretention Improvements (North Side) - Eighth to Claus	STR-056	TBD					250,000	250,000
RR Xing Improvements Eighth Street near Patterson	STR-053	Fund 205					270,000	270,000
Reconstruction/Overlay - Road to be Determined	STR-064	RSTP				227,345	227,345	454,690
Roselle @ Morrill Intersection Improvements - ROW/Design/Construction	STR-049	Fund 205/CMAQ			90,000	475,117		565,117
First @ 108 Intersection Improvements	STR-048	TBD				1,500,000		1,500,000
Claus @ 108 Intersection Improvements	STR-050	TBD					2,000,000	2,000,000
Roselle Avenue Sidewalks, ROW, Drainage - Patterson to Fern (East Side)	STR-066	TBD/CMAQ			50,000			50,000
Roselle Avenue Sidewalks, ROW, Drainage - MID Canal to N. of Glow (West Side)	STR-065	TBD/CMAQ				85,000		85,000
Roselle Avenue Sidewalks, ROW, Curb & Gutter - Turpin to Pocket (East Side)	STR-067	TBD/CMAQ			250,000			250,000
Parsley Lane - Alley Improvements	STR-068	DEV/TBD				146,630		146,630

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
STREETS TOTAL			1,040,272	1,877,610	1,327,345	3,621,802	3,017,345	10,884,374
STORM DRAIN SYSTEM								
Central Avenue - Storm Drain Improvements	SD-020	Fund 208	60,000					60,000
Storm Drain Outfall Improvements - Candlewood	SD-011	Fund 102		57,960				57,960
Study of Eighth Street Storm Drain System	SD-009	Fund 102		25,000				25,000
Storm Drain Improvements - Kentucky	SD-001	Fund 102		164,761				164,761
Storm Drain Improvements - Topeka & Santa Fe	SD-005	Fund 102		235,961				235,961
Connect OID Snedigar Pipeline to Storm Drain System	SD-019	Fund 102		42,200				42,200
First Street Basin Reconstruction	SD-013	Fund 208				830,200		830,200
STORM DRAIN SYSTEM TOTAL			60,000	525,882	0	830,200	0	1,416,082
SEWER SYSTEM								
Utility Service Separation	SS-013	Fund 106/114	36,000					36,000
Cross Connection Reduction	SS-012	TBD		200,000	200,000	200,000	200,000	800,000
SEWER SYSTEM TOTAL			36,000	200,000	200,000	200,000	200,000	836,000
WASTEWATER TREATMENT								
Biolac System	WWTP-02	Schneider Electric/ Energy Savings	3,549,843					3,549,843
Equipment Protection - Overhead Structure	WWTP-02	Fund 106		10,000				10,000
Road Improvements Entering WWTP	WWTP-02	Fund 106		100,000				100,000
WASTEWATER TREATMENT TOTAL			3,549,843	110,000	0	0	0	3,659,843

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
WATER SYSTEM								
Central Avenue Water Line Installation	WTR-087	Fund 206	113,000					113,000
Line Replacement Third St. Alley Sierra/Patterson	WTR-075	Fund 114		89,243				89,243
Main Replacement Alley between 3rd and 8th	WTR-063	Fund 114		388,689				388,689
Water Conservation - Implementation of DMMs	WTR-078	Fund 114		25,000	25,000	25,000		75,000
Line Replacement Prospector's to Claribel/Roselle	WTR-074	Fund 114		104,948				104,948
Water Main - Oakdale Road	WTR-022	Fund 206		150,000				150,000
Novi Drive Well Site - Enclosure	WTR-077	Fund 206			300,000			300,000
Talbot/Kentucky Connection (1,330 LF of 12-in pipe)	WTR-079	Fund 114				514,844		514,844
WATER SYSTEM TOTAL			**113,000**	**757,880**	**325,000**	**539,844**	**0**	**1,735,724**
MOTOR POOL								
Loader	MP-002	Fund 102/106		150,000				150,000
Replacement Vehicles	MP-001	TBD		70,000		80,000		150,000
Fork Lift	MP-003		16,100					16,100
MOTOR POOL TOTAL			**16,100**	**70,000**	**0**	**80,000**	**0**	**316,100**

CITY OF RIVERBANK 2014-2019 CAPITAL IMPROVEMENT PLAN

Project Name	Project #	Funding	2014-15	2015-16	2016-17	2017-18	2018-19	5 Year Total
BUILDING FACILITIES								
Carnegie Library - HVAC		General Fund		5,500				5,500
Scout Hall - Dry Rot Repair		General Fund		2,500				2,500
Castleburg Park - Dry Rot Repair		General Fund		4,900				4,900
Corporation Yard - Enclose Bays for Storage Area	BF-005	Gas Tax	23,000					23,000
Fencing around Public Works Facility	BF-006	Fund 102/106/1		34,154				34,154
Generator - Sheriff's Building	BF-004	General Fund/	30,000					30,000
HVAC Replacement / City Buildings	BF-002	General Fund		109,610				109,610
BUILDING FACILITIES TOTAL			**53,000**	**156,664**	**0**	**0**	**0**	**209,664**
PARKS AND RECREATION								
Pool Heater Replacement	PRK-002	General Fund/ Low	30,000					30,000
Booster Pump for Sports Complex	PRK-008	General Fund	20,000					20,000
Dog Park	PRK-007	Fundraising	20,000	10,000				30,000
Harless Park - Shade Structure - Playground Equipment, Benches & Tables	PRK-010	L & L District	33,350					33,350
Crossroads - Statue Installation & Benches along Bike Path Trail and in Neighborhood Parks	PRK-011	L & L District	17,795					17,795
Homewood Basin - Benches/Tables/Baseball Backstop	PRK-009	L & L District	40,000					40,000
Silva Park Phase II - Restroom, Ping Pong Tables, Shade Cover & Picnic Table	PRK-006	L & L District	25,706					25,706
Jacob Myers Park Development Phase III (Amphitheatre @ Parking)	PRK-004	Grants/PDF			3,000,000			3,000,000
Silva Park Phase III (Water Park)		Fundraising			300,000			300,000
Sports Complex Phase II (Soccer Field & BMX Park)	PRK-005	Grants/PD					2,080,000	2,080,000
PARKS AND RECREATION TOTAL			**186,851**	**10,000**	**3,300,000**	**0**	**2,080,000**	**5,576,851**
GRAND TOTAL			**5,055,066**	**3,708,036**	**5,152,345**	**5,271,846**	**5,297,345**	**24,634,638**
CMAQ - Congestion Mitigation Air Quality								
LTF - Local Transportation Funds								
RSTP - Regional Surface Transportation Program								
PDF - Park Development Fees								
Fund 102 - Gas Tax								
Fund 106 - Sewer Fund								

ITEM 7.1

CITY OF RIVERBANK

COUNTY REFERRAL

Stanislaus County
Striving to be the Best

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Phone: 209.525-6330 Fax: 209.525.5911

Referral
Early Consultation

Date:	**July 15, 2014**
To:	**Distribution List (See Attachment A)**
From:	**Kristin Doud, Associate Planner, Planning and Community Development**
Subject:	**USE PERMIT APPLICATION NO. PLN2014-0056 - VERIZON WIRELESS - PATTERSON ROAD**
Respond By:	**August 4, 2014**

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than **August 4, 2014.**

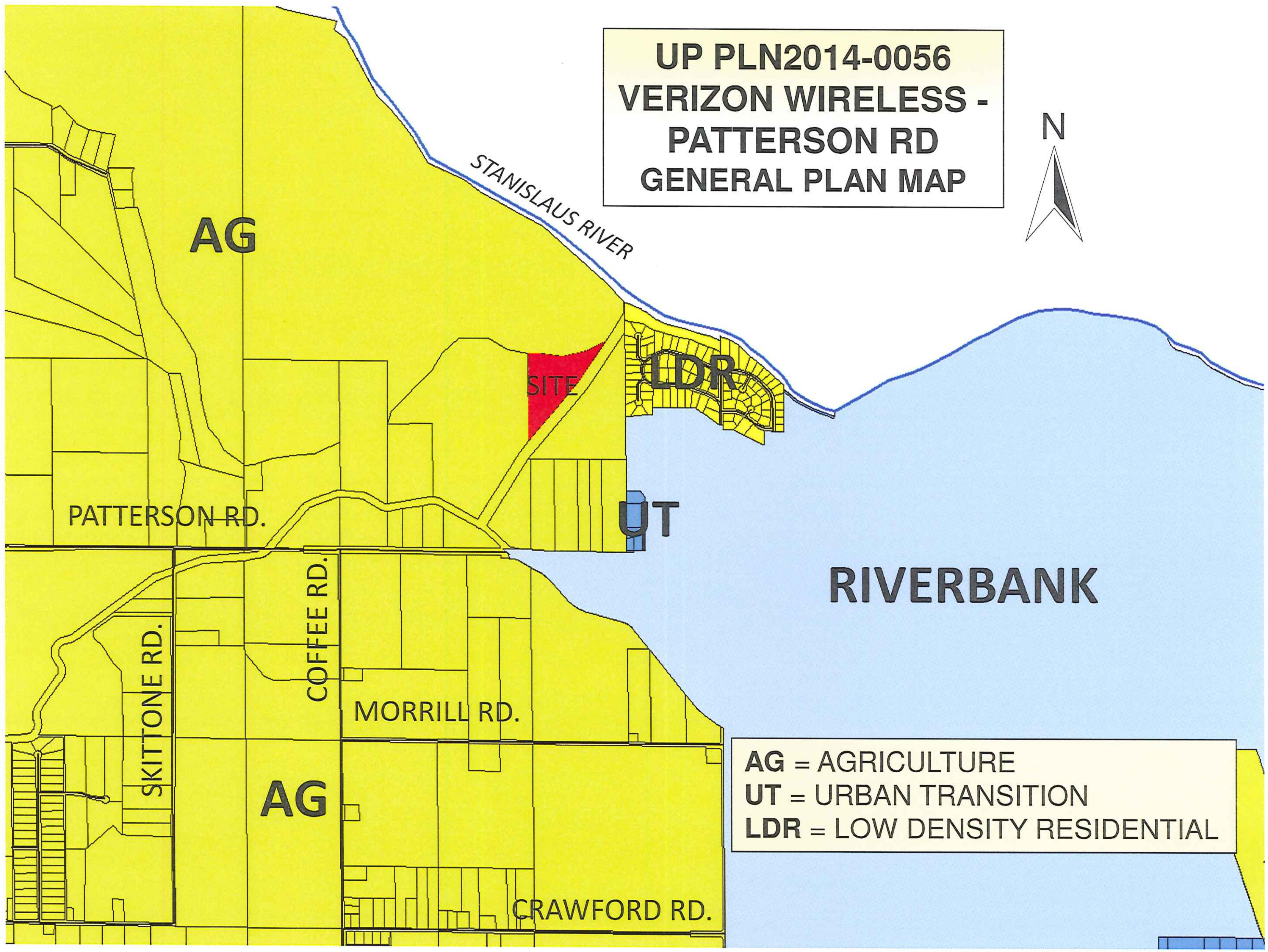
Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

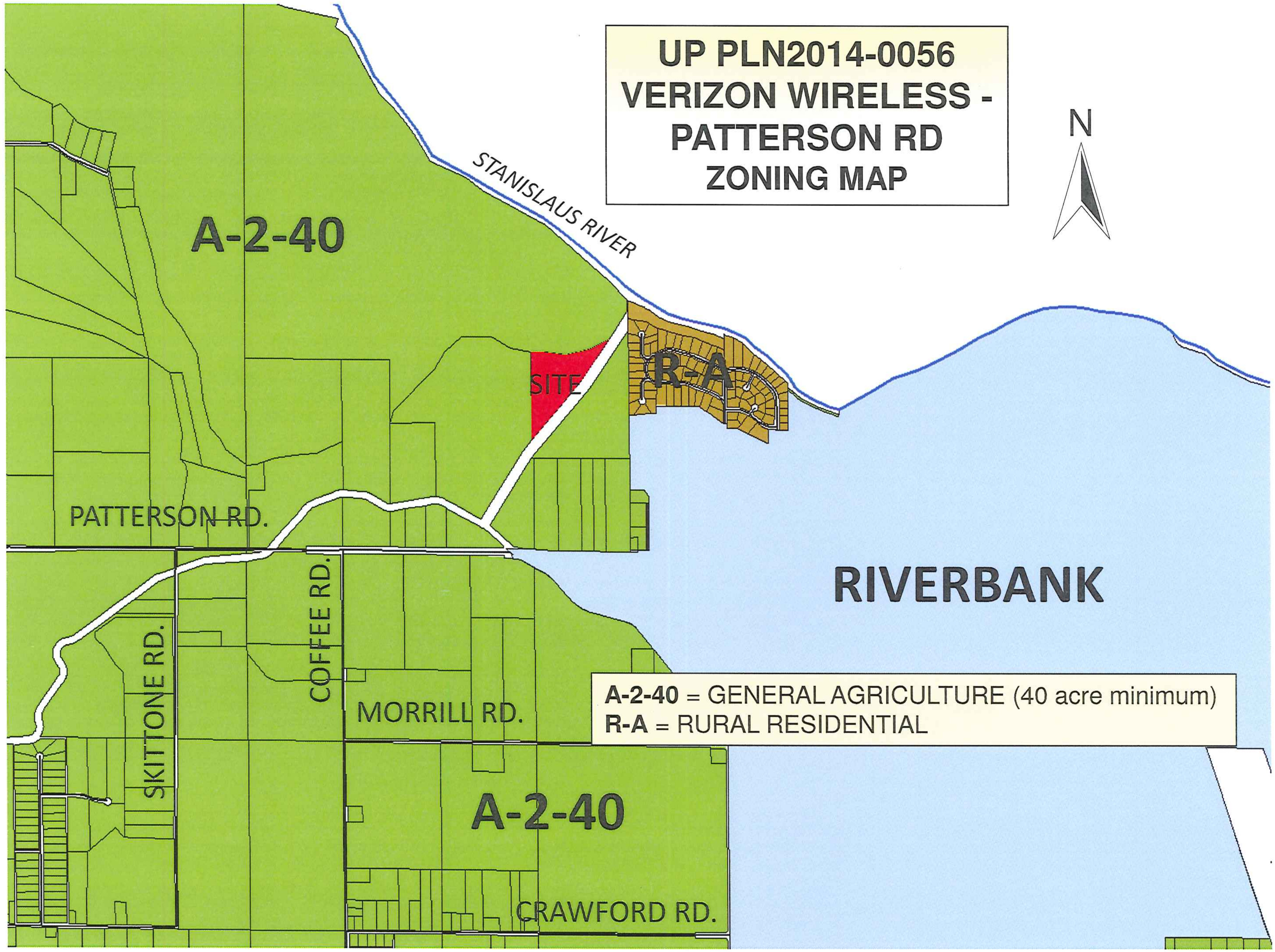
Applicant:	**Sacramento Valley LP dba Verizon Wireless c/o Complete Wireless**
Project Location:	**1731 & 1729 Patterson Road, north of Patterson Road, south of the Stanislaus River, west of the City of Riverbank.**
APN:	**074-003-002**
Williamson Act Contract:	**N/A**
General Plan:	**General Agriculture**
Current Zoning:	**A-2-40 (General Agriculture)**

Project Description: **Request to construct a telecommunication facility for Verizon Wireless within a 1,600 square foot lease area in the northwestern corner of a 14.31 acre parcel. The project includes construction of a 104 foot tall monopole with three (3) antennas, a 202 square foot equipment shelter with attached air conditioners, and a 78 square foot concrete slab with a 30 kilowatt diesel generator and 132 gallon fuel tank. Visitation to the site by a service technician for routine maintenance typically occurs once a month. Access to the site is proposed via a 12 foot easement.**

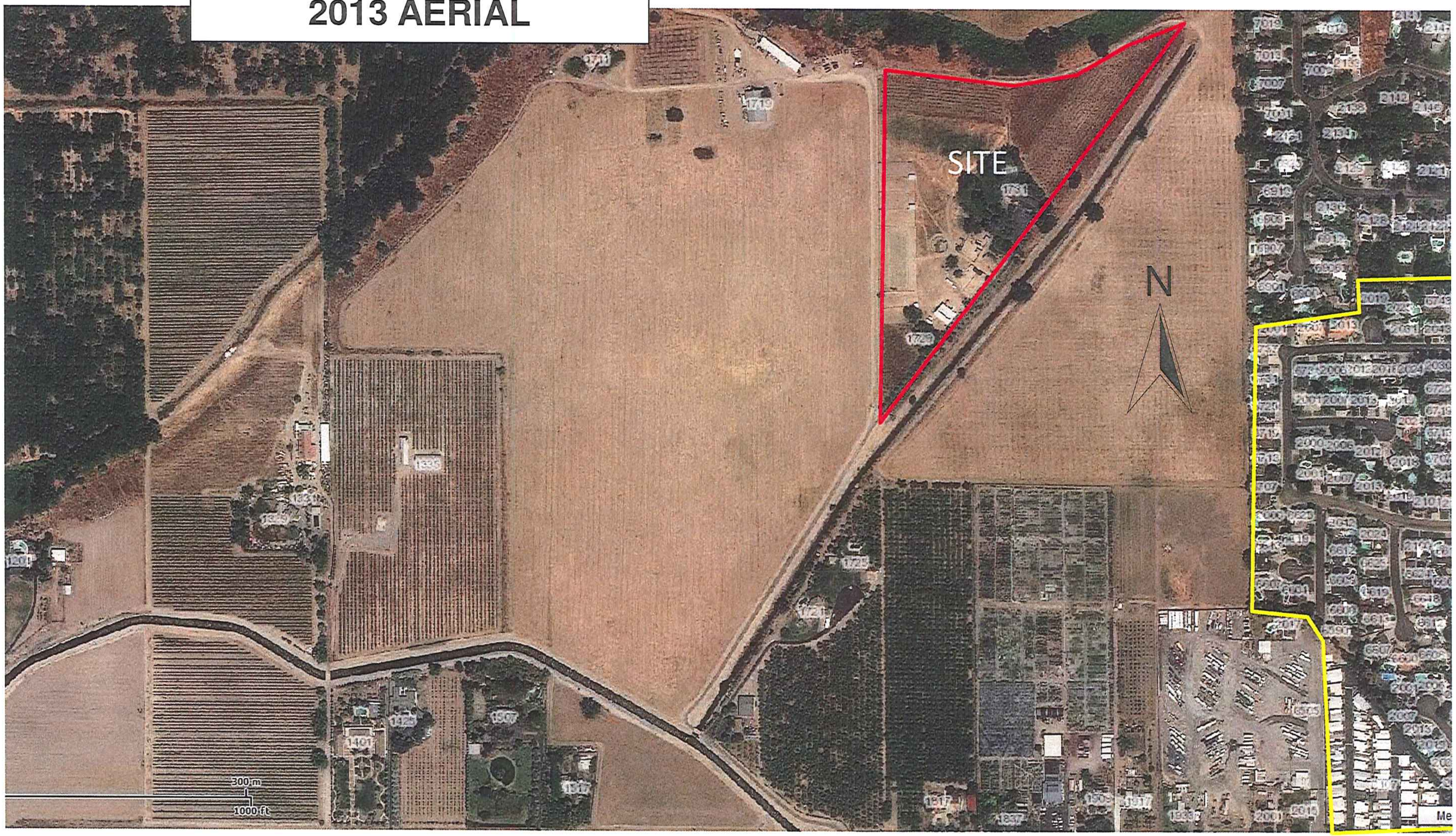
Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

I:\Planning\Staff Reports\UP\2014\UP PLN2014-0056 - Verizon Wireless - Patterson Rd\Early Consultation Referral\Early Consultation.wpd


UP PLN2014-0056
VERIZON WIRELESS -
PATTERSON RD
GENERAL PLAN MAP
N
STANISLAUS RIVER
AG
SITE
LDR
UT
RIVERBANK
PATTERSON RD.
COFFEE RD.
SKITTONE RD.
MORRILL RD.
CRAWFORD RD.
AG
AG = AGRICULTURE
UT = URBAN TRANSITION
LDR = LOW DENSITY RESIDENTIAL


UP PLN2014-0056
VERIZON WIRELESS -
PATTERSON RD
ZONING MAP
N
STANISLAUS RIVER
A-2-40
SITE
R-A
PATTERSON RD.
RIVERBANK
COFFEE RD.
SKITTONE RD.
MORRILL RD.
A-2-40
CRAWFORD RD.
A-2-40 = GENERAL AGRICULTURE (40 acre minimum)
R-A = RURAL RESIDENTIAL

UP PLN2014-0056
VERIZON WIRELESS -
PATTERSON RD
2013 AERIAL



CITY OF RIVERBANK

COPIES OF ALL NOTICES THAT WERE SENT OUT AND OR PUBLISHED IN THE RIVERBANK NEWS

City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

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

PUBLISH DATE: August 6, 2014 **LEGAL**
DEPT: PLANNING

CITY OF RIVERBANK
NOTICE OF PUBLIC HEARINGS

Project Descriptions:

I. **Item 4.1: Continued from the 07/15/2014 Planning Commission Meeting - Planning Commission Rules and Procedures:** Resolution No. 2014-010 adopts comprehensive rules and procedures (Rules) for the Planning Commission to provide clarity to noticing and conducting Planning Commission meetings. These Rules comply with State open government laws and offer guidance for conducting an orderly meeting. A violation of these Rules in itself does not invalidate a meeting or an action taken at a meeting. These Rules merely offer the Commission an official procedure to follow and avoid confusion or inconsistency. Among the comprehensive rules and procedures, the Rules discuss the method and criteria for appointing a Chair and Vice-Chair to the Commission, establishes the powers and the responsibilities of the Community Development Director, acting as the Commission secretary and distinguishes between the different types of meetings including regular, special, emergency, and workshop meetings.

II. Item 4.2: General Plan Consistency of the 5-year Capital Improvement Program for Fiscal Year 2014-2019.

The City of Riverbank will hold a Public Hearing as follows:

Planning Commission Meeting
August 19, 2014 at 6:00 pm
City Hall Council Chambers - 6707 Third Street -Riverbank, California

Supporting documents are available at the Development Services Department, 6617 3Rd Street, or on the website at www.riverbank.org. The public is invited to attend and provide verbal and/or written comments prior to or during the public hearing testimony. Written comments are preferred to be received by the Development Services Department prior to the meeting date and time. If you challenge the City's action on these projects in court, you may be limited to raising those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at or prior to the Public Hearing (GC § 65009). For questions regarding this project contact John B. Anderson, Consulting Community Development Director at (209) 863-7124, jbanderson@riverbank.org, Monday through Friday, 8:00 am – 5:30 pm.

City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

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

PUBLISH DATE: August 6, 2014 **NOTICE**
DEPT: PLANNING

CITY OF RIVERBANK
NOTICE OF PUBLIC WORKSHOP

The Riverbank Planning Commission Invites you to a Work Shop to discuss the Draft Downtown Specific Plan: The Planning Commission invites you to express your ideas on the Downtown Specific Plan. This plan is intended to guide long term public and private investment regarding our nostalgic downtown area. The Planning Commission and City Council have already certified an Environmental Impact Report that analyzes environmental impacts associated with this plan. The EIR evaluated the draft Specific Plan as well as two other alternatives that the Planning Commission can recommend to the City Council on this important topic.

The intent of the Downtown Specific Plan is to create a vibrant downtown area with up to an additional 53 single-family dwelling units, 832-multifamily dwelling units, 152,859 square feet of recreational/sports complex uses, 282,579 square feet of retail and commercial service uses and 89,558 square feet of office uses within this planning area. The area consists of all parcels located between Callander Avenue, Seventh Street, Atchison Street and Patterson Road, and includes parcels having frontage along Atchison Street west of Seventh Street. Over time under the vision of the Downtown Specific Plan, the City anticipates a grade separated Santa Fe Street at its intersection of the BNSF railroad that will continue to a signalized intersection with Callender Avenue.

The City of Riverbank Planning Commission will hold a Workshop at the beginning of their regularly scheduled meeting as follows:

Planning Commission Meeting
August 19, 2014 at 6:00 pm
City Hall Council Chambers - 6707 Third Street -Riverbank, California

Supporting documents are available at the Development Services Department, 6617 3Rd Street, or on the website at www.riverbank.org. or direct link for the Draft DTSP at http://www.riverbank.org/Depts/DevelopmentServices/default.aspx For questions regarding this project contact John B. Anderson, Consulting Community Development Director at (209) 863-7124, jbanderson@riverbank.org 8:00 am – 5:30 pm.

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

The Riverbank Planning Commission Invites you to attend a Workshop to discuss the Draft Downtown Specific Plan:

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WORKSHOP DATE & TIME:
August 19, 2014
At 6:00 p.m.
City Hall Council Chambers
6707 Third Street, Riverbank, California

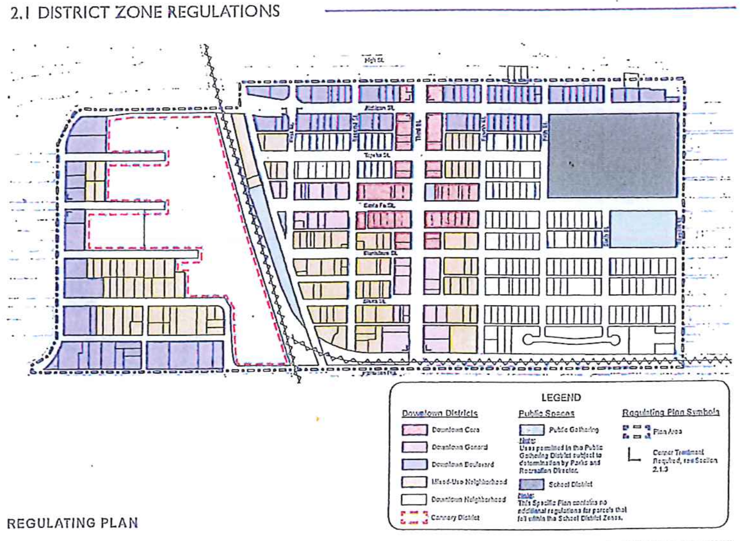
Copies of the draft specific plan and supporting documents are available for review at the City of Riverbank Development Services Department, located at City Hall South, 6617 Third Street. The City has also made the Red-lined version of the Downtown Specific Plan and Final Environment Impact Report (EIR) available for review via the City web site direct link at http://www.riverbank.org/Depts/DevelopmentServices/default.aspx. For questions regarding the DTSP please call or contact John B. Anderson, Consulting Community Development Director at (209) 863-7124, e-mail jbanderson@riverbank.org

Date of Notice: August 7, 2014

John B. Anderson j.s.

John B. Anderson, Consultant Planning Director

2.1 DISTRICT ZONE REGULATIONS



REGULATING PLAN

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

La Comisión de Planificación de Riverbank
Le invita a asistir a un taller para discutir el borrador del proyecto del Plan Específico del Centro de Riverbank:

La Comisión de Planificación de Riverbank le invita a expresar sus ideas sobre el Plan Específico del Centro. Este plan tiene por objeto orientar la inversión pública y privada a largo plazo en el centro de la ciudad. La Comisión de Planificación y el Ayuntamiento ya han certificado un Informe del Impacto Ambiental que analiza los impactos ambientales asociados a este Plan de Planificación del Centro. El Reporte del Impacto Ambiental evalúa el proyecto en su forma de borrador del Plan Específico, y también evalúa dos planes alternativos que la Comisión de Planificación puede recomendar al Ayuntamiento sobre este tema tan importante.

La intención del Plan Específico del Centro de Riverbank es crear un centro vibrante dentro de la área de planificación, con hasta un máximo de 53 unidades de viviendas unifamiliares, 832 unidades de viviendas multifamiliares, 152,859 pies cuadrados para uso de un complejo de recreación y deportes, 282,579 pies cuadrados para uso de servicios al por menor y comercial y 89,558 pies cuadrados para uso de oficinas. El área consiste de todas las parcelas situadas entre Callander Avenue, la calle Siete, Atchison Street y Patterson Road, e incluye las parcelas que tengan fachada a lo largo de Atchison Street al oeste de la calle Siete. Con el tiempo bajo la visión del Plan Específico del Centro de Riverbank, el Ayuntamiento prevé una separación de la calle Santa Fe en su intersección del ferrocarril BNSF que seguirá una intersección señalizada con Callander Avenue.

FECHA Y HORARIO DEL TALLER:
19 de agosto 2014
6pm
Cámara del Consejo
6707 Third Street, Riverbank, California

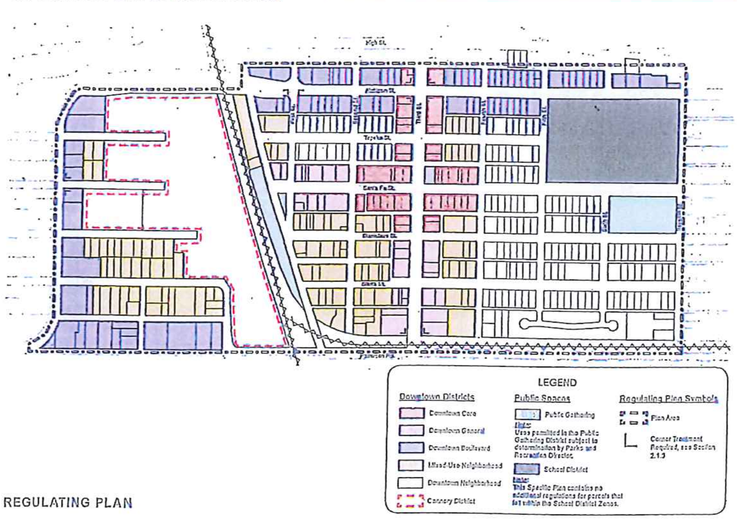
Copias del proyecto borrador del plan específico y documentos de apoyo están disponibles para su revisión en la Ciudad con el Departamento de Servicios de Desarrollo, ubicado en las oficinas del Ayuntamiento, 6617 Third Street. La ciudad también ha hecho la versión del borrador del Plan Específico del Centro de Riverbank y el reporte Final del Impacto Ambiental (EIR) disponible para su revisión a través de la red http://www.riverbank.org/Depts/DevelopmentServices/default. aspx. Si tiene preguntas sobre el Plan Específico del Centro de Riverbank (DTSP) favor llame o contáctese con John B. Anderson, Director Consultante de Planificación y Desarrollo Comunitario al (209) 863-7124, e-mail jbanderson@riverbank.org

Fecha de Notificación: 07 de agosto 2014

John B. Anderson j.s.

John B. Anderson, Director Consultante de Planificación y Desarrollo Comunitario

2.1 DISTRICT ZONE REGULATIONS



REGULATING PLAN