



City of Riverbank
Planning Commission Meeting
City Hall North • Council Chambers
6707 Third Street • Suite B • Riverbank • CA 95367

Agenda
Tuesday, August 15, 2017 – 6:00 P.M.

CALL TO ORDER: Chair: McKinney

ROLL CALL: Chair: McKinney
Vice Chair: King
Commissioner: Stewart
Commissioner: Tabacco
Commissioner: Vacant

CONFLICT OF INTEREST

Any Planning Commission Member or Staff who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time.

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 make your comments directly to the 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 Board 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 2.1: Posting of the Agenda. The Agenda for the August 15, 2017 Planning Commission Meeting was posted on the City Community Center bulletin board, City Hall North & South bulletin boards, Post Office, city website and emailed to the Library on August 9, 2017.

Item 2.2: 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 2.3: Approval of the Minutes of the July 18, 2017 Planning Commission Meeting, having been read by the individual Commissioners and stands approved as submitted.

Item 2.4: Approval of Extension of Tentative Subdivision Map 02-2015 for Dennis Monterosso / California Estates. Request to extend the Tentative Map for five (5) months, Reso # 2017-015.

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

3. WORKSHOP ITEMS

Item 3.1: Land Use 101

Item 3.2: General Plan Amendment - Specific Plan

4. PLANNING COMMISSION COMMENTS

None.

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

None.

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Planning Commission Recruitment

Item 6.2: Cannabis Regulations

**7. ADJOURNMENT – The next regular Planning Commission meeting – September 19, 2017
@ 6:00 p.m.**

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the Planning Commission Board will be available for public inspection at the address where the meeting is taking place as indicated on the agenda, at the same time that the public records are distributed or made available to the Planning Commission Board.

AFFIDAVIT OF POSTING

I, Janet Smallen, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 72 hours to the meeting in accordance to the Brown Act.

*Posted this 9th day of August, 2017
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 or jsmallen@riverbank.org. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure any special needs are met. [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 near the entrance of the location where the meeting is to be held and, when technologically able, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) are posted for public review at the Development Services Department, 6617 Third Street, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the Planning Commission. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.

PUBLIC HEARINGS: In general, a public hearing is an open consideration within a meeting of the Planning Commission Board, 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.

Televised/Video of Meetings: Charter – Channel 2; AT&T Uverse – Channel 99
Visit www.riverbank.org to connect to meeting videos. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)

City Hall Hours: City Hall is open Monday – Thursday: 7:30 am – 5:30 pm and Fridays: 8:00 am – 5:00 pm; CLOSED alternating Fridays. **QUESTIONS:** Contact the Developmental Services Department at (209) 863-7128.

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City of Riverbank

6707 Third Street • Riverbank, CA 95367-2396
Phone: (209) 869-7128 • Fax: (209) 869-7126

NOTICE OF CONTINUANCE

AFFIDAVIT OF POSTING NOTICE OF CONTINUANCE:

Item 3.1: General Plan Amendment No. 2017-01. The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use Designations to be established and designated on the General Plan Map, in accordance with specific process and criteria.

POLICY FOR PUBLIC NOTICE POSTING REQUIREMENTS

I, JANET SMALLEN, SR. COMMUNITY DEVELOPMENT SPECIALIST, declare as follows:

That I am the Sr. Community Development Specialist of the City of Riverbank. That at a regular meeting of the City Planning Commission of the City of Riverbank held July 18, 2017, said Public Hearing Item was continued to the September 19, 2017 Planning Commission Meeting.

I declare under penalty of perjury that the foregoing is true and correct.

Dated this 31st day of July 2017.

/s/ Janet Smallen,
Sr. Community Development Specialist
City of Riverbank

For official use only:

Posted: 7/31/17	Publish: n/a	Remove: 9/20/17
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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 2, 2017

LEGAL DEPT: PLANNING

CITY OF RIVERBANK **NOTICE OF WORKSHOPS**

Notice is hereby given that the City of Riverbank Planning Commission will conduct public workshops, described below at 6:00 p.m. on Tuesday August 15, 2017, in Council Chambers 6707 Third Street, Riverbank, California.

Workshop 1: Land Use 101

Workshop 2: General Plan Amendments - Specific Plans

The City of Riverbank will hold Public Workshops as follows:

Planning Commission Meeting
August 15, 2017 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California

ALL INTERESTED PARTIES are invited to attend the public workshops on **July 18, 2017** at the time and place specified above to express opinions on the subject matters being discussed.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Administration Dept. at (209) 863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public work shop matters contact Donna M. Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

**PUBLIC NOTICE
CITY OF RIVERBANK
NOTICE OF WORKSHOPS**

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Workshop 2: General Plan

Amendments - Specific Plans

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863-7122 or cityclerk@riverbank.org at least seventy-two (72) hours prior to the meeting. For questions regarding the public work shop matters contact Donna M. Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

August 2, 2017

RN #17-073



City of Riverbank
Planning Commission Meeting
6707 Third Street • Riverbank • CA 95367

MINUTES
Tuesday, July 18, 2017

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 McKinney, Vice Chair King, Commissioner Stewart, Commissioner Tabacco

Absent: Commissioner: None

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 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. 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.

None

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 2.1: Posting of the July 18, 2017, Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

Item 2.2: The Agenda for the July 18, 2017, Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

Item 2.3: The Minutes of the June 20, 2017 Planning Commission Meeting.

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

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

3. PUBLIC HEARING PRESENTATIONS

Item 3.1: General Plan Amendment No. 2017-01: The project consists of a General Plan Amendment to the City's Land Use Element to allow for Specific Plan Land Use Designations to be established and designated on the General Plan Map, in accordance with specific process and criteria.

- Donna M. Kenney, Planning & Building Manager introduced item 3.1.
- John Anderson with J. B. Anderson Land Use Planning, consultant for the City Of Riverbank presented item 3.1 and PowerPoint.
- Planning Commissioners discussed item and asked Mr. Anderson questions pertaining to Item 3.1.
- Mr. Anderson stated that they could use this time as more of a workshop and continue the item until the September 19, 2017, Planning Commission meeting. Mr. Anderson stated they would have another workshop at the August 15, 2017 Planning Commission meeting to provide additional information and training.
- Public hearing was opened at 6:38 p.m.
- Being no comments the public hearing was closed at 6:39 p.m.

ACTION: Public hearing item 3.1 was continued until September 19, 2017. By motion moved/seconded (King / Stewart / 4-0) by unanimous roll call vote.

Ayes: Planning Commissioners: McKinney, King, Stewart, and Tabacco

Nays: None

Absent: None

Abstained: None

4. PLANNING COMMISSION COMMENTS (Informational Only – No Action)

Item 4.1: Commission Tabacco informed the group that he attended a LAFCO meeting and said it was very interesting.

Riverbank Planning Commission

Minutes from July 18, 2017

Page 2 of 3

Item 4.2: Commission Stewart is concerned of the condition of houses in town and what could be done.

- Robin Baral city attorney responded to Commissioner Stewart's concern and that the process would be done through a nuisance abatement.
- Donna Kenney stated that we only have one Neighborhood Improvement Officer on staff and that issues are handled on a complaint basis.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION (Informational Only – No Action)

None

6. STAFF COMMENTS (Information Only – No Action)

Item 6.1: Planning Commission recruitment – Donna gave an update to the Planning Commissioners.

Item 6.2: Donna gave an update to Planning Commission on 209 Concepts, a vehicle paint shop which has closed.

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

None at this time.

8. ADJOURNMENT – There being no further business, the meeting was adjourned.

ATTEST:

Donna M. Kenney
Recording Secretary

APPROVED:

Anthony McKinney, Chair
Planning Commission

**CITY OF RIVERBANK
PLANNING COMMISSION**

STAFF REPORT

ITEM NO:	2.4	August 15, 2017
APPLICATION:	Tentative Subdivision Map Extension 15-0010 – California Estates – California Avenue and Claus Road, APN: 132-046-078/-079. Request for a five (5) month extension on approved Tentative Subdivision Map 02-2015 to subdivide 2.21 acres into 10 single family low density residential lots, a basin lot, and 1 internal street.	
OWNER:	Dennis Monterosso 1932 Evergreen Court Modesto, CA 95350	
APPLICANT REPRESTATIVE:	Dennis Monterosso	
GENERAL PLAN:	Low Density Residential (LDR)	
ZONING:	Single Family Residential (R-1)	
ENVIRONMENTAL DETERMINATION:	The extension of a currently approved tentative subdivision map is not a Project pursuant to CEQA Guidelines.	
PROJECT PLANNER:	Donna M. Kenney, Planning and Building Manager	
RECOMMENDATION:	Approve the five (5) month Map Extension request for Tentative Subdivision Map 02-2015 (Exhibit A).	
ACROMYMS:	CEQA – California Environmental Quality Act FT – Feet or foot LDR - Low Density Residential	

I. BACKGROUND:

The applicant proposes the extension of vesting tentative subdivision map 02-2015 for the development of 10 single family lots on combined 2.21 acres, consisting of 9 vacant lots and 1 lot with an existing single family residence (3949 California Avenue). The request (Attachment 2) is for a five (5) month extension of the map to complete the subdivision improvements and the process towards the approval of the Final Map.

Vesting Tentative Map 02-2015 to subdivide the site were approved by the Planning Commission on August 18, 2015. According to State Subdivision law, an approved vesting tentative map has a life of twenty-four (24) months, so this particular map expires August 18, 2017. Pursuant to the City's Subdivision Ordinance, the Planning Commission may approve a requested extension of an additional three (3) years. The applicant has requested an extension of five (5) months. The Architecture and Site Plan Review of the homes has not yet been submitted.

II. ENVIRONMENTAL REVIEW:

A map extension for an approved subdivision is not a Project pursuant to CEQA Guidelines.

III. PUBLIC NOTICE:

This item did not require public noticing.

IV. RECOMMENDATION:

Approve the five (5) month Map Extension request for Tentative Subdivision Map 02-2015.

V. ATTACHMENTS:

1. Resolution 2017-015
Exhibit A - Tentative Subdivision Map 02-2015
2. Applicant letter of July 27, 2017

Respectfully Submitted By:

Donna M. Kenney
Donna M. Kenney
Planning and Building Manager

**Planning Commission
Resolution No. 2017-15**

A Resolution of the City of Riverbank Planning Commission
Approving the Request of Dennis Monterosso for a Five (5) Month Extension of
Tentative Subdivision Map 02-2015 to Develop 2.21 Acres into
Ten Single Family Low Density Residential Lots,
Located at the Northwest Corner of California Avenue and Claus Road
APNs 132-046-078/-079.

Whereas, An application has been received from Dennis Monterosso for a five (5) month extension of Tentative Subdivision Map 02-2015 ("California Estates") to subdivide 2.21 acres into 10 medium low single family residential lots, APNs:132-046-078/-079; and

Whereas, Tentative Subdivision Map 02-2015 was approved by the Riverbank Planning Commission at a regular meeting held on August 18, 2015 in the manner prescribed by law; and

Whereas, The Planning Commission determined an Exemption (15332 Class 32, In-Fill Development Projects) pursuant to the California Environmental Quality Act to be the appropriate level of environmental review; and

Whereas, All conditions of approval required of Tentative Subdivision Map 02-2015 continue to apply during the proposed Five (5) month extension period; and

Whereas, Tentative Subdivision Map 02-2015, as conditioned, is consistent with the adopted policies of the General Plan Land Use and Housing Elements; and

Whereas, The requested five (5) month extension is required to complete subdivision improvements and the Final Map process.

NOW THEREFORE, BE IT RESOLVED that the City of Riverbank Planning Commission approves the requested five (5) month extension for Tentative Subdivision Map No. 02-2015 as shown in Exhibit "A" and subject to its Conditions of Approval and by this reference incorporated herein.

PASSED AND ADOPTED this 15th day of August 2017 by the following vote:

AYES:

NOES:

ABSENT

ABSTAIN:

Approved:

Anthony McKinney,
Chairperson

Attest:

Donna M. Kenney,
Secretary to the Planning Commission

CALIFORNIA ESTATES

BEING A SUBDIVISION OF PARCELS A & B, AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT PAGE 76, STANISLAUS COUNTY RECORDS, AND LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF RIVERBANK, STANISLAUS COUNTY, CALIFORNIA.

JUNE 2017
PAGE 2 OF 2

HAWKINS & ASSOCIATES ENGINEERING
436 MITCHELL RD. MODESTO,
CALIFORNIA 95354

BASIS OF BEARINGS

THE COURSE OF NORTH 89°24'03" WEST ALONG THE CENTERLINE OF CALIFORNIA AVENUE., AS SHOWN ON THE MAP RECORDED OCTOBER 18, 1995 IN BOOK 22 OF RECORD OF SURVEYS, AT PAGE 83, STANISLAUS COUNTY RECORDS, IS THE BASIS FOR ALL BEARINGS ON THIS MAP.

REFERENCES

NOTE: ALL REFERENCES PER STANISLAUS COUNTY RECORDS

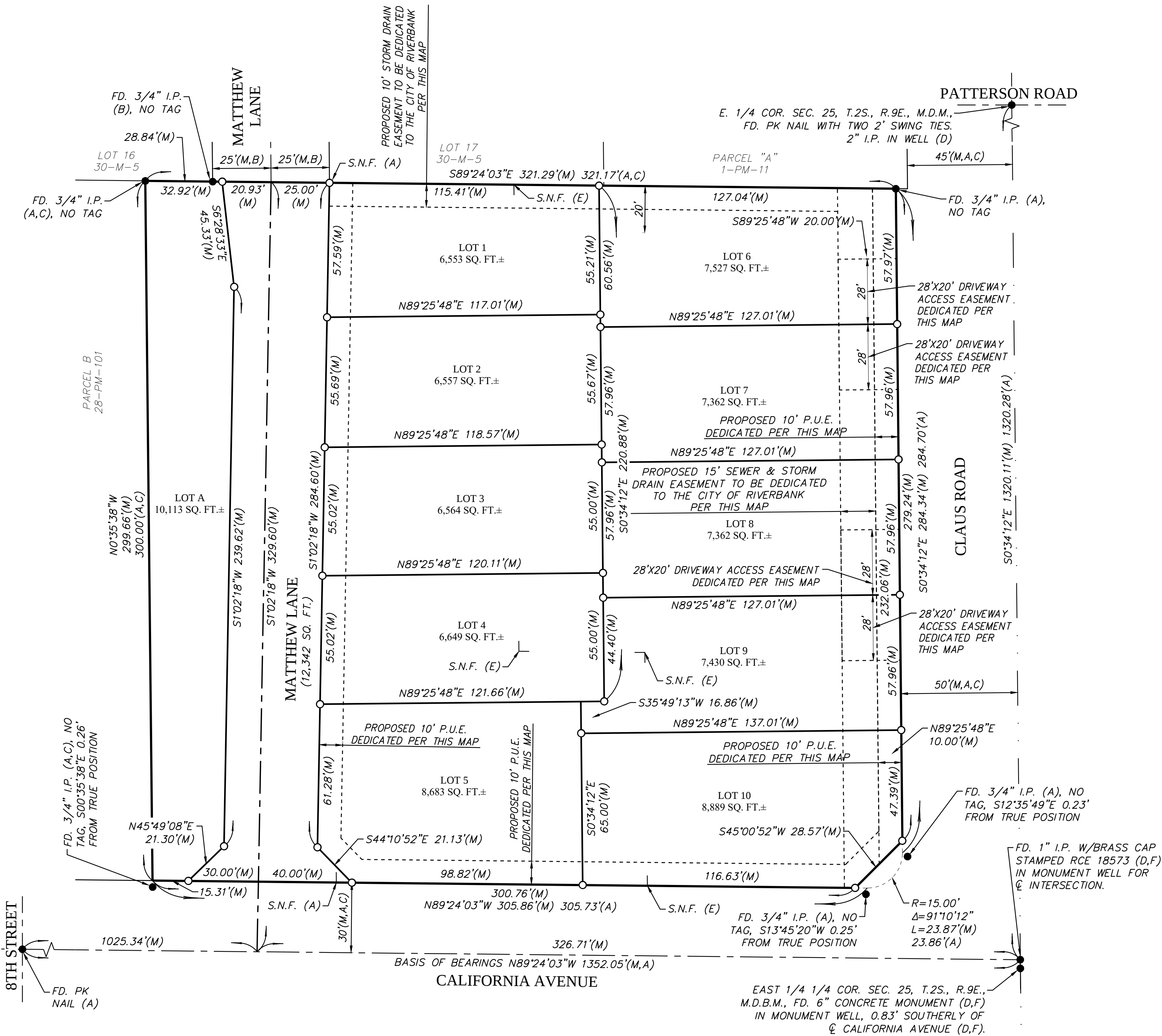
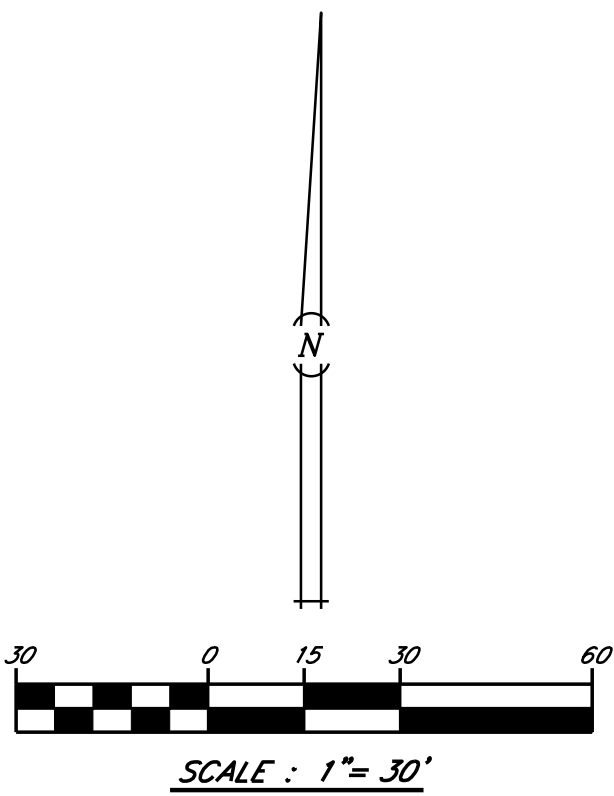
- A. BOOK 22 OF SURVEYS, AT PAGE 83
- B. BOOK 30 OF MAPS, AT PAGE 5
- C. BOOK 28 OF PARCEL MAPS, AT PAGE 101
- D. VOLUME 34 OF MAPS, AT PAGE 79
- E. BOOK 29 OF PARCEL MAPS, AT PAGE 76
- F. FIELD NOTES FROM COUNTY FIELD BOOK #C184

NOTES

- 1. ALL DISTANCES ARE MEASURED AND GROUND UNLESS OTHERWISE NOTED.
- 2. THIS MAP REFERS TO APPROVED TENTATIVE MAP 02-2015
- 3. THE GROSS AREA OF THIS SUBDIVISION IS 2.20 ACRES. THE LOT AREAS SHOWN ON THIS MAP ARE NET AREAS.
- 4. THIS SUBDIVISION CONTAINS 10 RESIDENTIAL LOTS, 1 PUBLIC STREET (MATTHEW LANE), AND 1 STORM DRAINAGE BASIN LOT (LOT "A").
- 5. LOT "A" (STORM DRAINAGE BASIN) IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

- FOUND MONUMENT AS NOTED
- INDICATES SET 3/4" I.P. TAGGED L.S. 8660
- I.P. INDICATES IRON PIPE
- (M) MEASURED AS NOTED ON THIS MAP
- (A) RECORD PER REFERENCE
- (R) RADIAL BEARING
- S.C.R. STANISLAUS COUNTY RECORDS
- PM PARCEL MAP
- M RECORD MAP
- P.U.E. PUBLIC UTILITY EASEMENT
- SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- - - PROPOSED CENTERLINE
- - - PROPOSED EASEMENT
- - - EXISTING SECTIONLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT



OWNER'S STATEMENT

THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR HAVE SOME INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

WE OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE MATTHEW LANE, LOT "A", 10 FOOT WIDE P.U.E., THE 15 FOOT WIDE SANITARY SEWER & STORM DRAIN EASEMENT, THE 10 FOOT WIDE STORM DRAIN EASEMENT, AND THE DRIVEWAY ACCESS EASEMENTS, ALL AS SHOWN WITHIN THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED.

OWNER: DENNIS A. MONTEROSSO, AN UNMARRIED MAN

BY: _____ DATE: _____
DENNIS A. MONTEROSSO

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS
ON _____ BEFORE ME, _____
A NOTARY PUBLIC PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY'S SIGNATURE _____
PRINT NOTARY'S NAME _____
PRINCIPAL COUNTY OF BUSINESS _____
REGISTRATION # _____
MY COMMISSION EXPIRES: _____

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:

- (CHECK ONE)
- ☐ A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.
- ☐ A RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS _____ DAY OF _____, 2017.

CHRISTINE FERRARO TALLMAN
CLERK OF THE BOARD OF SUPERVISORS
STANISLAUS COUNTY

BY: _____, DEPUTY

PRINT NAME

CALIFORNIA ESTATES

BEING A SUBDIVISION OF PARCELS A & B, AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 29 OF PARCEL MAPS, AT PAGE 76, STANISLAUS COUNTY RECORDS, AND LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF RIVERBANK, STANISLAUS COUNTY, CALIFORNIA.

JUNE 2017
PAGE 1 OF 2

HAWKINS & ASSOCIATES ENGINEERING
436 MITCHELL RD. MODESTO,
CALIFORNIA 95354

BENEFICIARY'S STATEMENT:

WE CONCUR WITH THE FOREGOING OWNER'S STATEMENT AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

DATED THIS _____ DAY OF _____, 2016

MICHAEL LYON, AS TRUSTEE, OR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 21, 2014 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2014-0477178-00.

SIGNATURE

PRINT NAME & TITLE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS
ON _____ BEFORE ME, _____
A NOTARY PUBLIC PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY'S SIGNATURE _____
PRINT NOTARY'S NAME _____
PRINCIPAL COUNTY OF BUSINESS _____
REGISTRATION # _____
MY COMMISSION EXPIRES: _____

CITY CLERK'S ACCEPTANCE OF DEDICATION CERTIFICATE:

THIS IS TO CERTIFY THAT AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2016, THE CITY COUNCIL OF THE CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, APPROVED THIS FINAL MAP AND ACCEPTED ON BEHALF FOR PUBLIC USE THE STREETS, AVENUES, ROADS, LOT "A", THE 15' WIDE SANITARY SEWER AND STORM DRAIN EASEMENT, THE 10' WIDE STORM DRAIN EASEMENT, AND THE 10' WIDE PUBLIC UTILITY EASEMENT ALL AS SHOWN ON THIS FINAL MAP.
DATED THIS _____ DAY OF _____, 2016

BY: _____
ANNABELLE AGUILAR
CITY CLERK, CITY OF RIVERBANK

PRINT NAME

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DENNIS A. MONTEROSSO IN FEBRUARY OF 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2017.

KEVIN J. GENASCI, P.L.S. 8660

CITY ENGINEER'S CERTIFICATE

THIS IS TO STATE THAT I HAVE EXAMINED THE ACCOMPANYING FINAL MAP, THAT THE SUBDIVISION IS SHOWN SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THE MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2017

WILLIAM F. KULL, CITY ENGINEER
P.L.S. 5792

PLANNING COMMISSION CERTIFICATE:

THIS IS TO CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP RECOMMENDED AND APPROVED BY THE PLANNING COMMISSION AT A DULY AUTHORIZED MEETING HELD ON THE 18TH DAY OF AUGUST, 2015 BY PLANNING RESOLUTION NO. 2015-020

DATED THIS _____ DAY OF _____, 2017

BY: _____
DONNA M. KENNEY
SECRETARY OF PLANNING COMMISSION

TAX COLLECTOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THERE ARE NO LIENS AGAINST THE PROPERTY OR ANY PART THEREOF FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

AS TO STATE, COUNTY, SCHOOL, OR MUNICIPAL TAXES:

DATED THIS _____ DAY OF _____, 2017

GORDON B. FORD,
STANISLAUS COUNTY TAX COLLECTOR

BY: _____, DEPUTY

PRINT NAME: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ O'CLOCK _____M. IN BOOK _____ OF MAPS, AT PAGE _____, STANISLAUS COUNTY RECORDS, AT THE REQUEST OF HAWKINS & ASSOCIATES ENGINEERING, INC.

FEE: \$_____

INSTRUMENT NO. _____ FEE: \$_____ PAID

LEE LUNDRIGAN
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

July 26, 2017

Dennis A Monterosso

2900 Scenic Bend

Modesto, California 95355

City Of Riverbank

Planning Commission

Riverbank, California

Attn: Donna M. Kenney

Planning and Building Manager

PROJECT ADDRESS: 3949 California Ave. Riverbank, Ca.

Dear Ms. Kenney

I am requesting a five month extension on this project starting from August 15, 2017.

Please advise.

My contact number is 209-204-5157

A handwritten signature in dark ink, appearing to read "Dennis A. Monterosso", with a long horizontal flourish extending to the right.

Dennis Monterosso