



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

Agenda
Tuesday, January 19, 2016 – 6:00 P.M.

CALL TO ORDER: Chair: Hughes

ROLL CALL: Chair: Hughes
Vice Chair: Vacant
Commissioner: McKinney
Commissioner: Stewart
Commissioner: Villapudua

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 January 19, 2016, 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 January 14, 2016.

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 November 17, 2015, 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 Calendar by roll call vote.

Any documents, not privileged or of a closed session, produced by the City and distributed to the majority of the Planning Commission regarding any item on this agenda will be made available at Developmental Services Department, 6617 3rd Street, Riverbank, CA during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

3. PUBLIC NOTICE

Item 3.1: PATTERSON ROAD PLAN LINE. PROJECT DESCRIPTION: The proposed Resolution will recommend to the City Council approval of the Interim and Ultimate Plan Lines for Patterson Road between Roselle Avenue to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan.

Recommendation: That Planning Commission approves Resolution No. 2016-001, recommending to the City Council the approval of the Interim and Ultimate Plan Lines for Patterson Road between Roselle to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan. The proposed plan is an implementation strategy to comply with the Riverbank General Plan EIR as well as the Downtown Specific Plan EIR. No CEQA is necessary for the proposed plan line adoption as the intended action sets forth a long-term plan to comply with policies set by the City Council.

Item 3.2: RIVERBANK 2014-2023 HOUSING ELEMENT AND INITIAL STUDY/NEGATIVE DECLARATION. PROJECT DESCRIPTION: The Planning Commission will hold a Public Hearing to review and make recommendations to the City Council regarding: 1) Initial Study/Negative Declaration on the Housing Element Update 2014-2023; and 2) an amendment to the Riverbank General Plan to adopt the Housing Element Update for the 2014-2023 Planning Period. The Proposed project is an update to the Riverbank Housing Element. In compliance with Government Code Section 65580 *et sec.*, the proposed Housing Element Update, which supports goals and policies of the City's current Housing Element, provides policies and implementation programs under which new housing development would be allowed. The proposed Housing Element includes updated policies and programs that are intended to guide the City's housing efforts through the 2014-2023 planning period.

Recommendation: That Planning Commission approves Resolution No. 2016-002, recommending the City Council adopt the 2014-2023 Housing Element and Housing Element Negative Declaration and authorize its submittal to the State Department of Housing and Community Development.

Item 3.3: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING THE RIVERBANK MUNICIPAL CODE BY REPEALING IN ITS ENTIRETY CHAPTER 153: VARIANCE OF TITLE XV: LAND USAGE AND SUBSTITUTING IT WITH A NEW CHAPTER 153: VARIANCE. PROJECT DESCRIPTION: The proposed Ordinance Amendment will update the City's Municipal Code to make the Planning Commission the deciding body of a variance request. An appeal of the Planning Commission's decision would still be heard in public hearing by the City Council.

Recommendation: That the Planning Commission approves Resolution No. 2016-003, recommending the City Council finds the project exempt under Section 15378 (B)(5) of the CEQA Guidelines, the Project is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment, and approves the proposed Ordinance Amendment.

Item 3.4: WARD AVENUE VILLAS – GENERAL PLAN AMENDMENT 01-2015, REZONE 01-2015, AND VESTING TENTATIVE MAP 01-2015. PROJECT DESCRIPTION: Request for the development of 28 single family parcels and a storm water basin on 2.42 acres to be rezoned to Planned Development. Property is located at 2912 Ward Avenue, west of Roselle Avenue, APN 132-036-003 within an R-1 Single Family Residential Zoning District.

Recommendation: That the Planning Commission approves Resolution No. 2016-004, recommending the City Council finds the project exempt under Section 15332 (Class 32, In-Fill Development Projects) of the State CEQA Guidelines and conditionally approve the request of Troy Wright for a General Plan Amendment, Rezone, and Vesting Tentative Map to create 28 single family lots on 2.42 acres.

4. COMMISSION ITEMS (Information Only – No Action)

Item 4.1: Planning Commissioner appointments were notified January 13th. They are Joan Stewart, Edward Tabacco and Larry King. Newly appointed Commissioners will be given the Oath of Office at the January 26th City Council meeting at 6:00 p.m. and the Council will also recognize Planning Commissioners Patricia Hughes and John Degele for their years of service on the Planning Commission Board.

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

Item 5.1: 39th Annual Stanislaus County Planning Commissioners' Workshop – Saturday, February 27, 2016.

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

Item 6.1: Diamond Bar West – Final Subdivision Map. Applicants are working on the plans for utilities and streets towards a grading permit.

Item 6.2: Diamond Bar West – Architecture and Site Plan Review. Application to be submitted within a couple of weeks.

7. NEW BUSINESS (Information Only – No Action)

Item 7.1: Crossroads Shopping Center, Pad "C" Update - Panda Express (open), Chipotle, Dickey's BBQ Pit, AT&T Store (open), and Five Guys.

Item 7.2: Crossroads Shopping Center, Pad "G" Update – (next to Bevmo) America's Tire plans in review.

8. ADJOURNMENT – The next regular Planning Commission meeting – February 16, 2016 @ 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 during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).

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 January, 2016
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 3 business days 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 during normal business hours. (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).



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: January 6, 2016

DEPT: PLANNING

LEGAL

CITY OF RIVERBANK NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Riverbank Planning Commission will conduct a public hearing to consider a Modification to an Ordinance, described below at 6:00 p.m. on Tuesday, January 19, 2016, in Council Chambers 6707 Third Street, Riverbank, California.

Project Descriptions:

- I. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING THE RIVERBANK MUNICIPAL CODE BY REPEALING IN ITS ENTIRETY CHAPTER 153: VARIANCE OF TITLE XV: LAND USAGE AND SUBSTITUTING IT WITH A NEW CHAPTER 153: VARIANCE. PROJECT DESCRIPTION:** The proposed Ordinance Amendment will update the City's Municipal Code to make the Planning Commission the deciding body of a variance request. An appeal of the Planning Commission's decision would still be heard in public hearing by the City Council.

- II. WARD AVENUE VILLAS – GENERAL PLAN AMENDMENT 01-2015, REZONE 01-2015, AND VESTING TENTATIVE MAP 01-2015. PROJECT DESCRIPTION:** Request for the development of 28 single family parcels and a storm water basin on 2.42 acres to be rezoned to Planned Development. Property is located at 2912 Ward Avenue, east of Roselle Avenue, APN 132-036-003 within an R-1 Single Family Residential Zoning District.

- III. PATTERSON ROAD PLAN LINE. PROJECT DESCRIPTION:** The proposed Resolution will recommend to the City Council approval of the Interim and Ultimate Plan Line for Patterson Road between Roselle Avenue to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan. The Interim Plan consists of expanding the west-bound travel lane to two-lanes and preserving the parking between Terminal Avenue and Tina Avenue. The ultimate plan consists of incorporating an 8 foot bicycle lane on the north side of Patterson Road as well as landscape improvements adjacent to the BNSF/Sierra Northern Railway. In addition, Parking will continue to be preserved between Terminal Avenue and Tina Avenue. For detailed layout of the Interim and Ultimate Plan Lines, please go to the City of Riverbank Development Services website:
<http://www.riverbank.org/176/Development-Services>

- IV. RIVERBANK 2014-2023 HOUSING ELEMENT AND INITIAL STUDY/NEGATIVE DECLARATION:** Notice is hereby given that the Planning Commission of the City of Riverbank will hold a Public Hearing to review and make recommendations to the City Council regarding: 1) Initial Study/Negative Declaration on the Housing Element Update 2014-2023; and 2) an amendment to the Riverbank General Plan to adopt the Housing Element Update for the 2014-2023 Planning Period. The Proposed project is an update to the Riverbank Housing Element. Under the proposed Project, the City needs to demonstrate that I can accommodate at least 1,280 housing units in various income categories during the 2014-2023 Housing Element planning period. In compliance with Government Code Section 65580 *et sec.*, the proposed Housing

Element Update, which supports goals and policies of the City's current Housing Element, provides policies and implementation programs under which new housing development would be allowed. The proposed Housing Element includes updated policies and programs that are intended to guide the City's housing efforts through the 2014-2023 planning period. Pursuant to Article 6 of the CEQA Guidelines, the City of Riverbank, acting as the Lead Agency, has reviewed and considered the environmental impacts of the 2014-2023 Housing Element, and has determined that the project will not have a significant effect on the environment with substantial evidence provided in the Initial Study. The City hereby proposes to adopt a Negative Declaration for this Project.

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

**Planning Commission Meeting
January 19, 2016 at 6:00 pm
City Hall Council Chambers - 6707 Third Street - Riverbank, California**

ALL INTERESTED PARTIES are invited to attend the public hearing on **January 19, 2016** at the time and place specified above to express opinions or submit evidence for or against the subject matter being considered. Written comments via e-mail to dkenney@riverbank.org by postal service, or hand delivered to **6707 Third Street, Suite A, Riverbank, California, 95367**, will be accepted by the Development Services Department up to 5:00 p.m. on said date. All written comments received by said time will be distributed to the Planning Commission for consideration. Oral comments will be received by the Planning Commission prior to the close of the Public Hearing on the subject matter being considered. The Planning Commission will receive all testimony prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only 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.

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 hearing matter contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org.

Any public record materials pertaining to the presentation of the subject matter being considered will be made available for review at the Development Services Counter at 6717 Third Street, Riverbank, and (if technologically possible) at <http://www.riverbank.org/Depts/planning/default.aspx> upon distribution to a majority of the Planning Commission (typically 72 hours prior to the meeting).



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

MINUTES
Tuesday, November 17, 2015

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 Hughes, Commissioner McKinney, Commissioner Stewart and Commissioner Villapudua

Absent: 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 No. 2.A: Posting of the November 17, 2015, Planning Commission Meeting.

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

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

Nays: None

Absent: None

Abstained: None

Item No. 2.B: The Agenda for the November 17, 2015, Planning Commission Meeting.

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

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

Nays: None

Absent: None

Abstained: None

Item No. 2.C: The Minutes of the October 20, 2015 Planning Commission Meeting.

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

Ayes: Commissioners: Hughes, McKinney, Stewart and Villapudua

Nays: None

Absent: None

Abstained: None

3. APPEAL

Item 3.1: Dennis Monterosso – Appeal of Citations. Project Description: The Project is an appeal of two Administrative Citations that were issued for grading without a permit. Property is located at the Northwest corner of California and Claus, APN 132-046-078 and -079 and is zoned R-1 (Single Family Residential). The General Plan designation for the site is LDR (Low Density Residential).

- Donna M. Kenney presented the staff report and PowerPoint on item 3.1.
- Planning Commission discussed item and asked Donna some questions.
- Chair Hughes asked what the regular procedure is to getting a grading permit.
- Commissioner McKinney asked if the grading permit is based on size of the project.
- Commissioner Villapudua asked if there is usually a warning prior to a citation.
- Commissioner Stewart and Villapudua asked about the major and minor grading permits.
- Donna responded to their questions and what the difference is on a major and a minor grading permit.
- Public Hearing was opened at 6:13 p.m.
- Mr. Monterosso property owner of the site spoke on behalf of the appeal and explained his reasoning to why he did what he did, although he knew he needed a grading permit that time was of the essence to the opportunity of getting free fill dirt.
- Commissioners asked Dennis some questions.
- Mr. Monterosso responded to the Commissioners questions.
- Charlie Neal spoke in objection of the dumping.
- Mr. Monterosso responded to Charlie Neal's comments.
- Public Hearing was closed at 6:41 p.m.
- Commission discussed item.

ACTION: *By motion moved/second (Stewart / McKinney / passed 4-0) was approved to waive one citation of \$600.00 on APN: 132-046-078 and to pay the other citation of \$600.00 for APN: 132-046-079; motion carried by unanimous roll call vote.*

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

Nays: None

Absent: None

Abstained: None

4. PUBLIC NOTICE

Item 4.1: Nana Farkye / Stanislaus Cheese - Modification to Architecture and Site Plan Review Application No. 02-2015. Project Description: The applicant received Architectural and Site Plan Review approval of additions and tenant improvements to an existing milk and cheese processing facility, including a small retail area, at the Planning Commission meeting of September 15, 2015. The applicant now proposes to amend that approval to include a phasing plan. City staff has determined that the proposed additions and tenant improvements are exempt from CEQA pursuant to Section 15301 (Class 32) of the State CEQA Guidelines related to Existing Facilities. Property is located at 3112 Santa Fe Street, APN 132-011-060 and is zoned M-1 Light Industrial. The General Plan designation for the site is MU (Mixed Use). The property is within the Downtown Specific Plan which designates this property as Downtown General.

- Donna M. Kenney presented the staff report and PowerPoint on item 4.1.
- Planning Commission discussed item and asked Donna questions pertaining to information on the noise and odor.
- Donna M. Kenney informed them they she had not received specific information about the noise or odor from the applicant.
- Public Hearing was opened at 7:00 p.m.
- Applicant Nana Farkye addressed the noise and odor issue to the Commission and stated that the refrigeration unit would only be 45-50 decibel's and that they smoke the cheese at very low temperatures that it is not like smoking meat.
- Edwin Francisco Rizo property owner of the site also spoke in favor of the project and that they are only requesting Phasing to start up the small cheese company to then be able to afford the additional improvements requested of the city.
- Commissioner McKinney asked the applicant and property owner questions to their project on the timing and what kind of guarantee would the city have if they approved the phasing of the project.
- Nana Farkye stated that he had given the dates of how they plan to proceed with the phasing, which was to pull a permit for Phase II in January 2017.
- Charlie Neal spoke in objection of the project and concerns with the traffic another business could cause and concerns with the noise and odor.
- Nana Farkye responded to Charlie Neal's comments.

- Evelyn Halbert spoke in objection of the project and concerns of the noise, odor and traffic to additional trucks.
- Nana Farkye responded to Evelyn Halbert's comments.
- Edwin Francisco Rizo also responded to Evelyn Halbert's comments.
- Charlie Neal responded to both Nana Farkye and Edwin Francisco Rizo comments.
- Evelyn Halbert commented in objection of the item.
- Public Hearing was closed at 7:35 p.m.
- Planning Commission discussed item.
- Commissioner McKinney asked staff some questions.
- Commissioner Villapudua also commented on project and thinks it should be phased.

ACTION: *By motion moved/second (Villapudua / Stewart / passed 4-0) was approved to allow applicant Nana Farkye to phase his project in two phases, even though staff recommended denial; motion carried by unanimous roll call vote.*

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

Nays: None

Absent: None

Abstained: None

5. COMMISSION ITEMS (Information Only – No Action)

Item 5.1: Planning Commission recruitment to fill three seats has been extended to run from Monday, November 2, 2015, to close of business on Tuesday, November 17, 2015. Although terms will expire at the end of December 2015, according to policy, Commissioners may remain in their seat as Commissioner until the new appointments have been sworn in. If you are not interested in remaining in the seat until then, please let the City Clerk know. We anticipate recommending appointments to the City Council by December 8, but due to the holidays, it may not be until the first City Council meeting on January 12, 2016. The City Clerk will inform you as December 8th.

- Chair Hughes informed the Commission that she will not be running for another term for Planning Commission, as life is taking her into another direction at this time. She wanted to thank staff and the community for the time she has been on the commission and has enjoyed every moment of it and that everyone has been great to work with.

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

None

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

Item 7.1: Ward Villas – Infill project that would require a General Plan Amendment, Rezone and Planned Development. Revised plans received this week.

Item 7.2: Diamond Bar West – Final Subdivision Map. Applicants are working on the plans for utilities, streets, hawk foraging land mitigation and oak tree mitigation.

Item 7.3: Diamond Bar West – Architecture and Site Plan Review. Application to be submitted within 2 weeks.

Item 7.4: KB Home variance – Approved by City Council 11/10/15. Council would like to see the variance ordinance amended for Planning Commission approval instead of a recommendation to Council.

8. NEW BUSINESS (Information Only – No Action)

Item 8.1: Crossroads Shopping Center, Pad “C” – We have received all five (5) tenant improvement plans for Pad “C” - Panda Express, Chipotle, Dickey’s BBQ Pit, AT&T Store and Five Guys.

Item 8.2: Pad “G” next to Bevmo to construct an America’s Tire store, plans have been submitted for plan review.

9. ADJOURNMENT – There being no further business, Chair Hughes adjourned the meeting at 7:52 p.m.

ATTEST:

APPROVED:

Donna M. Kenney
Recording Secretary

Patricia Hughes, Chair
Planning Commissioner

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT
Agenda Item No. 3.1**

January 19, 2016

APPLICATION: Patterson Road Plan Line Adoption

LOCATION: City of Riverbank

ENVIRONMENTAL DETERMINATION: The proposed plan is an implementation strategy to comply with the Riverbank General Plan EIR as well as the Downtown Specific Plan EIR. No CEQA is necessary for the proposed plan line adoption as the intended action sets forth a long-term plan to comply with policies set by the City Council.

PROJECT PLANNER: John B. Anderson, Contract Planner

RECOMMENDATION: Recommend to the City Council approval of the Interim and Ultimate Plan Line for Patterson Road between Roselle to the west and Claus Road to the east in compliance with the City of Riverbank 2005-2025 General Plan.

ACRONYMS: CEQA – California Environmental Quality Act
EIR – Environmental Impact Report
BNSF – Burlington Northern/Sante Fe
CPUC – California Public Utilities Commission

ATTACHMENTS:

1. Patterson Road Community Workshop PowerPoint of February 25, 2015.
2. Patterson Road Community Workshop walking tour PowerPoint Presentation of March 28, 2015.
3. Notes dated April 1, 2015 as a result of the walking tour of March 28, 2015.
4. Petition of Patterson Road Homeowners who protest the removal of parking along Patterson road, received by the City May 11, 2015.
5. Interim and Ultimate Concept Plans for Patterson Road dated November 30 and December 7, 2015 respectively.
6. Draft PC Resolution 2016-001

I. EXECUTIVE SUMMARY:

Patterson Road serves as a major thoroughfare for the City of Riverbank and is designated as an Arterial in the 2005-2025 General Plan Circulation Element as well as a designated Truck Route. Patterson Road serves as a high impact roadway which accommodates local vehicular traffic as well as Commercial Trucks which transport goods and services in and through the City. Patterson Road serves as a primary point of connection for access to Downtown Riverbank, job generating land uses, Riverbank High School and the existing residential neighborhoods located to the east and west. In this regard, Patterson Road receives a fair amount of pedestrian and bicycle traffic. Unfortunately, urban development has been allowed to encroach into the Patterson Road corridor which makes it difficult to develop a comprehensive street strategy. These right of way constraints combined with the land held by BNSF and the Sierra Railroad for Commercial Rail services further frustrate the development of a proper street plan for Patterson Road.

Riverbank Staff since prior to 1990 has attempted to develop a comprehensive street plan for Patterson Road, but until now little has been resolved. The 2005-2025 General Plan and the Downtown Specific Plan of 2015 both focus attention on the need to develop a comprehensive strategy to promote the widening of Patterson Road between Roselle and Claus Road to allow for four (4) lanes of travel. These adopted plans also indicate that future signalization of Patterson at Third Street, Terminal and Eighth Street will be necessary to accommodate future traffic demands. These future signalization projects serve to further heighten the need for additional travel lanes to accommodate intersection transitions between Patterson road and several intersecting streets identified.

City Staff has prepared a number of possible street solutions for Patterson Road all of which have been shared with the community during City Sponsored workshops conducted during the spring of 2015. This report brings together all of the concerns raised as well as the design constraints to develop a long-range strategy for Patterson Road.

II. ENVIRONMENTAL DETERMINATION

The proposed action is not in itself a project and is therefore exempt from CEQA.

III. EXISTING CONDITIONS AND SITE CONSTRAINTS

Patterson Road is comprised of a two lane rural roadway with class two bike lanes in the pavement section. The existing sidewalk on the south side is interrupted by power poles making clear ADA travel less than desirable. The roadway right of way varies in width from 55 feet adjacent to the homes between Terminal easterly to Tina and 80 feet adjacent to the Patterson family apartments at the intersection of Patterson and Claus. Parking is a desired condition along the south side of Patterson Road to serve the existing single family residents between Terminal and Tina. Patterson Road is parallel by the existing rail lines owned by BNSF and the Sierra Railroad. The centerline of the rail grade is located 40 feet north of the south line of a 100 foot railroad right of way. Meaning the rail tracks are not centered in the 100 foot right of way. The right of way at the BNSF mainline westerly of First Street is complicated by two existing rail switch's, one mechanical and one remotely

controlled by the BNSF rail authority. There are two existing crossing arms and various control structures located east and west of the rail crossings as well.

IV. ANALYSIS

The Riverbank General Plan and the Downtown Specific Plan both call for a future expansion of Patterson Road to four lanes to serve the anticipated traffic associated with a growing City. The City intends to make substantial investments in the future intersection of Roselle and Patterson. It is necessary to establish a strategy for the full and complete development of Patterson Road which embraces all of the existing constraints and mitigation obligations which are known. In this regard, if the City does nothing Patterson Road will operate at a level of service which is contrary to the CEQA mitigation obligations disclosed with the General Plan and the Downtown Specific Plan. KD Anderson & Associates in their response to City concerns on this topic wrote a position paper dated July 9, 2015 which summarized the Traffic related consequences. Relevant portions of KD Anderson position paper of July 2015 are restated below in italics to emphasize the importance of the matter:

Background Information

Evaluation Criteria - Level of Service based on Daily Traffic Volume. The General Plan EIR, as well as the Downtown Specific Plan EIR traffic analysis evaluated traffic conditions at intersections and on roadway segments. Level of Service based on daily traffic volumes for roadway segments (as opposed to intersections) is an effective tool for long range planning, as daily traffic volumes can be used as a surrogate for peak-hour intersection analysis. Table 4.15-2 of the GPU EIR identifies Level of Service volume thresholds for various road classifications. These daily volume thresholds, which are presented in Table 1, are intended to represent daily traffic volumes that would be expected to result in peak-hour LOS at typical intersections.

Classification / Terrain	Pavement Width	Shoulder Width	Level of Service Threshold				
			A	B	C	D	E
Two Lane Collector			-	-	7,700	11,600	12,900
Two Lane Undivided Urban Arterial			-	10,200	13,500	14,800	15,700
Four Lane Divided Urban Arterial			-	22,800	29,500	31,700	33,400
Six Lane Divided Urban Arterial			-	35,100	45,000	47,900	50,300

Source: City of Riverbank GPU EIR, Table 4.15-2

Daily Traffic Volumes Forecasts. *I assembled information regarding current and future daily traffic volumes in the area of Patterson Road from the General Plan EIR. This information is show in Table 2. The resulting Level of Service based on adopted LOS thresholds is also presented.*

As indicated, the current traffic volumes on Patterson Road vary greatly, with the highest volume observed in the area between the Roselle Avenue and 1st Street intersection. Under the adopted thresholds this segment operates at LOS E, which exceeds the City's minimum LOS D threshold.

The remaining segments carry much lower volumes, and the Levels of Service in these areas is indicative of LOS B or C.

It is important to note that in urban areas the flow of traffic through major intersections is the primary factor in the quality of overall traffic flow. For example it is often possible to overcome limitations on the number of through lanes when auxiliary turn lanes are available and an appreciable share of the traffic volume is turning.

Table 2 also presents future daily traffic volumes on Patterson Road as documented in the General Plan EIR and in the Downtown Specific Plan EIR. While daily volumes on Patterson Road will increase, the change will vary based on location. It should be noted that these forecasts generally assume the effects of additional capacity on the Claribel Road corridor, either via a future NCC expressway or via a widened Claribel Road, although the exact layout of the former facility was not incorporated into the forecasts.

Evaluation

Level of Service based on Daily Volume. As indicate in Table 2, if no improvements are made to Patterson Road, then some portions of the facility would be expected to operate with a Level of Service that exceeded the City’s LOS D minimum standard. As we have discussed, the General Plan Circulation Element indicates that the portion of Patterson Road west of the Estelle Avenue intersection to Callander Avenue would be widened to four lanes. That level of improvement is unlikely to be feasible due to the location of existing development. However, the projected daily traffic volume without widening the two-lane road is indicative of LOS C conditions, which satisfies the City’s minimum requirement.

The volume east of the Roselle Avenue to the 1st Street intersection would operate at LOS F without improvements. In this area a great share of the traffic on Patterson Road will actually turn onto and off of Roselle Avenue. As a result, the design of long term improvements will include auxiliary left turn lanes that accommodate appreciable turning volumes. It is likely that the optimal design of the Patterson Road / Roselle Avenue intersection may not include two through lanes in each direction on Roselle Avenue. If the design of the ultimate intersection facilities can deliver Level of Service satisfying the City’s minimum standard, I do not believe that the absence of four through travel lanes in this short area would necessarily be inconsistent with the intent of the General Plan.

Street	From	To	Class	Lane s	Current Conditions		General Plan EIR	
					Daily volum e	LOS	Daily Volum e	LOS
Patterson Road	Callander Avenue	Roselle Avenue	Arteri al	2	7,300	B	13,200	C
Santa Fe Street	Roselle Avenue	1st Street	Collec tor	2	Future	-	not a part	-
Patterson Road	Roselle Avenue	1st Street	Arteri al	2	15,270	E	23,400	F
Patterson	1st Street	Terminal	Arteri	2	10,500	C	16,900	F

Road		Avenue	al					
Patterson Road	Terminal Avenue	8th Street	Arterial	2	6,735	B	12,300	C
Patterson Road	8th Street	Claus Road	Arterial	2	5,100	B	17,775	F
<i>Bold is conditions in excess of LOS D minimum.</i>								

The volume of traffic in the area from 1st Street east to Claus Road varies, and the effects of BN&SF and local development constrain available right of way. If no improvements were made, then the two-lane section from 1st Street to Terminal Avenue would be projected to operate at LOS F, as would the section from 8th Street to Claus Road. The volume is projected to be lower between Terminal Avenue and 8th Street, and the projected Level of Service in this area would meet the City's minimum LOS D standard.

You have indicated that the most acute right of way limitation exists in the area from Terminal Avenue through the 8th Street intersection to Tina Avenue. The cross section that would be created within the roughly 55 feet of right of way would include a single travel lane in each direction, on-street parking on the south side of the street and a separated 8' wide bicycle lane. From the standpoint of the General Plan and Level of Service based on daily volume, the segment west of 8th Street would operate at LOS C. However, the segment between 8th Street and Tina Avenue would operate at LOS F.

The importance of creating a comprehensive approach could not be made any clearer than what is stated above. The difficulty in this entire matter is that the City lacks the appropriate amount of easements or right of way to accomplish all of the stated objectives. Patterson Road serves as important asset to the community of Riverbank and is certainly used by all modes of transportation.

City Staff has had numerous conversations with representatives from BNSF, Sierra Railroad as well as the regulatory branch of the CPUC. Each of these meetings has been well received with lots of information shared. Unfortunately, City Staff has received no clear direction on what the railroads would accept as it relates to improvements other than to suggest the railroads would not encourage the use of the space north of the railroad centerline for any purpose. This is difficult to understand from a Corporate Citizen standpoint as the area in question continues to be poorly managed by the railroads. Nevertheless, the improvement of Patterson Road to serve the future of Riverbank has a bigger focus, the excess land south of the railroad centerline adjacent to Patterson Road. Based on the concept plans presented with this staff report, City Staff is suggesting a 20 foot easement from the railroads to accomplish the future street improvements.

The fact of the matter is that Patterson Road will take many years to be built out as funding is not guaranteed nor secured in any way. The presentation by staff here is to work with the right of way that we have and to secure minor right of way expansions where needed over time. Additional negotiations with the railroad authorities will be need to progress in order for the ultimate design for Patterson Road to be realized.

IV. PUBLIC INVOLVEMENT AND NOTICING:

City staff has conducted two public workshops on the future of Patterson Road one on February 25, 2015 and the last on March 28, 2015. Both of these workshops resulted in a number of questions and concerns. It is evident that the public is interested in improving Patterson Road to safely accommodate all modes of transportation. It was also evident that the existing residents along Patterson Road are not interested in giving up the street parking they currently enjoy in front of their homes.

This Planning Commission hearing was noticed by a published notice in the Riverbank News on January 6, 2016 and posted at City Hall North and South on December 28, 2015. Individual notices were sent to all property owners along Patterson Road as well as interested person who participated in past workshops on the topic on December 28, 2016. Written comments received by the City shall be supplied to the Commission at the day of the meeting and read into the public record.

III. RECOMMENDATION:

Find that the project is not a Project as defined by CEQA and approve the Interim and Ultimate Plan Line for Patterson Road pursuant to findings contained in the attached Resolution.

Respectfully Submitted By:

John B. Anderson
John B. Anderson
Contract Planner

Attachments:

1. Patterson Road Community Workshop PowerPoint of February 25, 2015.
2. Patterson Road Community Workshop walking tour PowerPoint Presentation of March 28, 2015.
3. Notes dated April 1, 2015 as a result of the walking tour of March 28, 2015.
4. Petition of Patterson Road Homeowners who protest the removal of parking along Patterson road, received by the City May 11, 2015.
5. Interim and Ultimate Concept Plans for Patterson Road dated 11/30/2015 & 12/07/2015.
6. Draft PC Resolution 2016-001

Attachment 1



PATTERSON ROAD COMMUNITY WORKSHOP

FEBRUARY 25, 2015

1



OUTLINE

PowerPoint Outline

- Patterson Road Current Conditions
- Constraints
- Concept Plan Goals
- Patterson Road Concept Plan
- Community Input

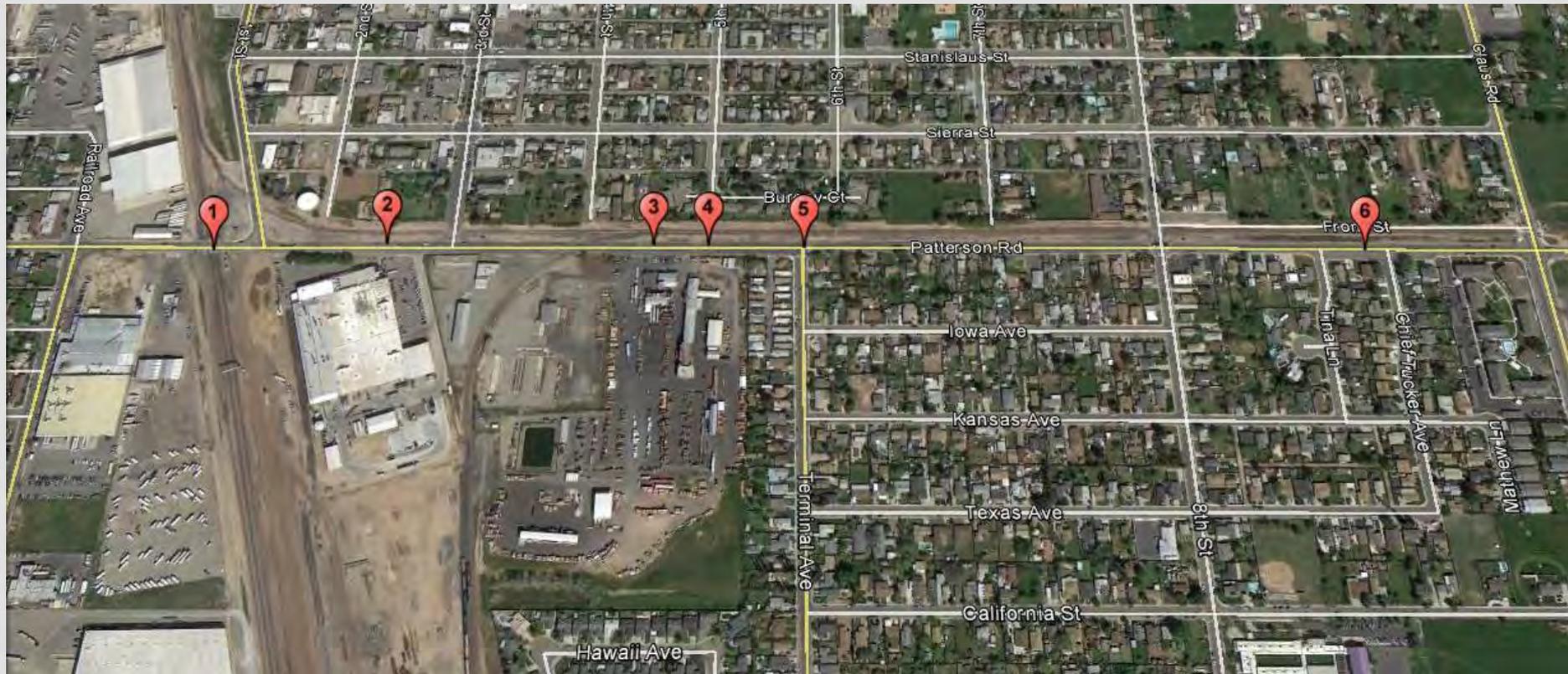


PATTERSON ROAD - CURRENT CONDITIONS

- 2 – Lane Configuration
- 35mph Speed Limit
- Disconnected Sidewalk on South Side
- Disconnected Bicycle Lane on North and South Side
- Easy access to BNSF/Sierra Northern Railroad Lines for Pedestrians – Safety Concern



PATTERSON ROAD - CURRENT CONDITIONS





PATTERSON ROAD - CURRENT CONDITIONS

#1





PATTERSON ROAD - CURRENT CONDITIONS

#2





PATTERSON ROAD - CURRENT CONDITIONS

#3





PATTERSON ROAD - CURRENT CONDITIONS

#4





PATTERSON ROAD - CURRENT CONDITIONS

#5





PATTERSON ROAD - CURRENT CONDITIONS

#6





CONSTRAINTS

- **BNSF** will not relinquish or provide the City access to any part of their right-of-way for improvements along the north side of Patterson Road between Roselle and Claus Roads.
- **Right-of-Way** is not consistent along Patterson Road that ranges from 55 feet to 80 feet.
- **Parking** along Patterson Road will limit the options for conceptual Patterson Road improvements



CONSTRAINTS

- Railroad Constraints





CONSTRAINTS - ROW

- Right-of-Way Constraints





CONSTRAINTS - ROW

- Parking Constraints





CONCEPT PLAN GOALS

- **Lane Capacity**
 - Configure Patterson Road to accommodate four (4) lanes of travel, where Right-of-Way permits
 - Consistent with the General Plan Circulation Element and General Plan Environmental Impact Report



CONCEPT PLAN GOALS

- **Safety for Pedestrians and Cyclists**
 - Increase Safety for Pedestrians and Cyclist who travel this section of Patterson Road
 - Develop (Class 1) 8 foot Bicycle Path, separated from roadway on the north side of Patterson Road
 - Continuous 5 foot sidewalk on south side of Patterson Road



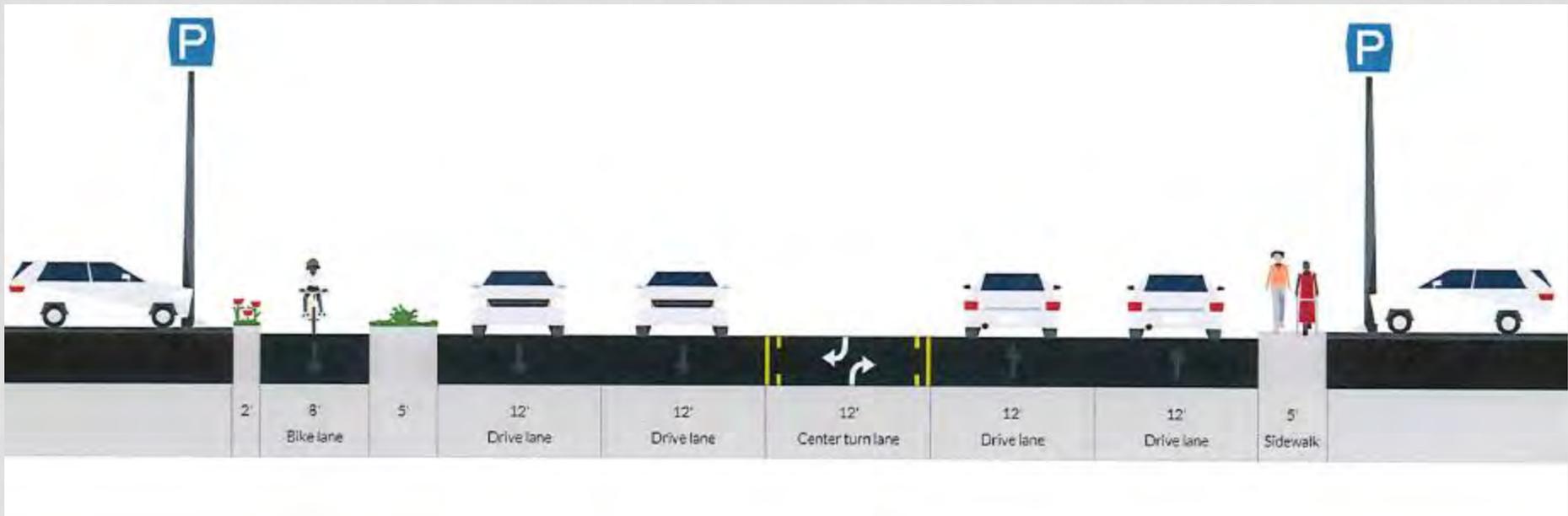
CONCEPT PLAN GOALS

- **“Complete Streets”**
 - A Complete Street is a street that accommodates and is for all modes of transportation including:
 - Vehicles
 - Pedestrians
 - Bicyclists
 - ADA Transportation



PATTERSON ROAD CONCEPT PLAN

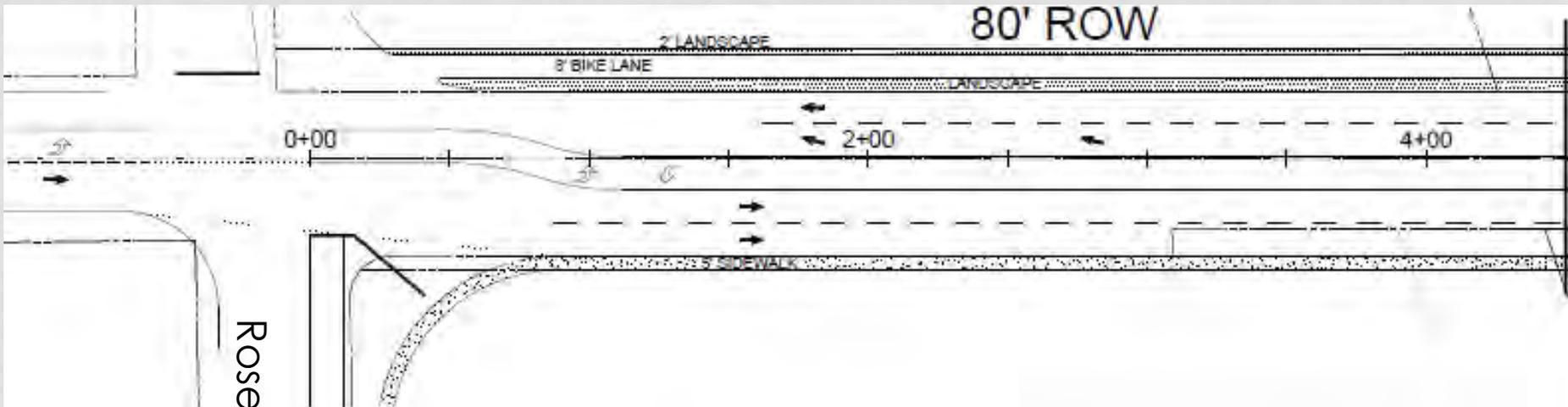
- 80' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- Roselle Avenue to 1st Street – 80' ROW

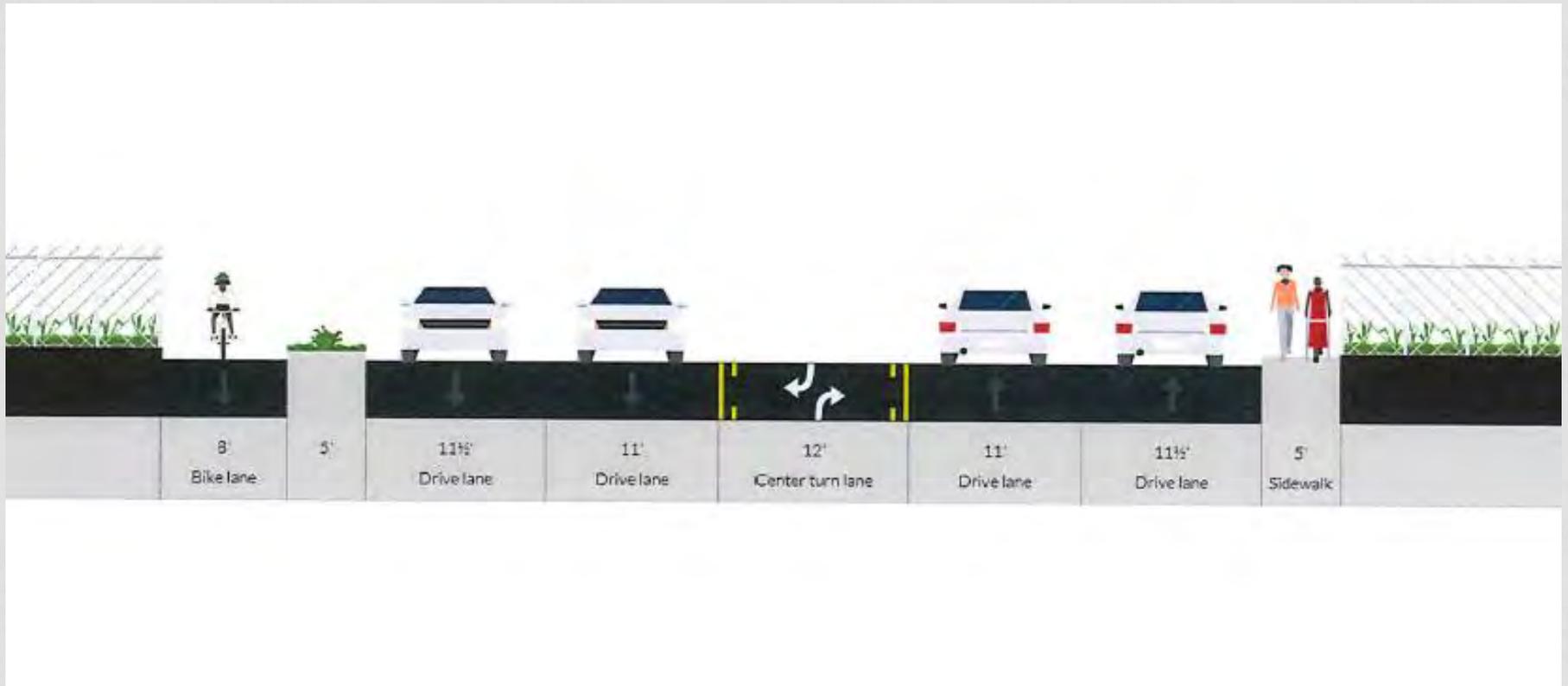


Roselle Avenue



PATTERSON ROAD CONCEPT PLAN

- 75' of Right-of-Way

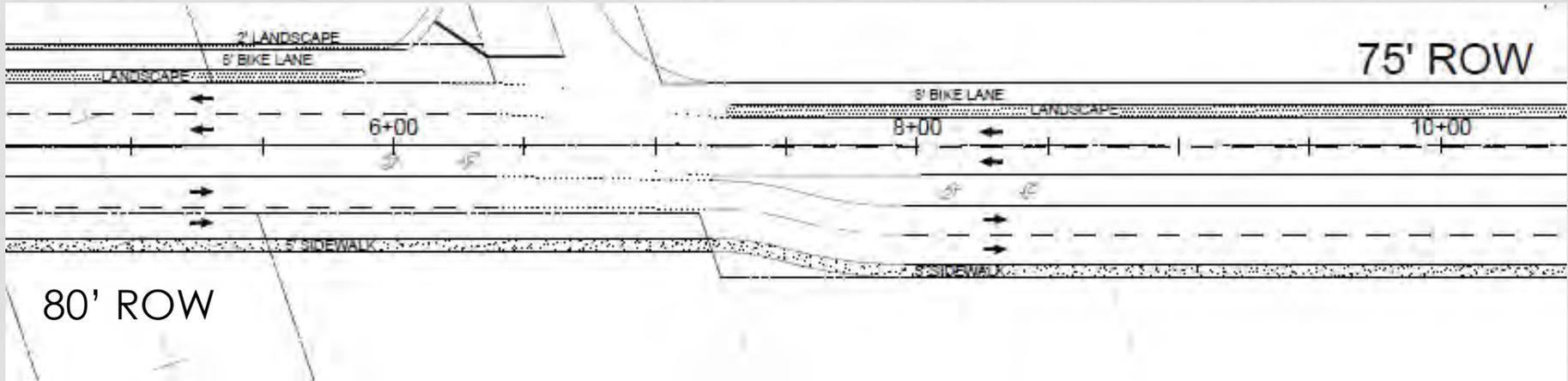




PATTERSON ROAD CONCEPT PLAN

- East of First Street – 75' ROW

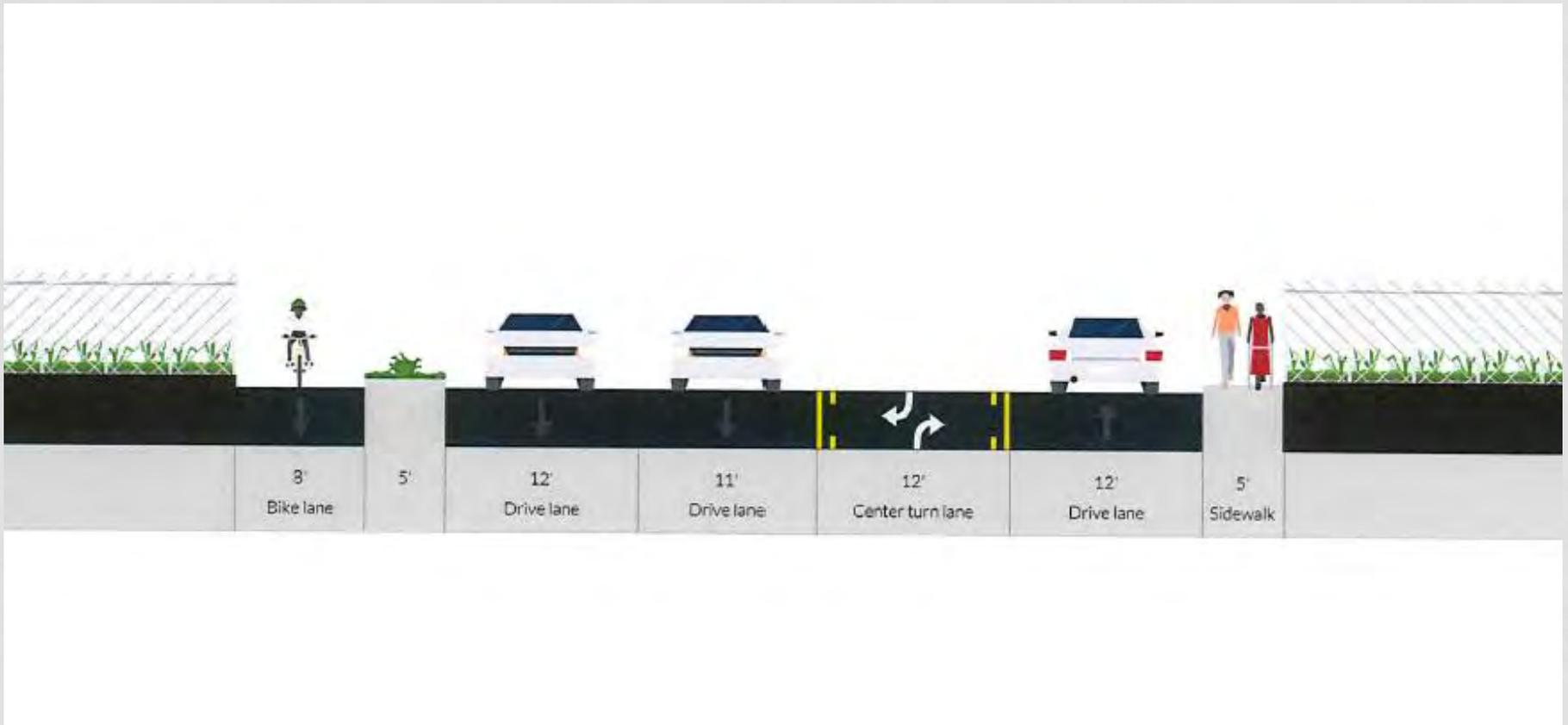
First Street





PATTERSON ROAD CONCEPT PLAN

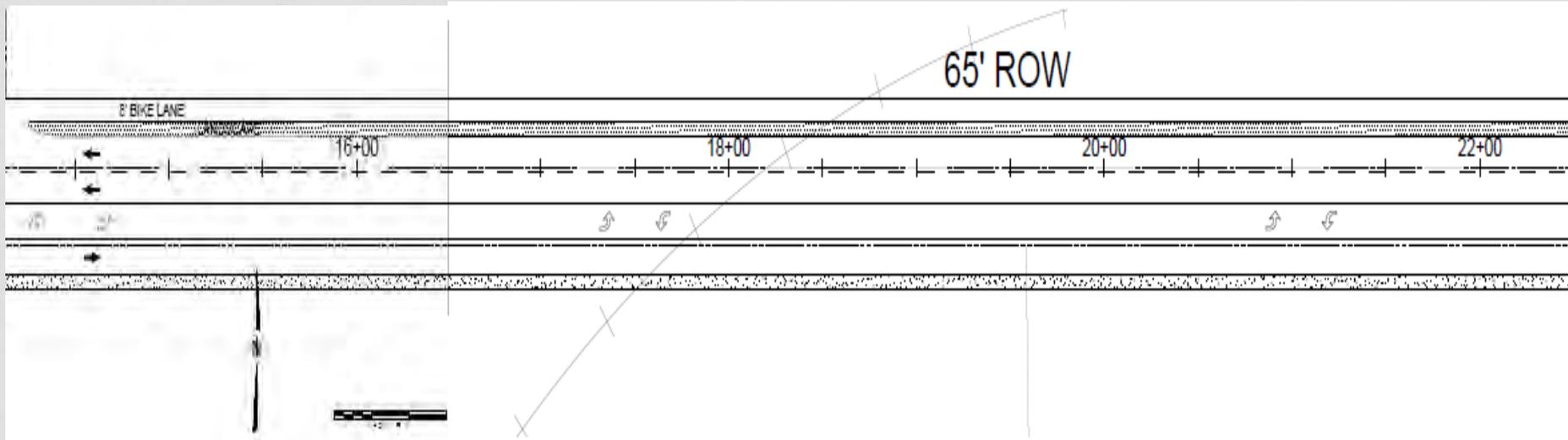
- 65' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

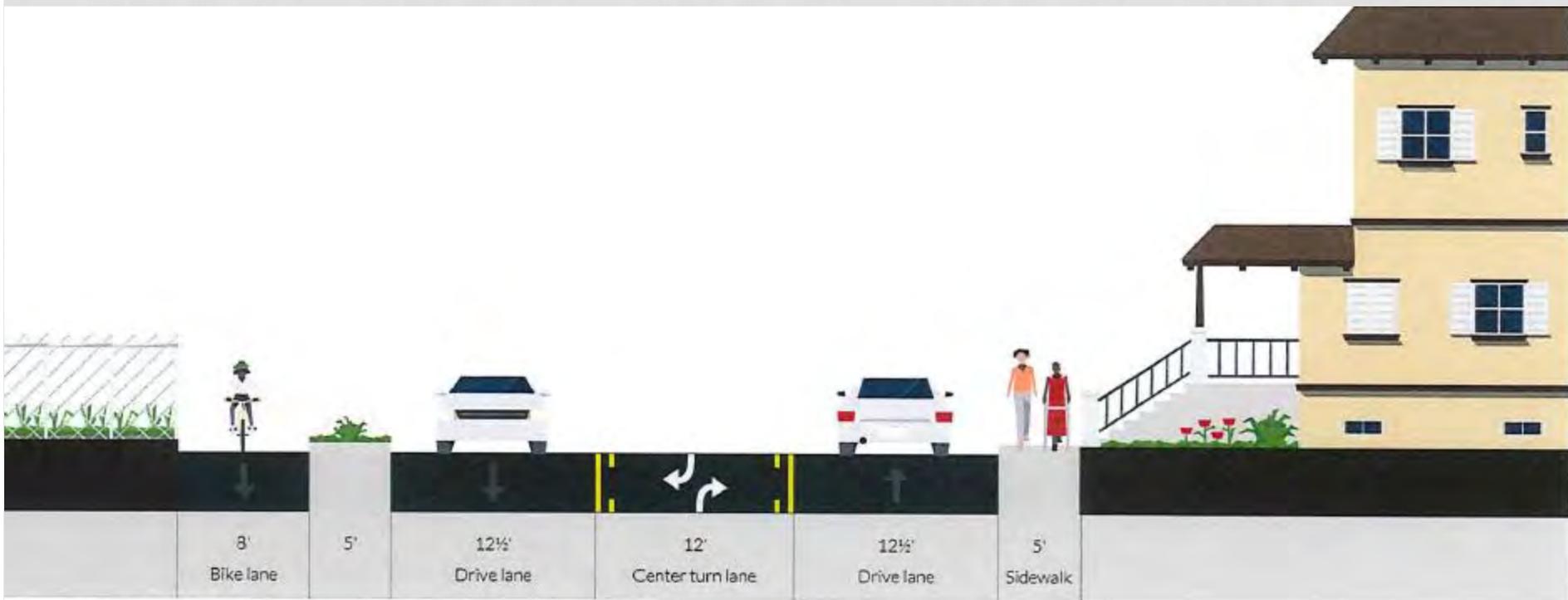
- East of 3rd Street – 65' ROW





PATTERSON ROAD CONCEPT PLAN

- 55' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- West of 8th Street – 55' ROW

55' ROW

8' BIKE LANE

36+00

38+00

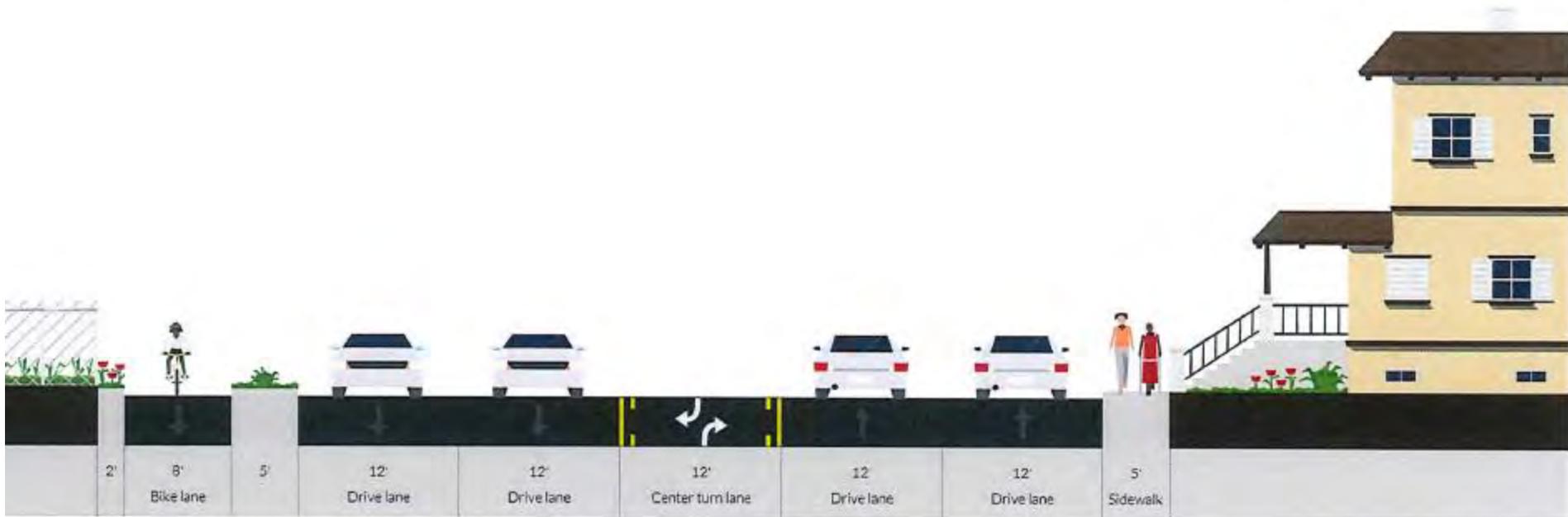
40+00

8th Street



PATTERSON ROAD CONCEPT PLAN

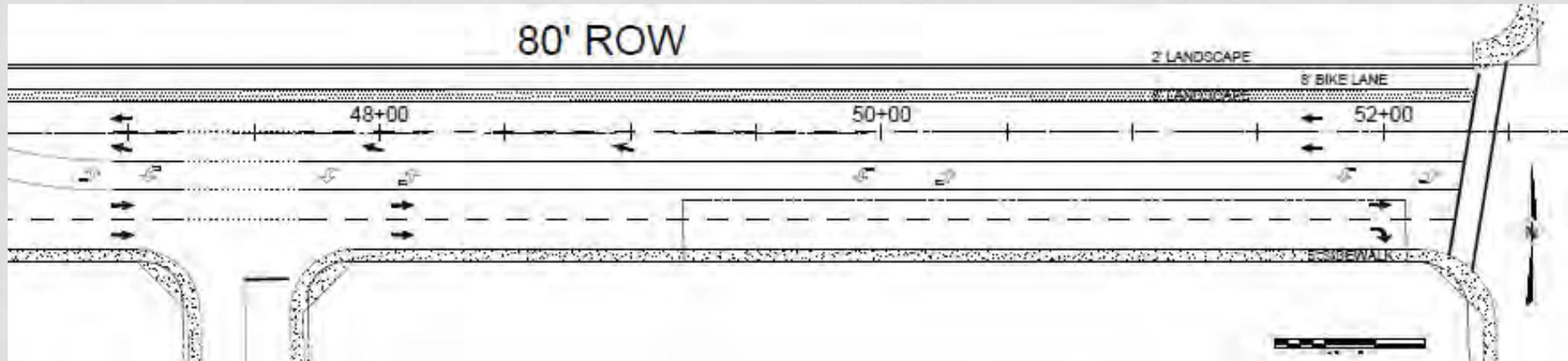
- 80' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- 80' of Right-of-Way



Chief Tucker Avenue

Claus Road



COMMUNITY INPUT

- Lane configuration and improvements to Patterson Road are **concept only** to guide future improvements. **Funding is not secured.**
- Community input will provide Staff with direction as to how Patterson Road should be configured



COMMUNITY INPUT

- **Questions**

1. How do you think the City could improve Patterson Road?
2. What are your thoughts on the Concept that the Staff has prepared for Patterson Road?

Attachment 2



PATTERSON ROAD COMMUNITY WORKSHOP

MARCH 28, 2015 WALKING TOUR

1



OUTLINE

PowerPoint Outline

- Patterson Road Current Conditions
- Constraints
- Concept Plan Goals
- Patterson Road Concept Plan
- Community Input

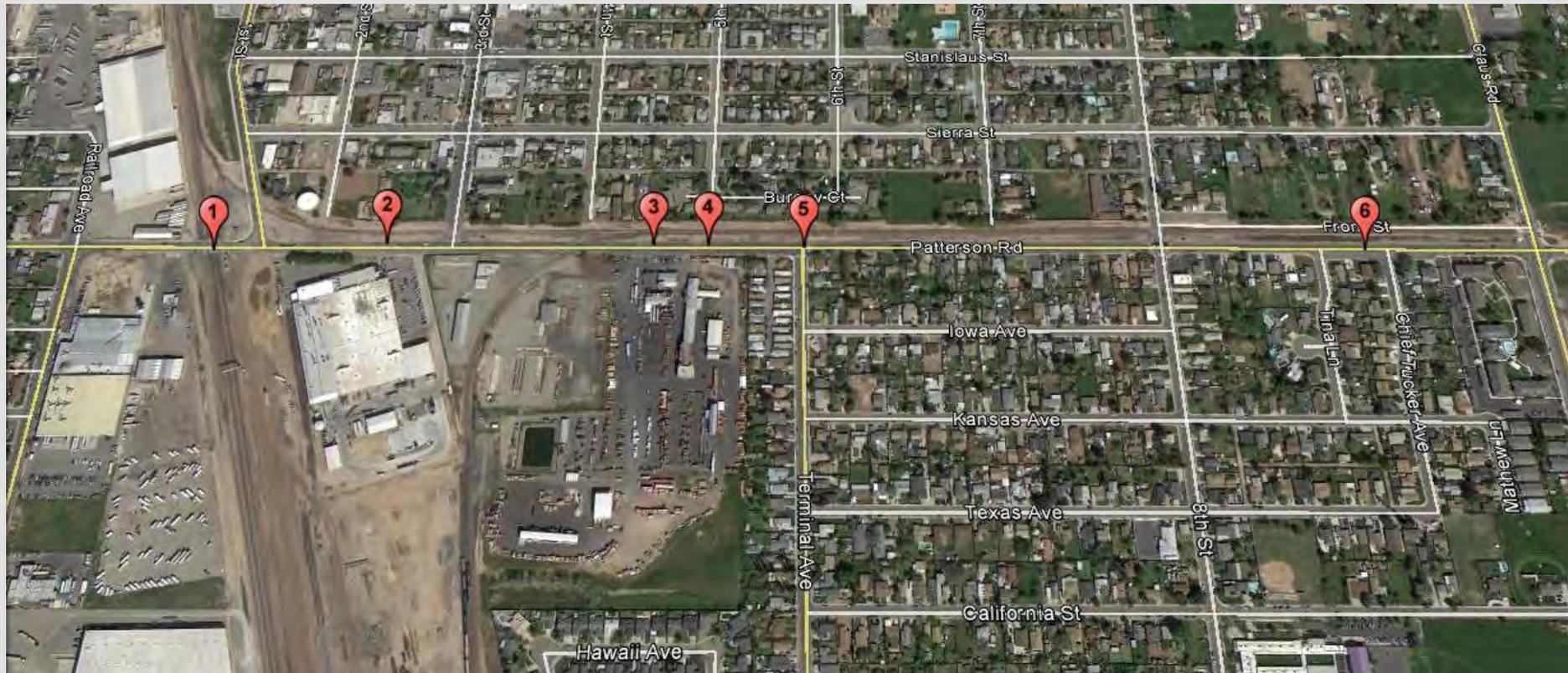


PATTERSON ROAD - CURRENT CONDITIONS

- 2 – Lane Configuration
- 35mph Speed Limit
- Disconnected Sidewalk on South Side
- Disconnected Bicycle Lane on North and South Side
- Easy access to BNSF/Sierra Northern Railroad Lines for Pedestrians – Safety Concern



PATTERSON ROAD - CURRENT CONDITIONS





PATTERSON ROAD - CURRENT CONDITIONS

#1





PATTERSON ROAD - CURRENT CONDITIONS

#2





PATTERSON ROAD - CURRENT CONDITIONS

#3





PATTERSON ROAD - CURRENT CONDITIONS

#4





PATTERSON ROAD - CURRENT CONDITIONS

#5





PATTERSON ROAD - CURRENT CONDITIONS

#6





CONSTRAINTS

- **BNSF** will not relinquish or provide the City access to any part of their right-of-way for improvements along the north side of Patterson Road between Roselle and Claus Roads.
- **Right-of-Way** is not consistent along Patterson Road that ranges from 55 feet to 80 feet.
- **Parking** along Patterson Road will limit the options for conceptual Patterson Road improvements



CONSTRAINTS

- Railroad Constraints





CONSTRAINTS - ROW

- Right-of-Way Constraints





CONSTRAINTS - ROW

- Parking Constraints





CONCEPT PLAN GOALS

- **Lane Capacity**
 - Configure Patterson Road to accommodate four (4) lanes of travel, where Right-of-Way permits
 - Consistent with the General Plan Circulation Element and General Plan Environmental Impact Report



CONCEPT PLAN GOALS

- **Safety for Pedestrians and Cyclists**
 - Increase Safety for Pedestrians and Cyclist who travel this section of Patterson Road
 - Develop (Class 1) 8 foot Bicycle Path, separated from roadway on the north side of Patterson Road
 - Continuous 5 foot sidewalk on south side of Patterson Road



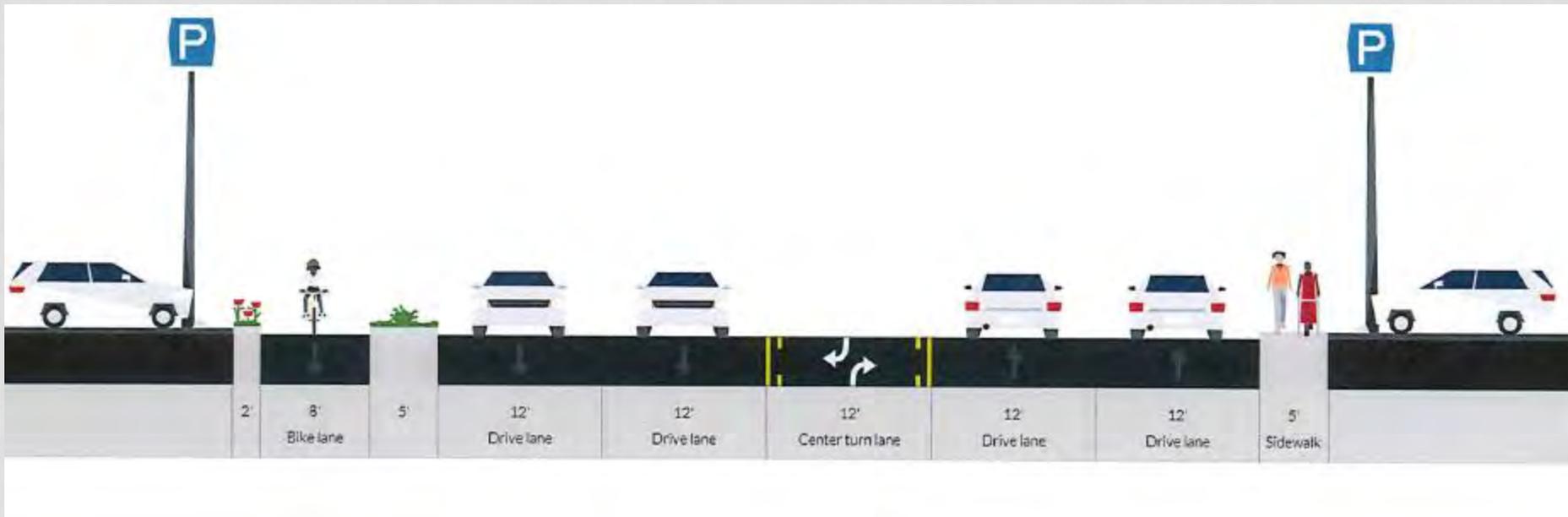
CONCEPT PLAN GOALS

- **“Complete Streets”**
 - A Complete Street is a street that accommodates and is for all modes of transportation including:
 - Vehicles
 - Pedestrians
 - Bicyclists
 - ADA Transportation



PATTERSON ROAD CONCEPT PLAN

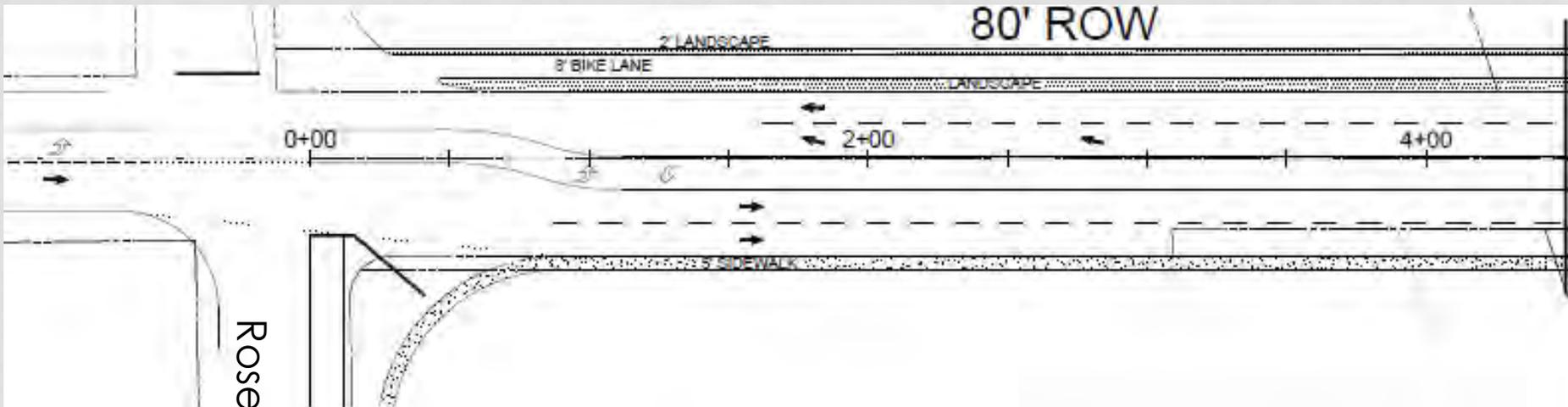
- 80' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- Roselle Avenue to 1st Street – 80' ROW

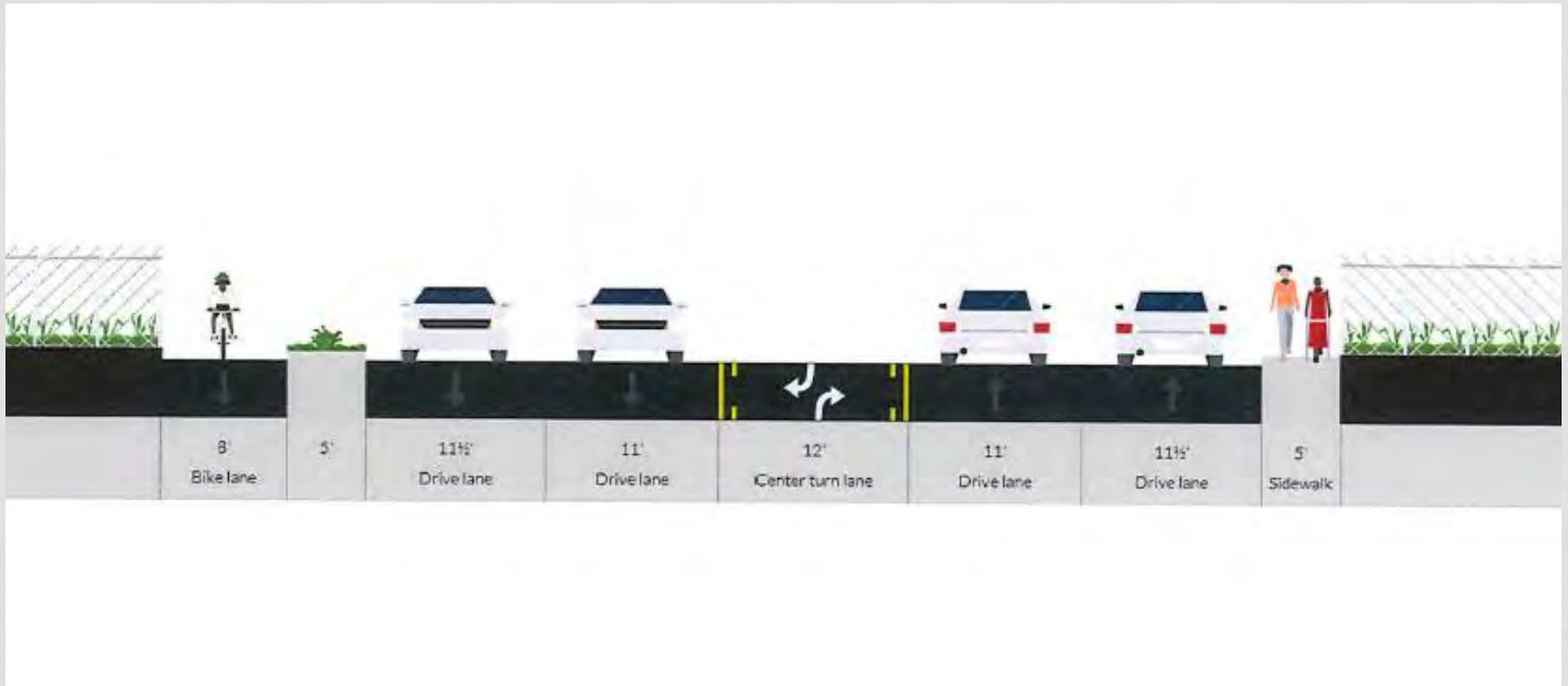


Roselle Avenue



PATTERSON ROAD CONCEPT PLAN

- 75' of Right-of-Way

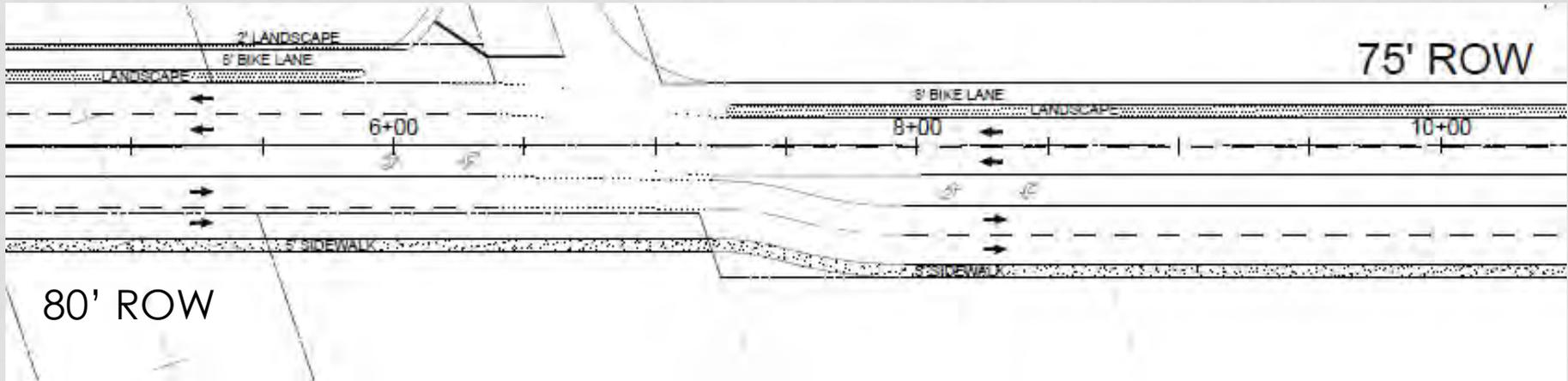




PATTERSON ROAD CONCEPT PLAN

- East of First Street – 75' ROW

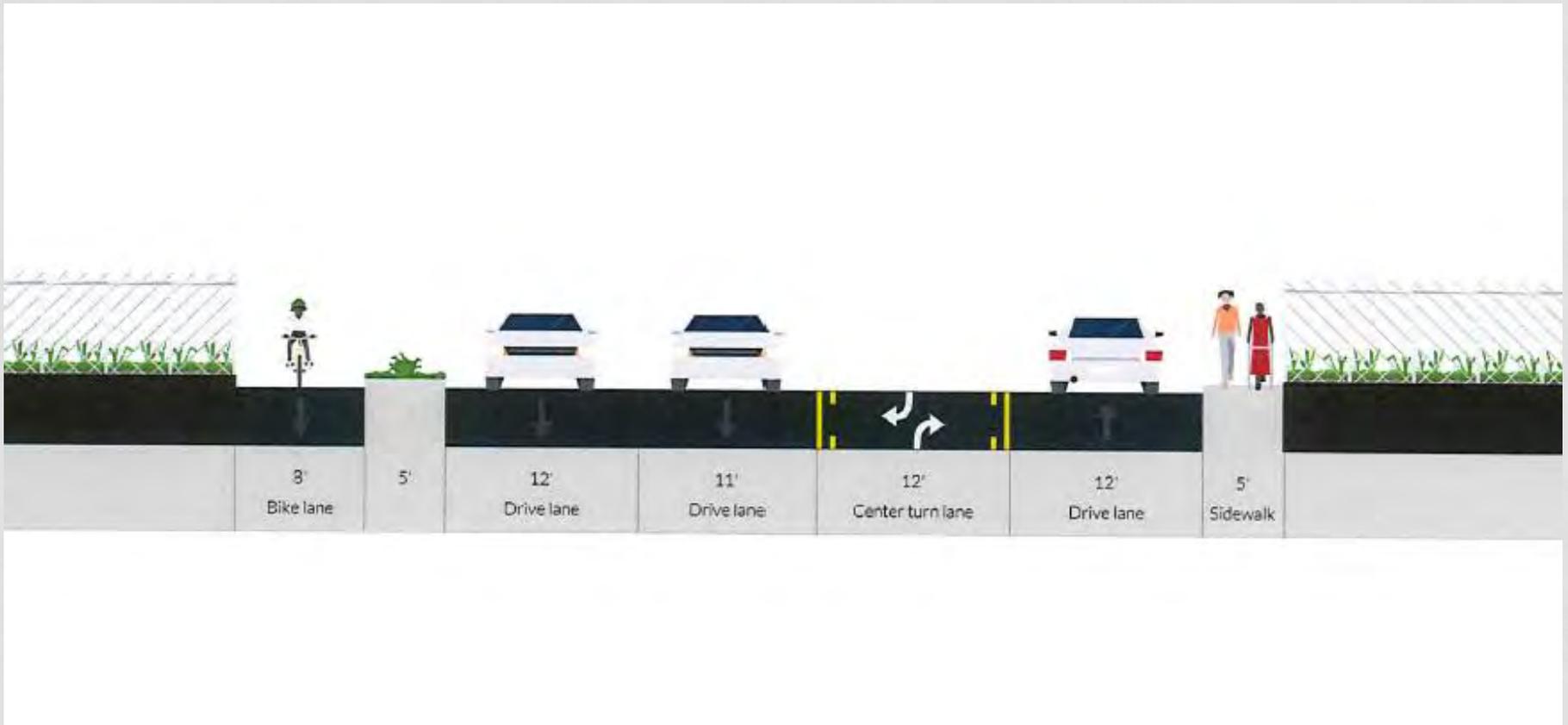
First Street





PATTERSON ROAD CONCEPT PLAN

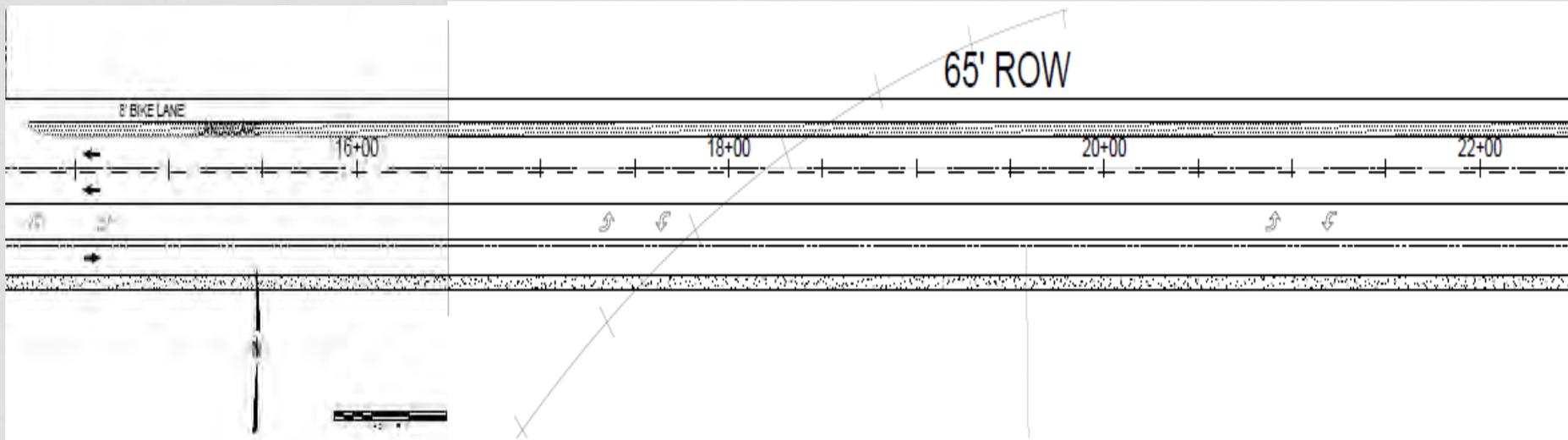
- 65' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

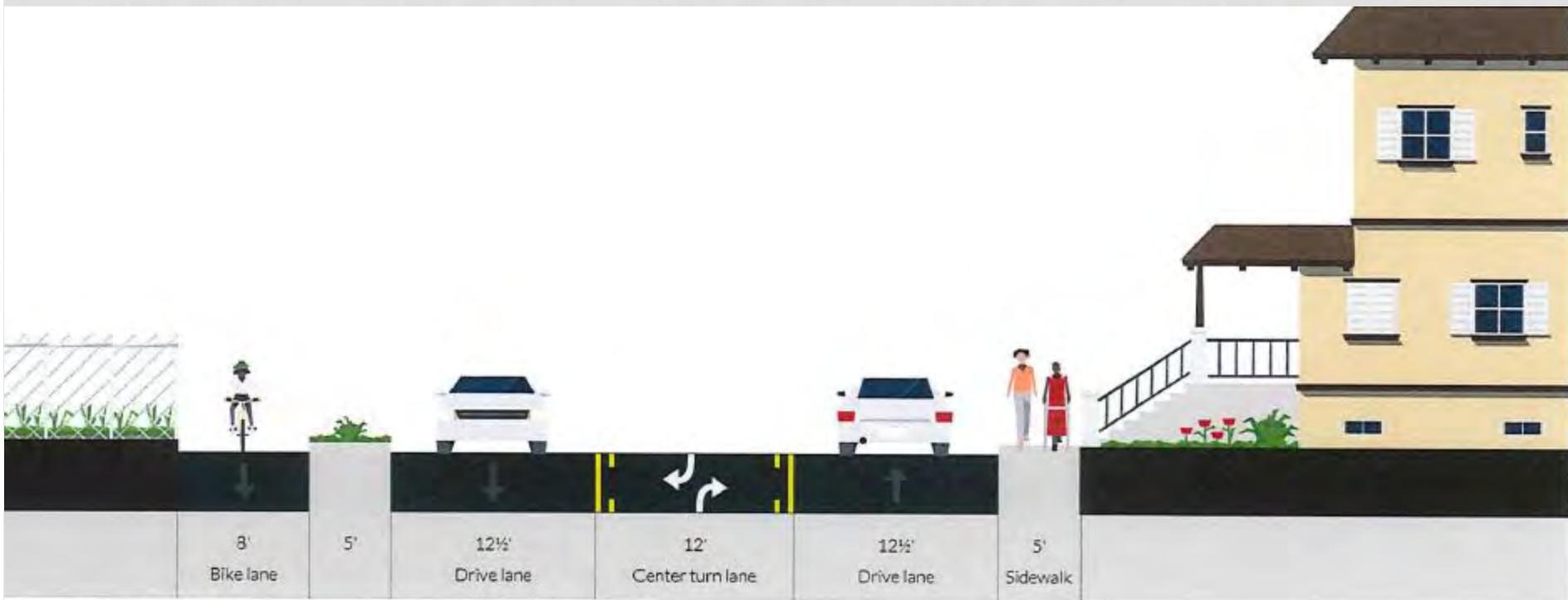
- East of 3rd Street – 65' ROW





PATTERSON ROAD CONCEPT PLAN

- 55' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- West of 8th Street – 55' ROW

55' ROW

8' BIKE LANE

36+00

38+00

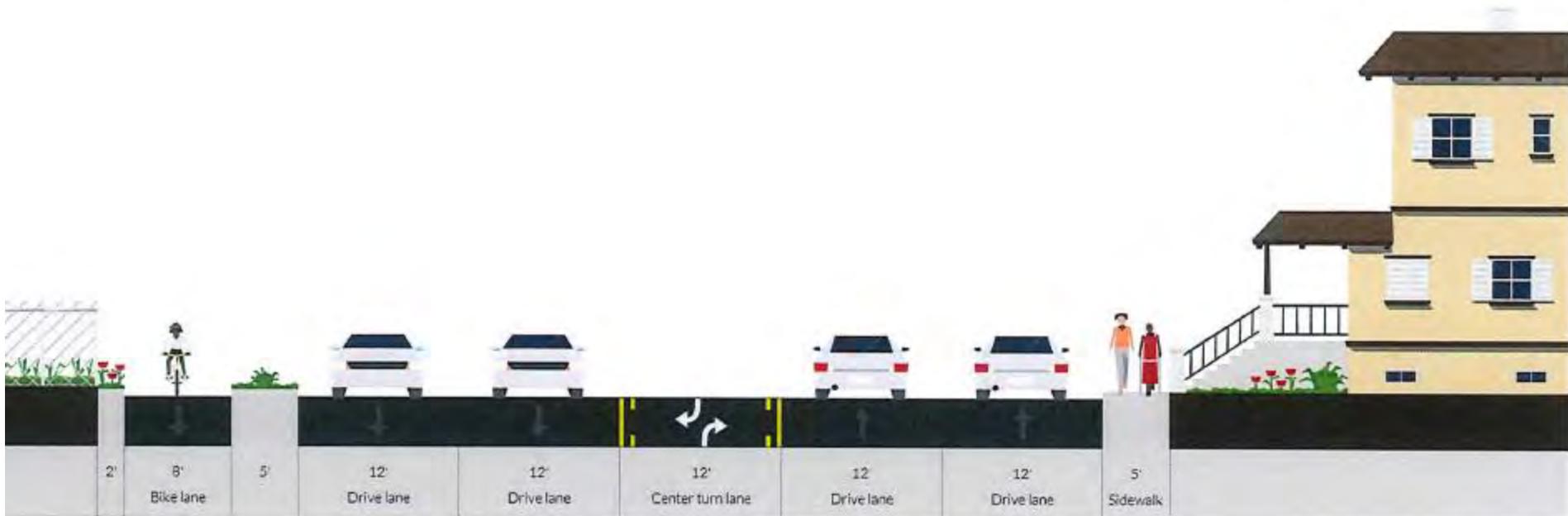
40+00

8th Street



PATTERSON ROAD CONCEPT PLAN

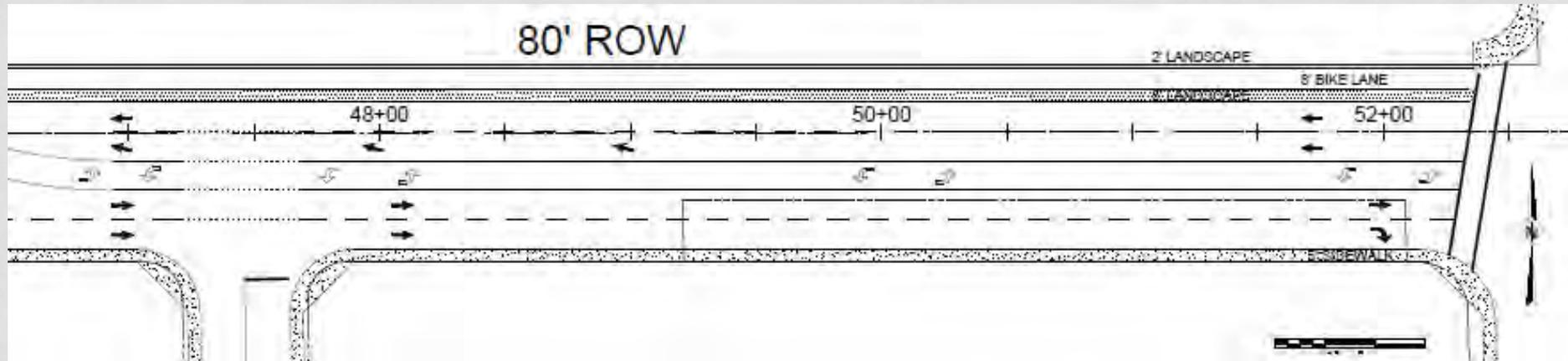
- 80' of Right-of-Way





PATTERSON ROAD CONCEPT PLAN

- 80' of Right-of-Way



Chief Tucker Avenue

Claus Road



COMMUNITY INPUT

- Lane configuration and improvements to Patterson Road are **concept only** to guide future improvements. **Funding is not secured.**
- Community input will provide Staff with direction as to how Patterson Road should be configured



COMMUNITY INPUT

- **Questions**

1. How do you think the City could improve Patterson Road?
2. What are your thoughts on the Concept that the Staff has prepared for Patterson Road?

Attachment 3



City of Riverbank Community Development Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7120 FAX (209) 869-7126

MEMORANDUM

DATE: April 1, 2015
TO: City Staff and Property Owner Attendees
FROM: John B. Anderson, Contract Community Development Director
SUBJECT: Summary of Community Workshop #2 on March 28, 2015

The purpose of this memorandum is to summarize the second Community Workshop regarding the future alignment of Patterson Road, held on March 28, 2015 at 10:00 A.M. at the corner of Terminal Avenue and Patterson Road.

The workshop started at 10:00 A.M. and John B. Anderson, Contract Community Development Director for the City of Riverbank, presented the future alignment and concept plan, developed by staff, to the attendees of the workshop. He further presented the purpose of the workshop – to solicit input from residents and the community on the concept plan.

The following is a list of concerns that were recorded during the meeting. Please note that this list is not all-encompassing and are the major concerns/issues that attendees expressed during the workshop. *Any additional concerns should be directed to the contact information provided below.*

- Concern was raised as to the elimination of Parking from Terminal Avenue to Tina Lane. These concerns included:
 - Possible solution of additional off-street parking on a parcel between Terminal Avenue and 8th Street was not well received due to concerns with theft, proximity to owners/renters home and safety.
 - With the elimination of parking, this eliminates the buffer that helps protect children from vehicular traffic when playing outside of homes or walking on the sidewalk.
 - Multiple vehicle owners will have a difficult time in finding room on the driveway and will be forced to park on their lawn.

- A possible solution regarding the potential elimination of the parking between Terminal Avenue and Tina Lane is to eliminate the middle turn lane in certain areas.

- Bus stop improvements. Concern was raised as to the improvements to the bus stops along Patterson Road. Specifically, the bus stop at 8th Street is not ADA Accessible due to the railroad tracks that cross the street. Concern was raised on whether improvements will be made to the railroad crossings for this reason.

Staff recognizes the improvement that are required to make ADA access easier and less encumber sum to persons with disabilities. Stanislaus Regional Transit (START) has been in discussion with City Staff on re-aligning the Patterson Road Bus route to Santa Fe Avenue. It is anticipated that this will likely occur.

- Concern was raised as to the elimination of Parking from Terminal Avenue to Tina Lane and that it would make it more dangerous for vehicles to pull-out of driveways. They would be forced to pull-out onto vehicular traffic more-so than they are now.
- In addition to making it more dangerous for cars to pull-out of driveways, some attendees were concerned that, due to the elimination of parking, residents will be required to purchase automatic gates. Some of the residents have gate closures but they are not electronic.

Remote Off-Street Parking Solutions

A possible solution to the concerns regarding the elimination of parking is for the City to utilize up to two (2) off-street parking lots for residences to share. Both lots are on Patterson Road between Terminal Avenue and 8th Street and are either a) underutilized or b) vacant. The two (2) lots are described as follows:

1. 3636 Patterson Road. APN 132-053-004. Size: .210 acres/ 9,148 square feet

This property is located close to the intersection of Terminal Avenue and Patterson Road. Currently, the property is occupied by a dilapidated Single-Family Dwelling. As part of the future improvements to Patterson Road, this parcel could be used as an off-street parking for guests and residences. It could serve as event parking for family events, guests, etc.

2. 3710 Patterson Road. APN 132-053-012. Size: .263 acres/ 11,456 square feet

This property is located closer to 8th Street, adjacent to the Free Holliness Church on Patterson Road. The property is currently vacant and is an option for off-street parking for residents in the area.

As stated above, the list above is not all-encompassing regarding the issues/concerns/solutions raised during the Community Workshop. Any additional questions or comments, please direct them to John. B. Anderson, Contract Community Development Director at (209) 863-7124 or email at jbanderson@riverbank.org.

Attachments:

1. Photos of Community Workshop #2 held on March 28, 2015
2. Aerial Photos of Potential Off-Street Parking Sites
3. List of Participants – Meeting Sign-In Sheet

Attachment 1: Photos of the Community Workshop



Some attendees at the Workshop



Advertisement of Workshop at Terminal Avenue and Patterson Road

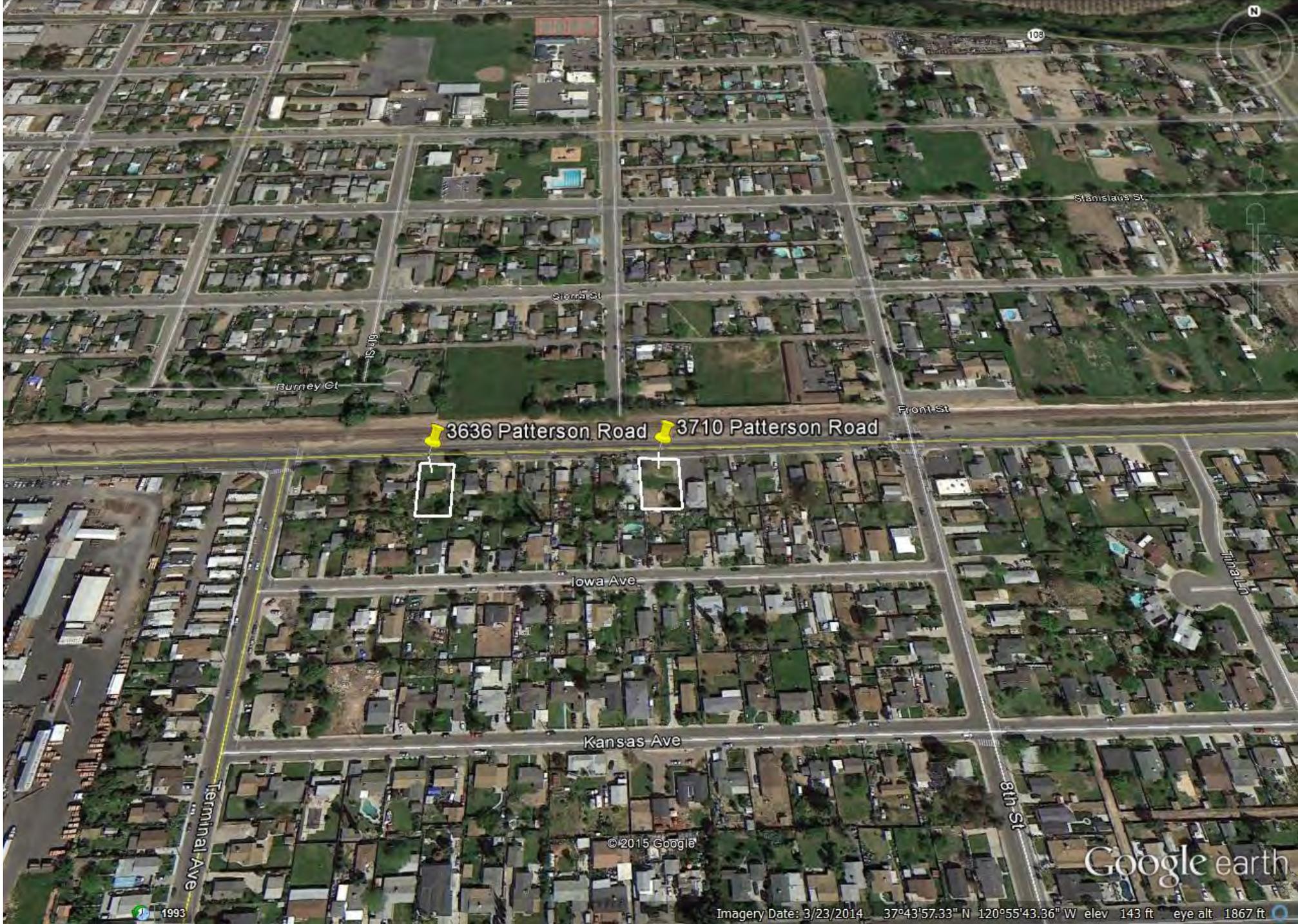
Attachment 2: Aerial Photos of Potential Off-Street Parking Sites



Site #1 - 3636 Patterson Road



Site #2 - 3710 Patterson Road



Site #1 and Site #2 – 3636 and 3710 Patterson Road

Attachment 4

Attachment 3: List of Participants – Meeting Sign-In Sheet



MEETING SIGN-IN SHEET

Project: Patterson Road Concept Plan

March 28th 2015

Meeting Date: Wednesday, February 25, 2015, 6:00pm to 8:00pm

Facilitator: J.B. Anderson Land Use Planning Staff

Place/Room: City Council Chambers, Riverbank, CA

John B. Anderson and David Niskanen

Name / Title	Phone	E-mail
Dionne Salbut	863-9965	nana.cornish@yahoo.com
Grant Eddy	592-5529	N/A
Ben Talbut	863-9965	N/A
Thomas Mendes	345-0335	Tmendes@yahoo.com
Greg Galic	859-4979	N/A
Robert Moore	869 4003	
Michelle Moore	869 4003	
Roger Sellman	869 2583	
Valerie Farnup	802 8038	Valoriefn@yahoo.com
Armanda Nunez	918-5254	Armandanunez@yahoo.com
Norge Ramos	505-2395-	
David Demond	6024381	SNOWHITEFOOTE@yahoo.com

Saturday, March 28, 2015
 Wednesday, February 25, 2015

5-7-15

Tom Haskell Moore

Copys go to

City Clerk Anabelle Aguilar

City Manager Jill Anderson

Mayor Richard O'Brien

All Council Members

CAh Campbell

Darlene Barber-Martinez

Leanne Jones Cruz

Jeanine Tucker

Planning Commissioner

John Anderson

2 pages of Property owners
signatures collected by
Haskell Moore

CITY OF RIVERBANK

MAY 11 2015

RECEIVED

BY: _____

[Signature]

Don't Take Our Parking Away

We, property owners and residents on Patterson Road between Terminal and Claus Road, Do not want our Parking Taken Away.

It would be a hazard to all Pedestrians with the Traffic next to sidewalk, also no place for Handicap wheelchairs because of power poles in middle of sidewalk, they are using bike lane now. Plus it would be a hazard getting in and out of our driveway.

Our garbage cans are curbside also. We need our Parking on the street.

- 1 - 3840 PATTERSON RD ~~Asadul~~ Moore & Rebecca Moore
- 2 - 3848 PATTERSON RD Haskell Moore & Rebecca Moore
- 3 - 3854 PATTERSON RD Roger Kallman
- 4 - 3859 PATTERSON RD Norma Kallman
- 5 -
- 6 - 3942 Patterson Rd ~~Cynthia~~ ~~Turk~~
- 7 - 3948 patterson Rd Maria Vogel
- 8 - 3700 Patterson Rd Pragas Dwart
- 9 - 3736 Patterson Rd Rocky Felomindo
- 10 - 3730 Patterson Rd ~~Jimian~~ ~~Marquez~~
- 11 - 3704 Patterson Rd ~~Mami~~ A Felix
- 12 - 3766 patterson RD Ruvdo Medua
- 13 - 3800 Patterson RD Riverbank, CA Mohamed Nagi, Moh H
- 14 - 3806 Patterson RD. Riverbank, CA Mohamed Nagi, Moh H
- 15 - 3834 Patterson Rd Riverbank CA Norman B Strickell

Handwritten signature

Don't Take Our Parking Away

We, property owners and residents on Patterson Road between Terminal and Claus Road, Do NOT want our Parking Taken Away.

It would be a hazard to all Pedestrians with the Traffic next to Sidewalk, also no place for Handicap wheelchairs because of power poles in middle of sidewalk, They are using bike lane now. Plus it would be a hazard getting in and out of our driveway.

Our garbage cans are curbside also. We need our Parking on the Street.

- 16-3748 Patterson Rd Riverbank, CA Francisca Martinez
- 17-3744 Patterson Rd. Riverbank, CA Francisca Martinez
- 18-3642 Patterson Rd Riverbank CA Thomas Menden
- 19-3606 Patterson Rd. Riverbank, CA Roger Galvan
- 20-3620 Patterson Rd Riverbank W. Haskell

Attachment 5



1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

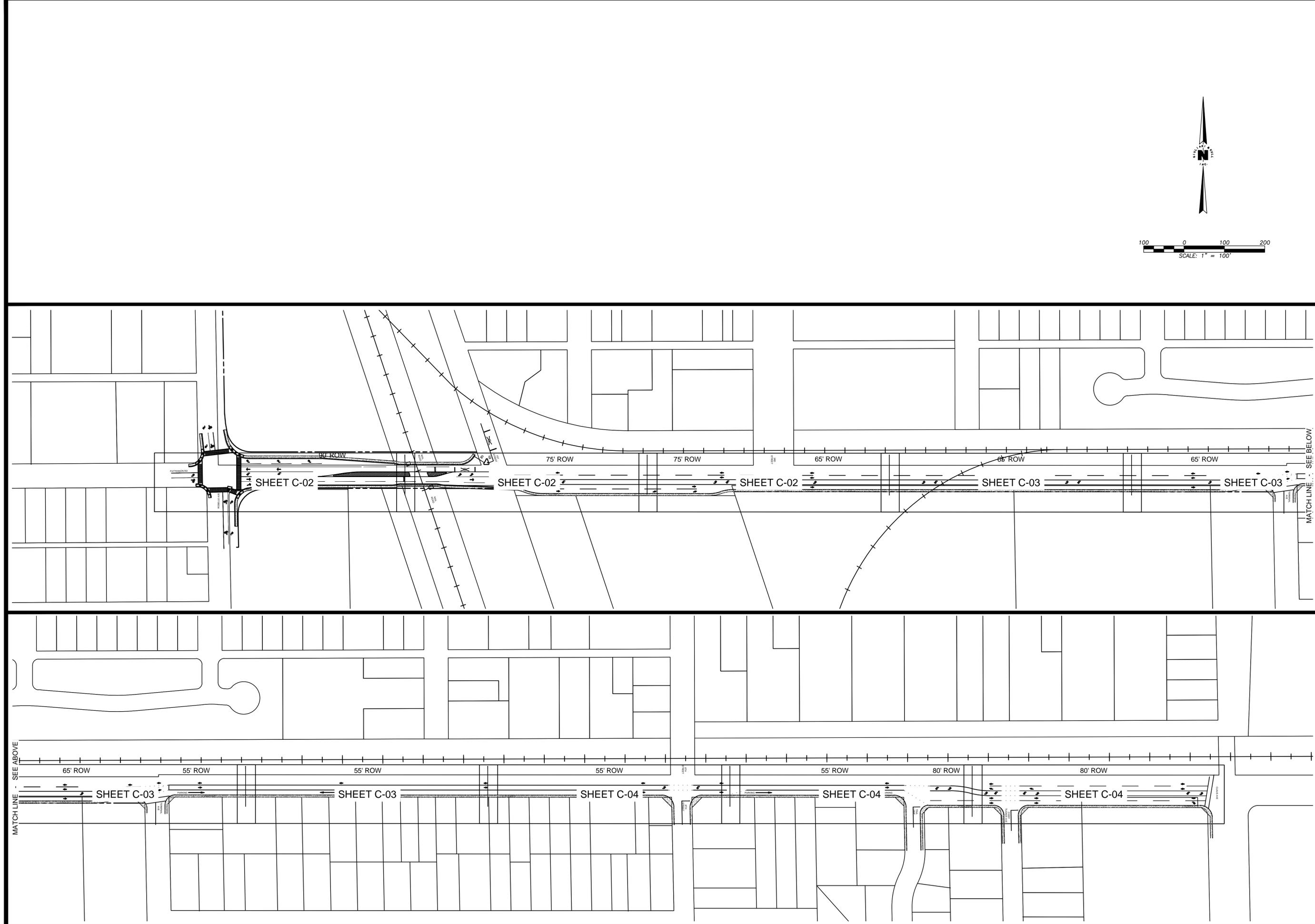
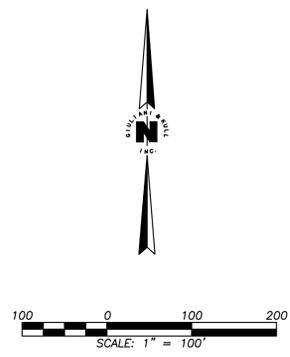
REV. #	DESCRIPTION	DATE	APPROVED

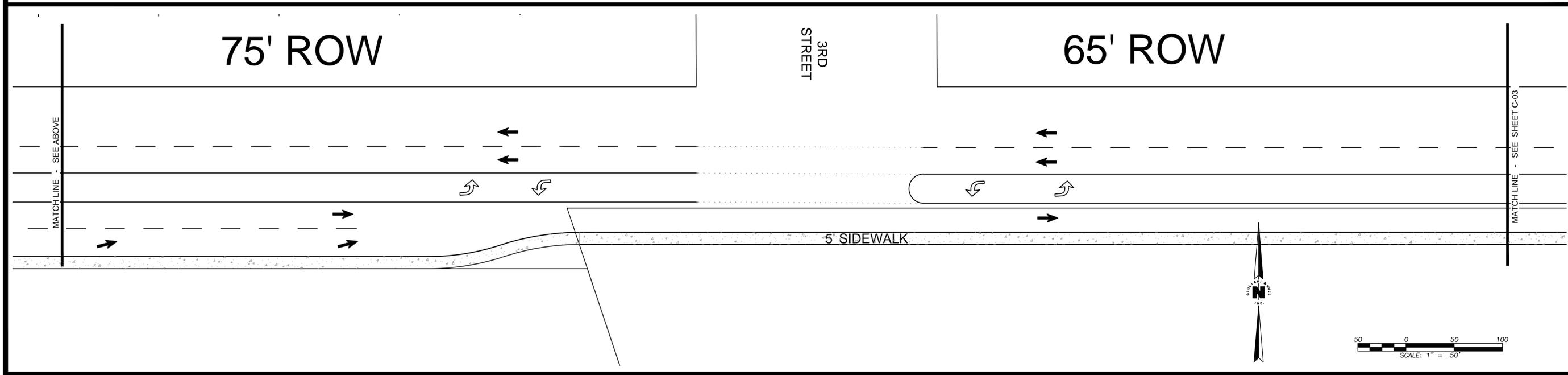
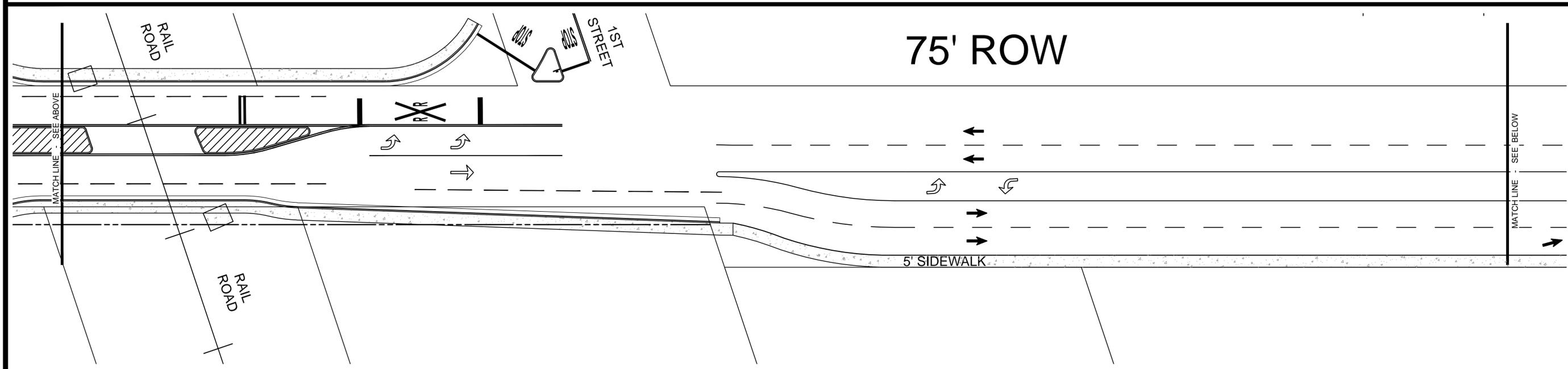
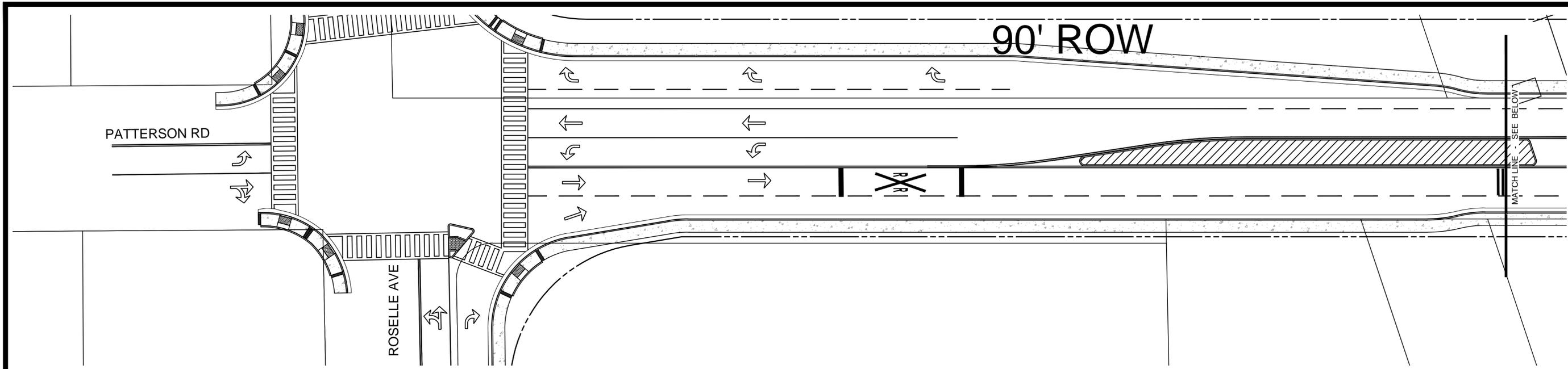
GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

**COVER SHEET - PATTERSON ROAD
 BETWEEN ROSELLE AVE & CLAUS RD
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA**

SCALE	1" = 100'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15
SHEET	C-01
OF	4
JOB NO.	13118

11/30/2015 5:15pm
S:\GETVAR_7\ \$(GETVAR_7?)







1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

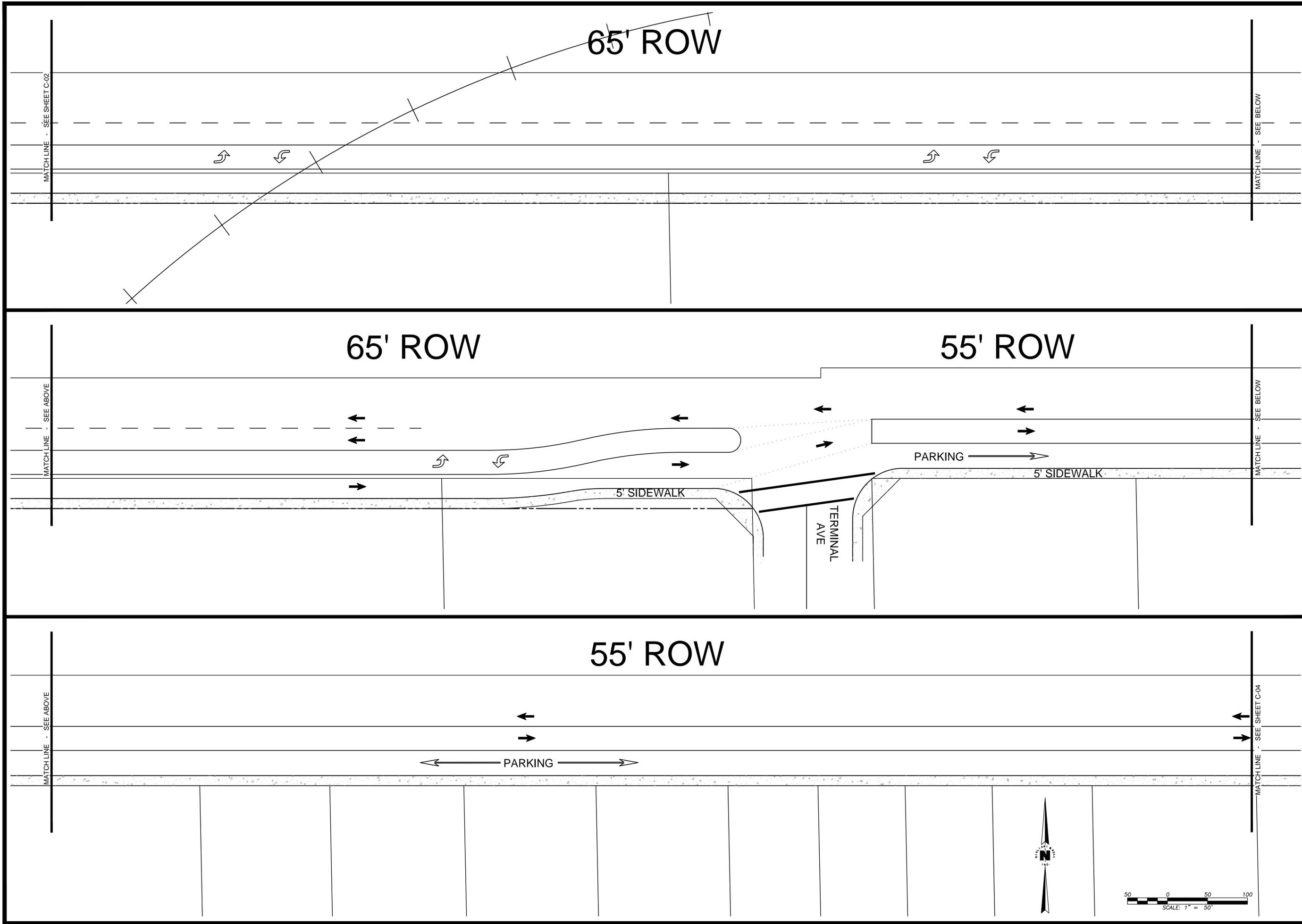
PLAN VIEW
 STATION 0+00 TO 16+50
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15
SHEET	C-02
OF	4
JOB NO.	13118

SCALE: 1" = 50'




11/30/2015 5:15pm
S:\GETVAR.7? \\$(GETVAR.7?)





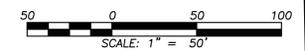
1-800-227-2600
CALL 2 P.M., WORKING DAYS IN ADVANCE

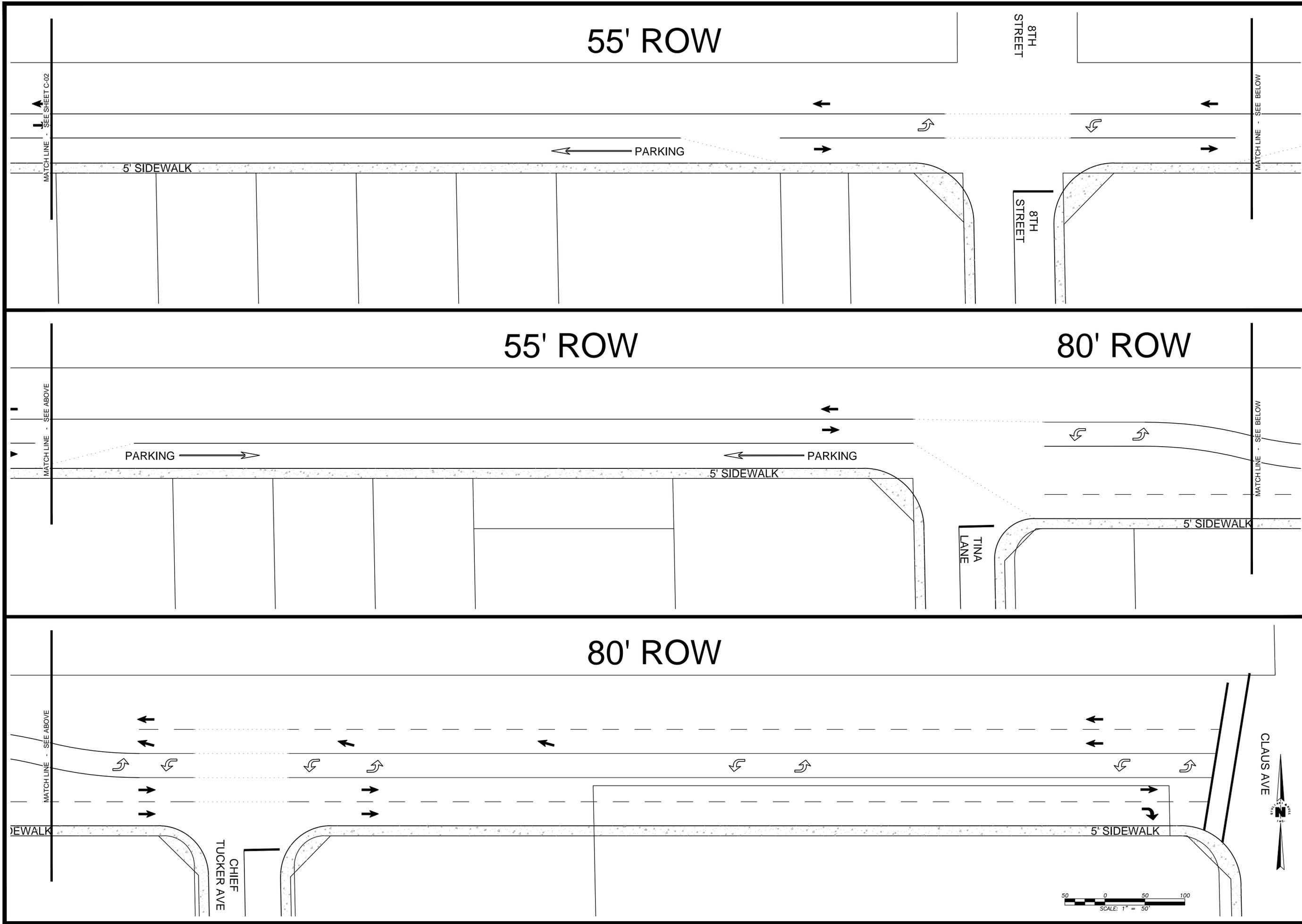
REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 16+50 TO 34+50
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15
SHEET	C-03
OF	4
JOB NO.	13118



DIGALERT
 1-800-227-2600
 CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 34+50 TO 52+50
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15

SHEET
C-04
 OF 4
 JOB NO.
 13118

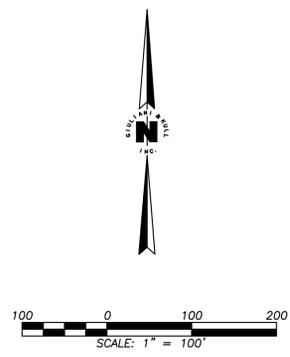
11/30/2015 5:15pm
 S:\GETVAR.7\ S:\GETVAR.7\

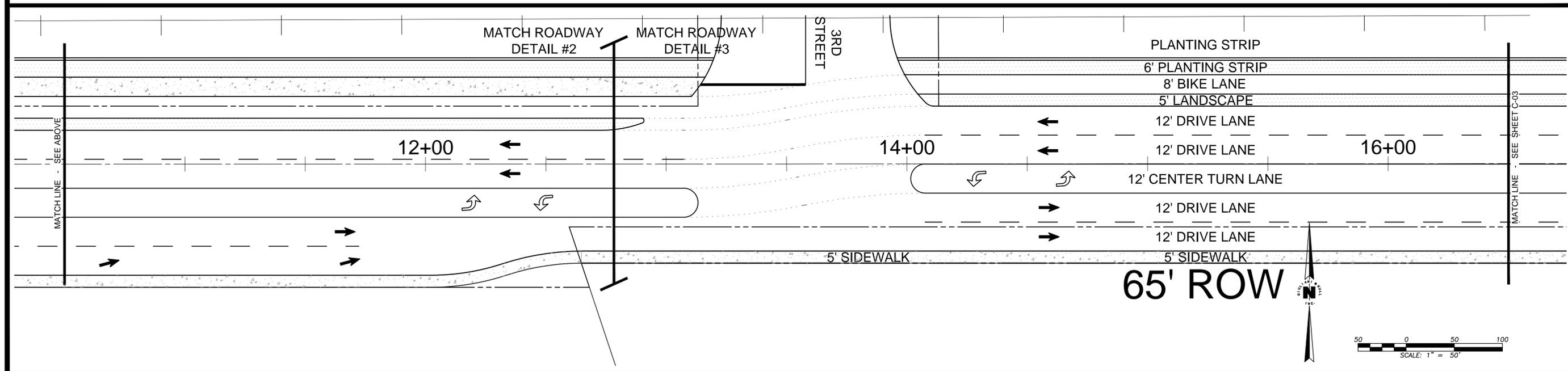
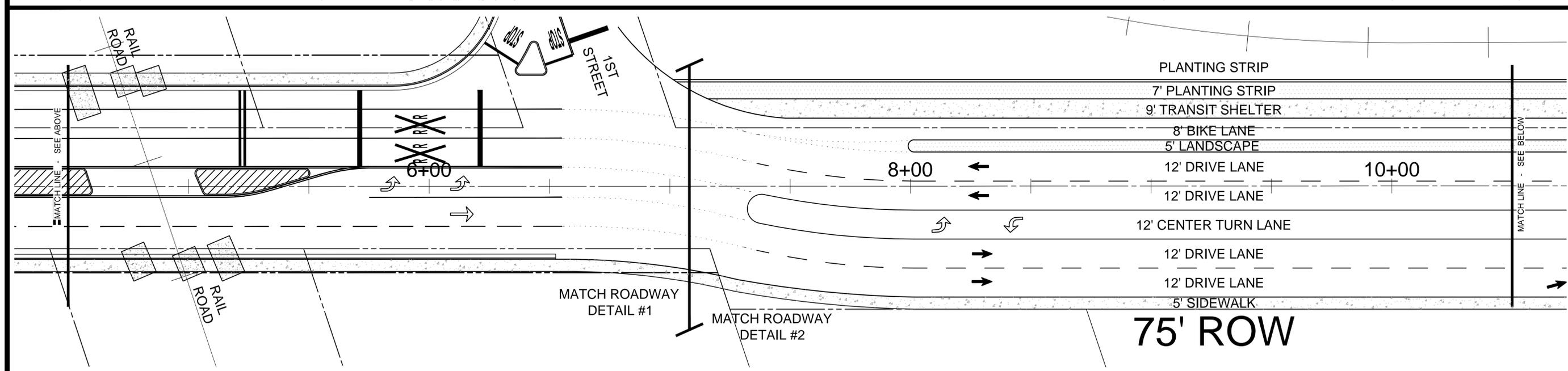
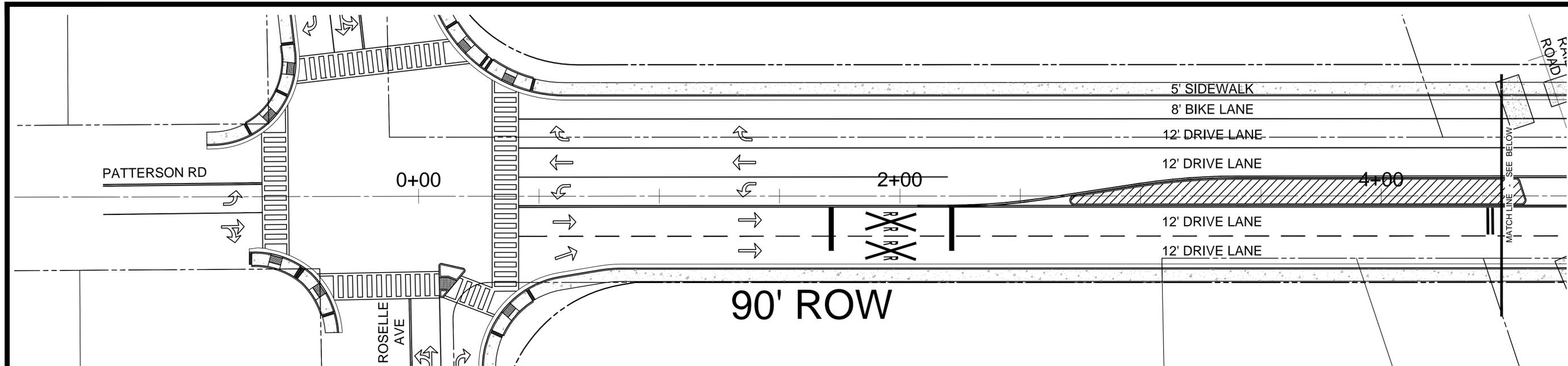
REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

**COVER SHEET - PATTERSON ROAD
 BETWEEN ROSELLE AVE & CLAUD RD
 PATTERSON ROAD - ULTIMATE CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA**

SCALE	1" = 100'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15
SHEET	C-01
OF	4
JOB NO.	13118





DIGALERT
1-800-227-2600
CALL 2 EARLY WORKING DAYS IN ADVANCE

REVISIONS	DATE	DESCRIPTION

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

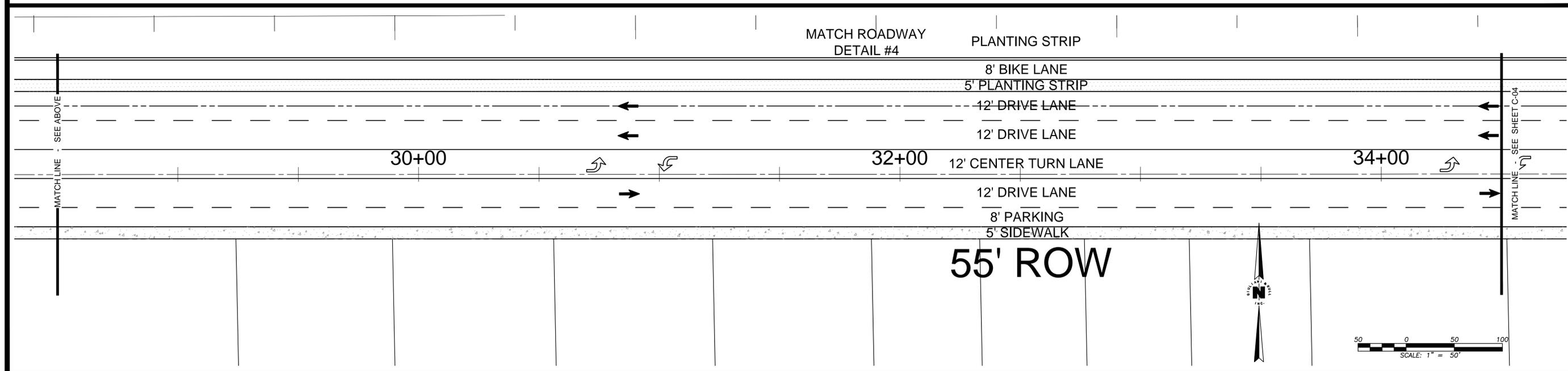
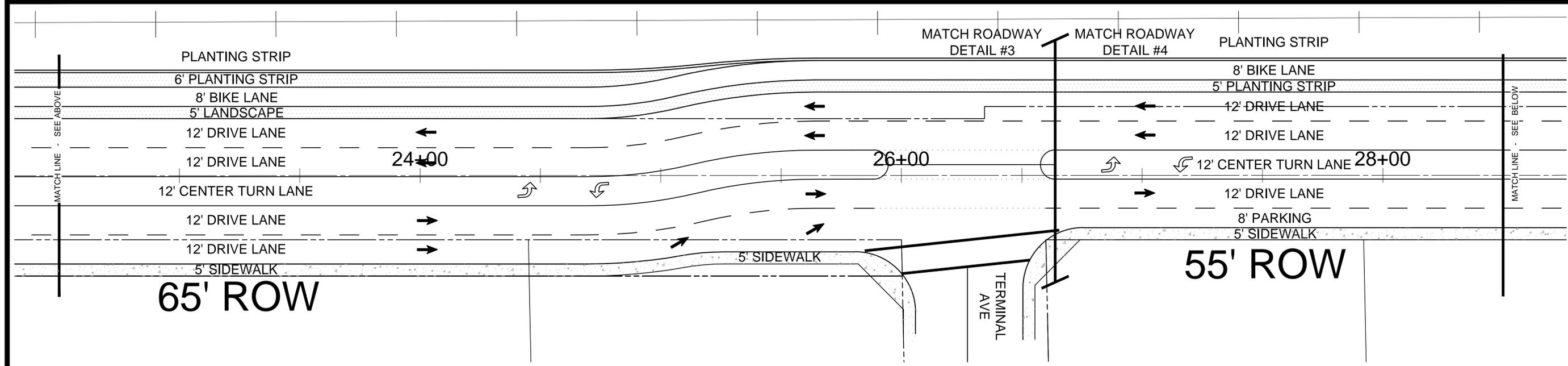
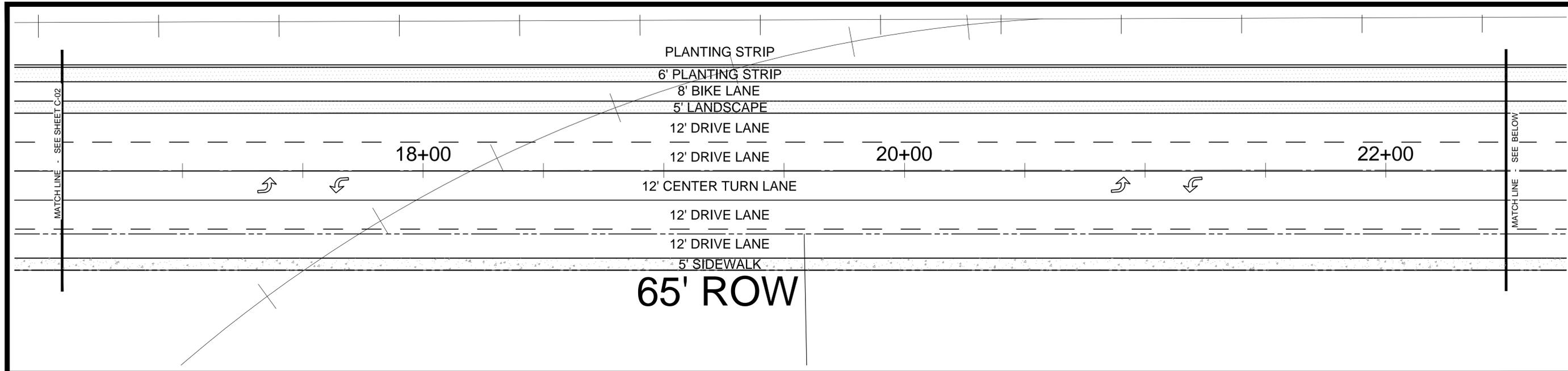
PLAN VIEW
STATION 0+00 TO 16+50
PATTERSON ROAD - ULTIMATE CONCEPT PLAN
CITY OF RIVERBANK
RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15

SHEET
C-02
OF 4
JOB NO.
13118

SCALE: 1" = 50'

12/7/2015 8:13pm
S:\GETVAR_7\ S:\GETVAR_7\



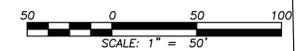
DIGALERT
1-800-227-2600
CALL 2 FEET WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

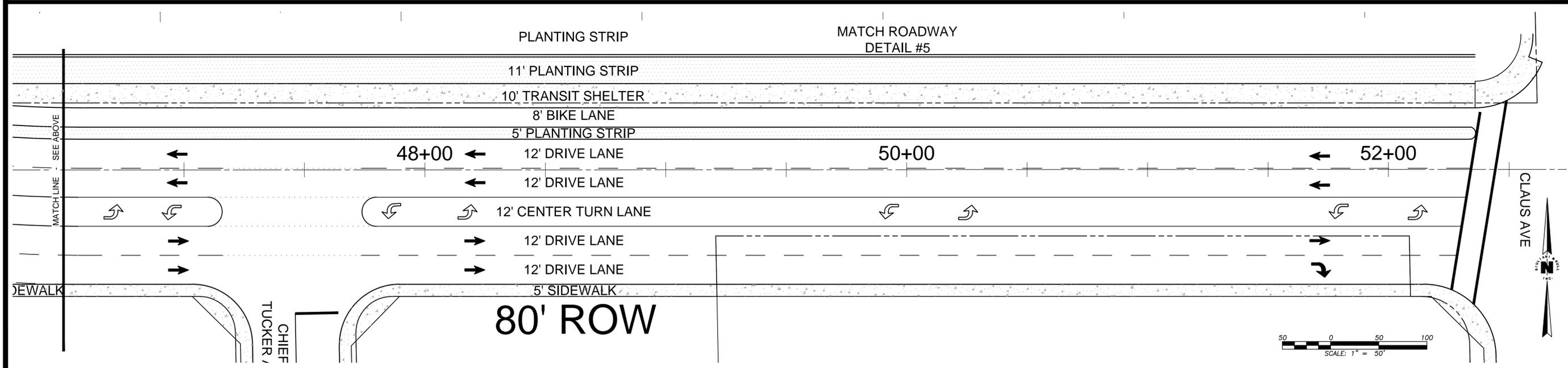
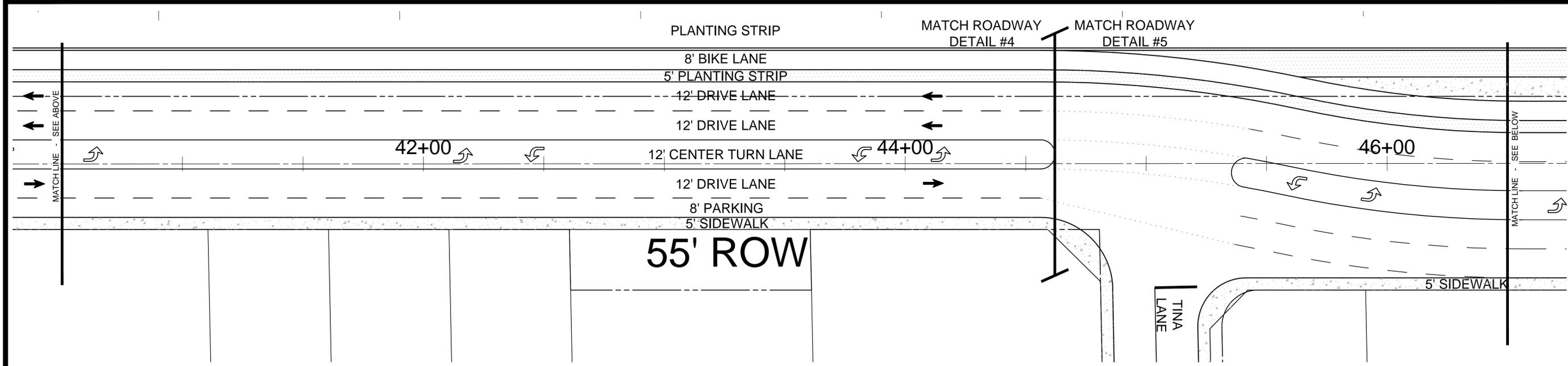
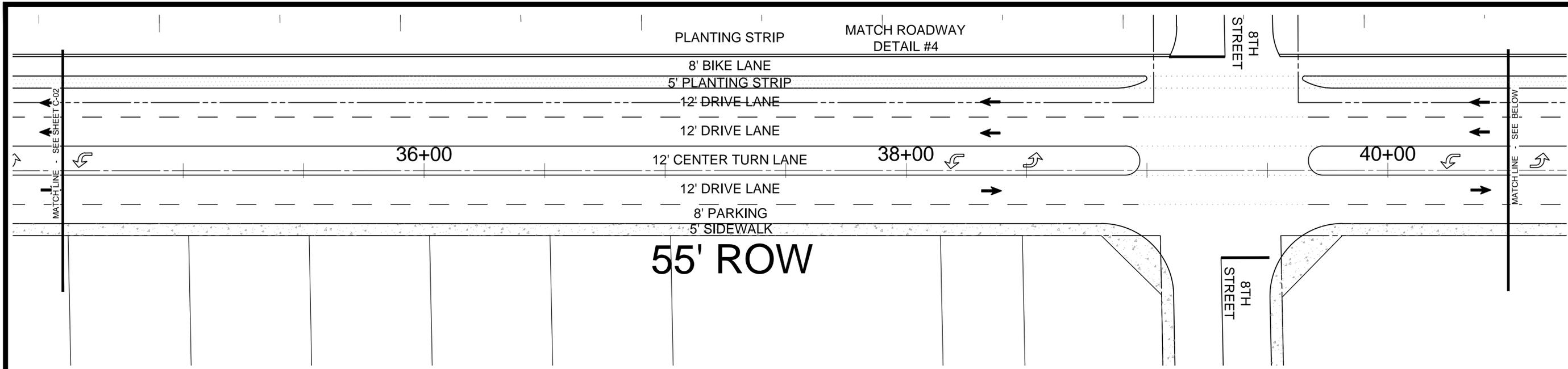
GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

PLAN VIEW
STATION 16+50 TO 34+50
PATTERSON ROAD - ULTIMATE CONCEPT PLAN
CITY OF RIVERBANK
RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15
SHEET	C-03
OF	4
JOB NO.	13118



12/7/2015 8:12pm S:\GETVAR.?? S:\GETVAR.??



DIGALERT
 1-800-227-2600
 CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DATE	DESCRIPTION

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 34+50 TO 52+50
 PATTERSON ROAD - ULTIMATE CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15
SHEET	C-04
OF	4
JOB NO.	13118

**CITY OF RIVERBANK
RESOLUTION NO. 2016-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF RIVERBANK, CALIFORNIA, RECOM-
MENDING TO CITY COUNCIL THE APPROVAL OF
ITERIM AND ULTIMATE PLAN LINE FOR PATTERSON
ROAD**

WHEREAS, the Riverbank 2005-2025 General Plan was adopted on April 22, 2009; and

WHEREAS, as part of the General Plan Update, the Circulation Element identified Patterson Road as a major collector requiring four (4) lanes of travel to adequately accommodate the future transportation needs of the community; and

WHEREAS, City staff initiated an investigation into the right of way constraints associated with future Patterson Road improvements and conducted a Community Workshop on February 25, 2015 and a Walking Tour on March 28, 2015; and

WHEREAS, notice of this public hearing was published in the *Riverbank News*, a newspaper of general circulation, on January 6, 2016; and

WHEREAS, notice of the public hearing was mailed to each property owner fronting on Patterson Road, as well as any and all persons who have expressed interests concerning the future improvements to Patterson; and

WHEREAS, the Planning Commission has reviewed staff report and all attachments concerning the Patterson Road Plan and conducted a public hearing on January 19, 2016; and

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

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK HEREBY RECOMMENDS CITY COUNCIL APPROVAL OF THE PROPOSED INTERIM AND ULTIMATE PLAN LINES FOR PATTERSON, ATTACHED HERETO AS EXHIBIT A AND EXHIBIT B AND INCORPORATED HEREIN BY THIS REFERENCE, BASED ON THE FOLLOWING FINDINGS:

1. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent

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

2. The City finds and determines with certainty that the proposed interim and ultimate plan line for Patterson Road described in Resolution 2016-001 is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. (CEQA § 15061(b)(3)). Since the proposed Plan Line adoption is required under state law to comply with the City’s General Plan, no new environmental effects will be created.

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 19 th day of January, 2016; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Patricia Hughes
Planning Commission Chair

Attachments:

Exhibit “A” – Interim Patterson Road Alignment
Exhibit “B” – Ultimate Patterson Road Alignment

EXHIBIT "A"



1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

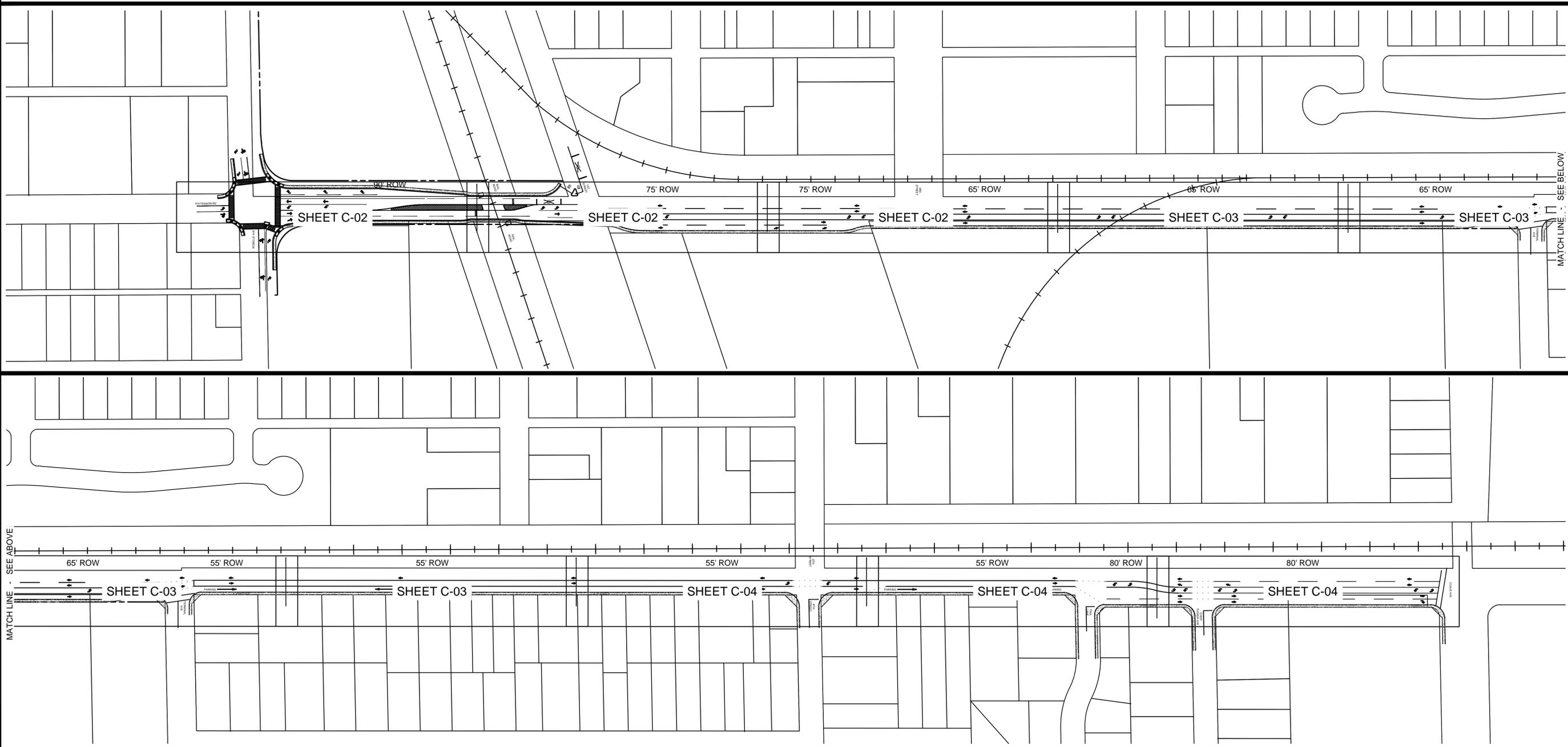
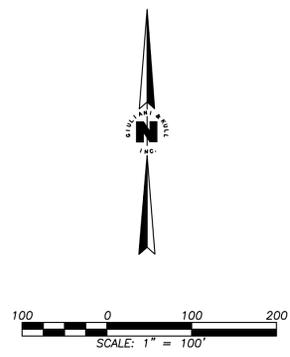
REV. #	DESCRIPTION	DATE	APPROVED

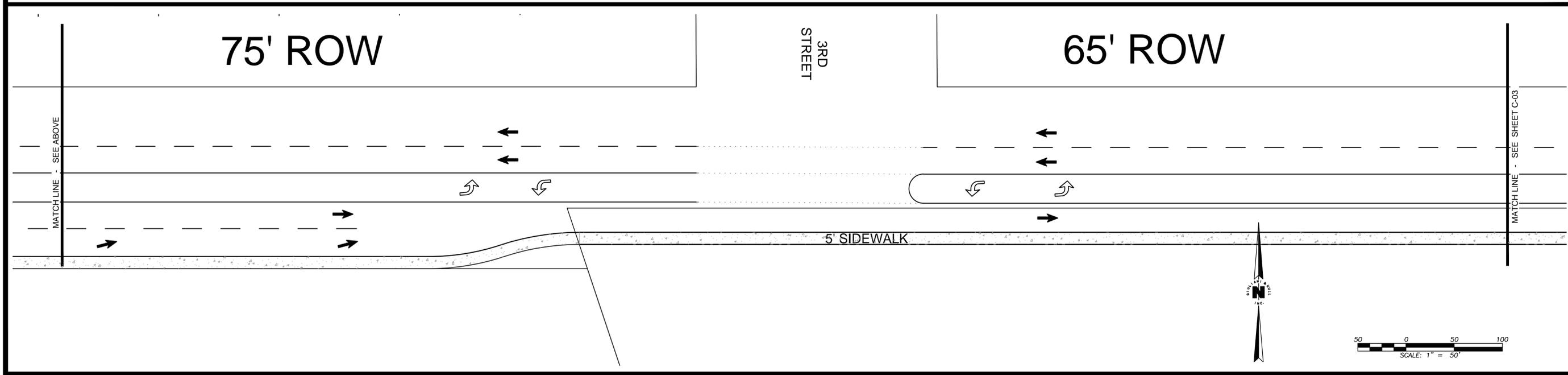
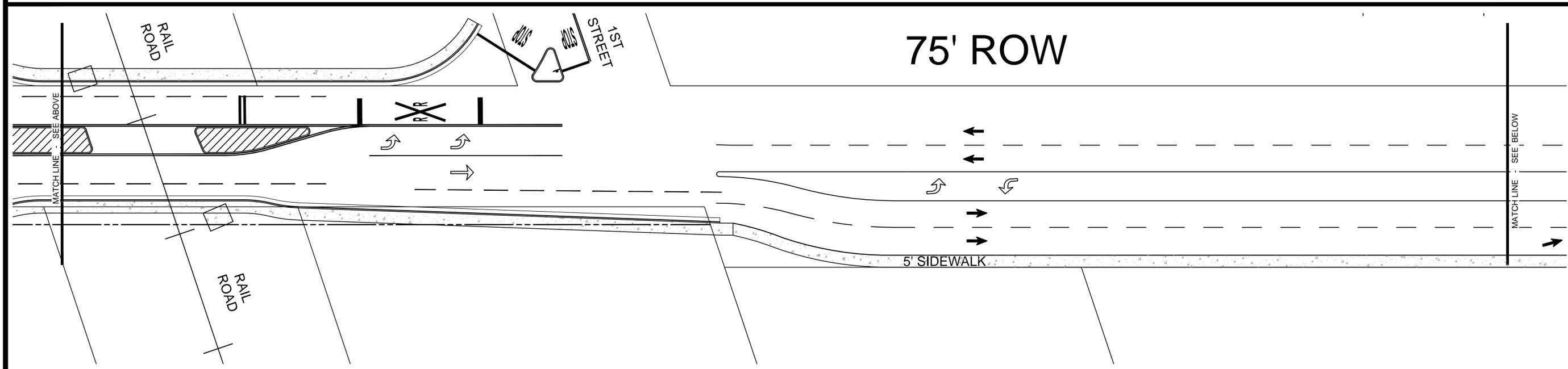
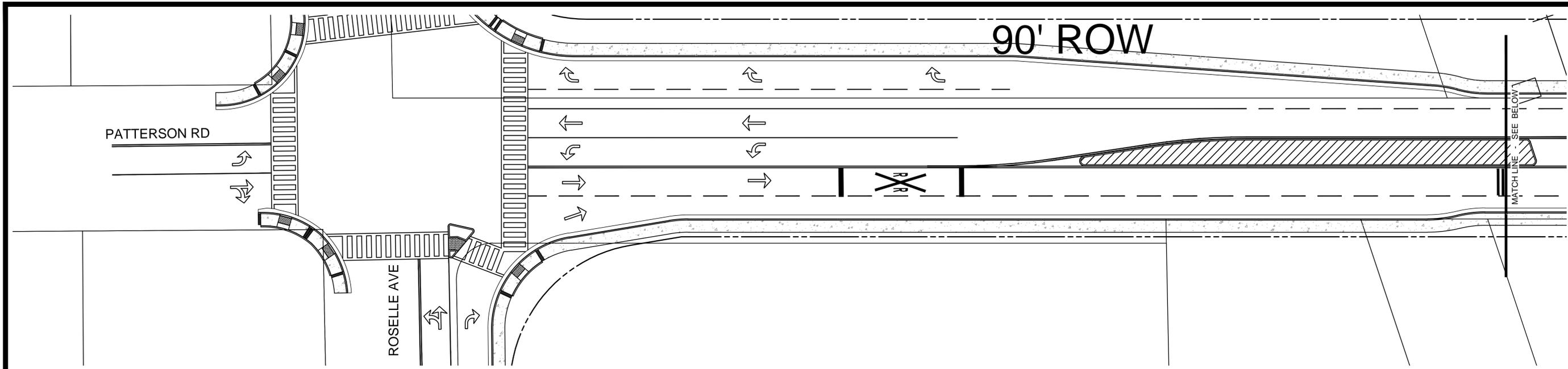
GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

**COVER SHEET - PATTERSON ROAD
 BETWEEN ROSELLE AVE & CLAUS RD
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA**

SCALE	1" = 100'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15
SHEET	C-01
OF	4
JOB NO.	13118

11/30/2015 5:15pm
 S:\GETVAR_7\ S:\GETVAR_7\?





DIGALERT
1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

PLAN VIEW
STATION 0+00 TO 16+50
PATTERSON ROAD - INTERIM CONCEPT PLAN
CITY OF RIVERBANK
RIVERBANK, CALIFORNIA

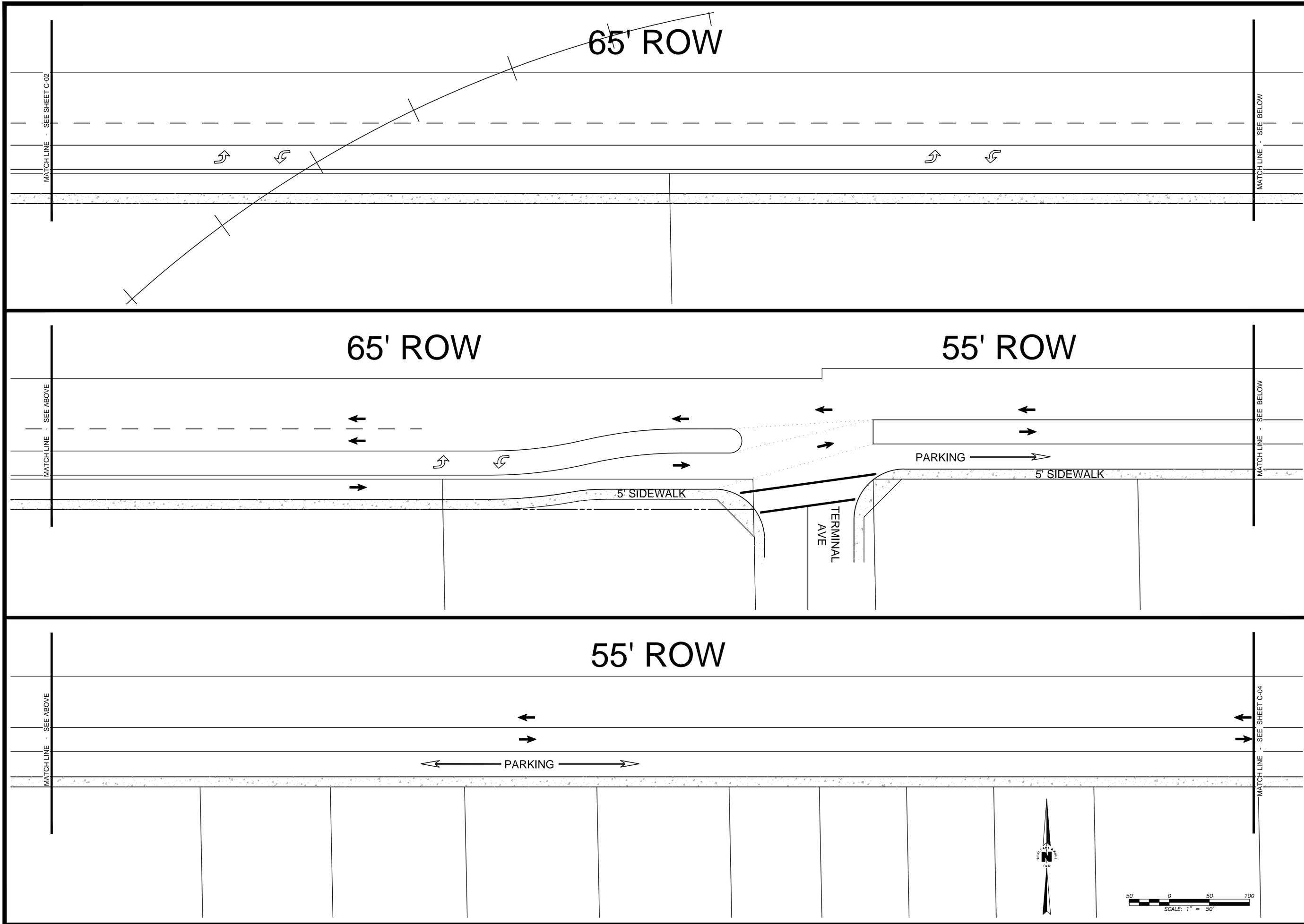
SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15

SHEET
C-02

OF 4
JOB NO.
13118

SCALE: 1" = 50'

11/30/2015 5:15pm
S:\GETVAR.??\S\GETVAR.??





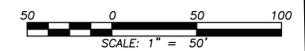
1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

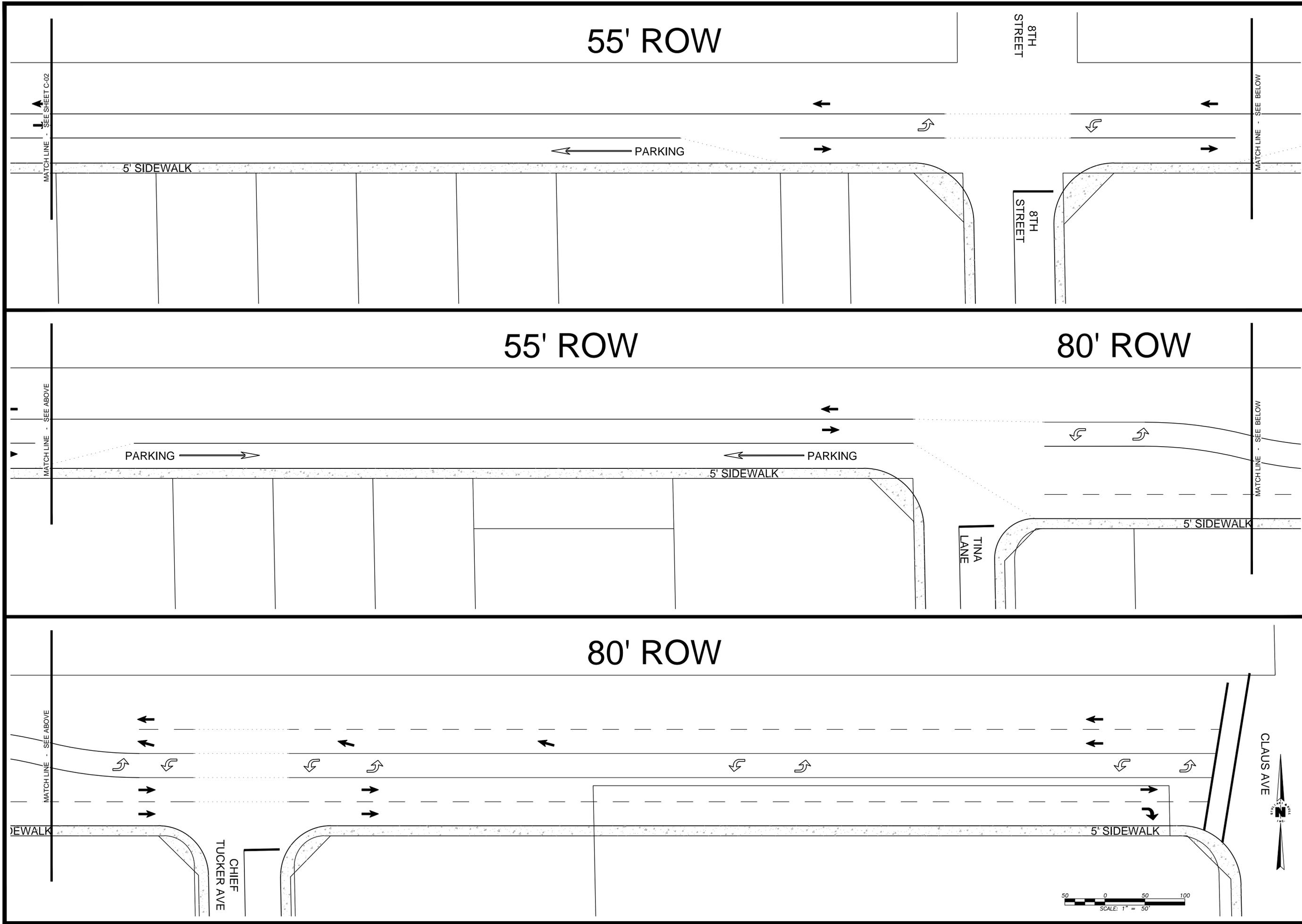
REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 16+50 TO 34+50
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15
SHEET	C-03
OF	4
JOB NO.	13118





1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 34+50 TO 52+50
 PATTERSON ROAD - INTERIM CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	11/30/15

SHEET
C-04

OF 4

JOB NO.
13118

S:\GETVAR.7? S:\GETVAR.7? 11/30/2015 5:15pm

EXHIBIT "B"



1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

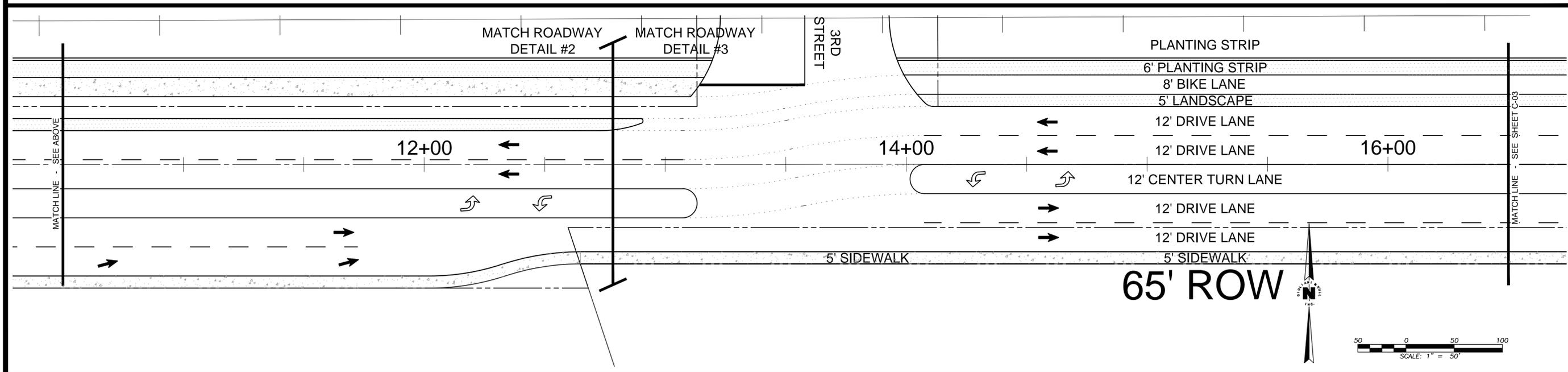
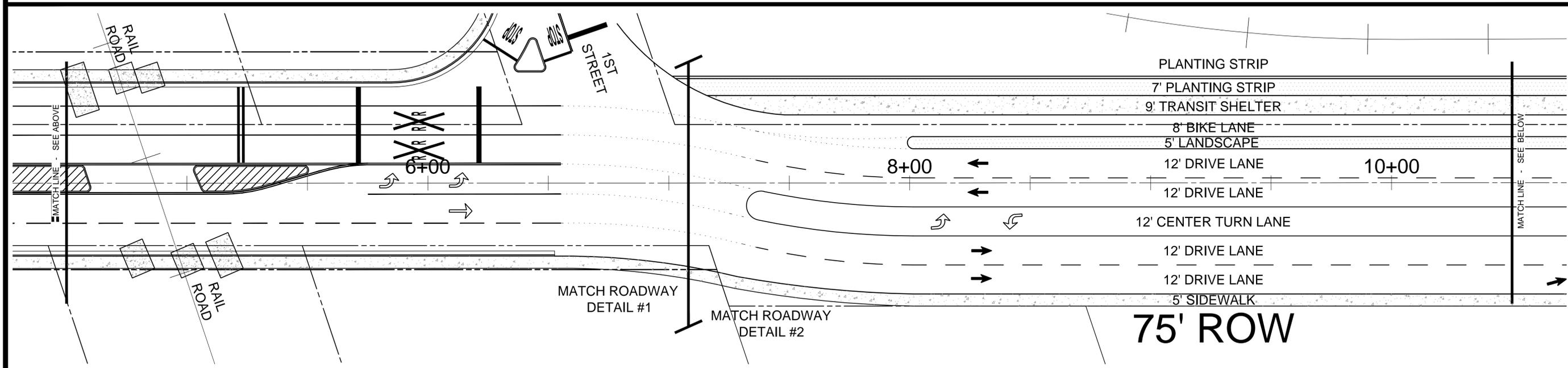
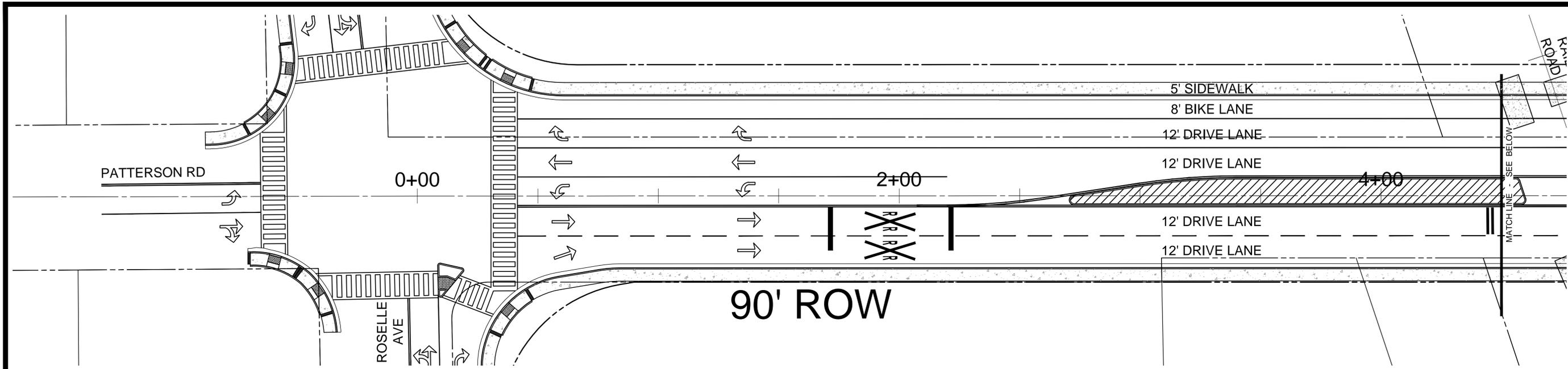
GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

**COVER SHEET - PATTERSON ROAD
 BETWEEN ROSELLE AVE & CLAUDS RD
 PATTERSON ROAD - ULTIMATE CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA**

SCALE 1" = 100'
 DRAWN BY SDT
 DESIGNED BY
 CHECKED BY WFK
 DATE 12/07/15
 SHEET
C-01
 OF 4
 JOB NO. 13118



12/7/2015 8:12pm S:\GETVAR.??\S\GETVAR.??



DIGALERT
1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

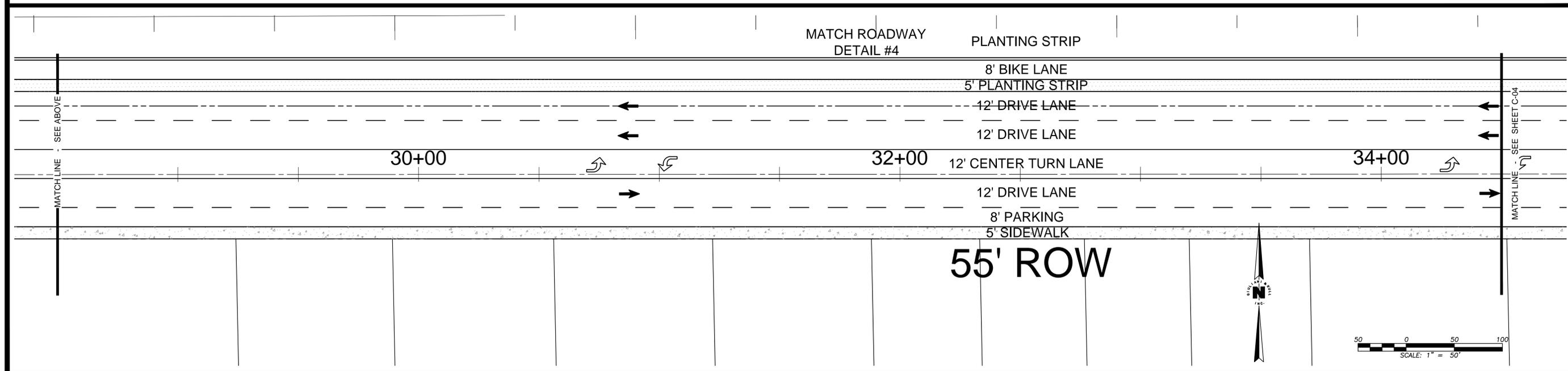
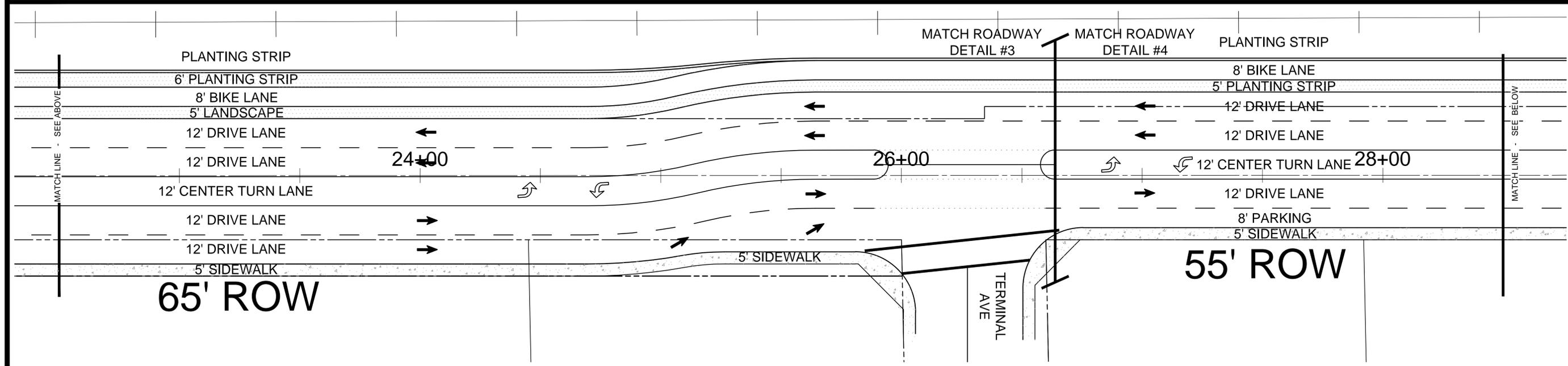
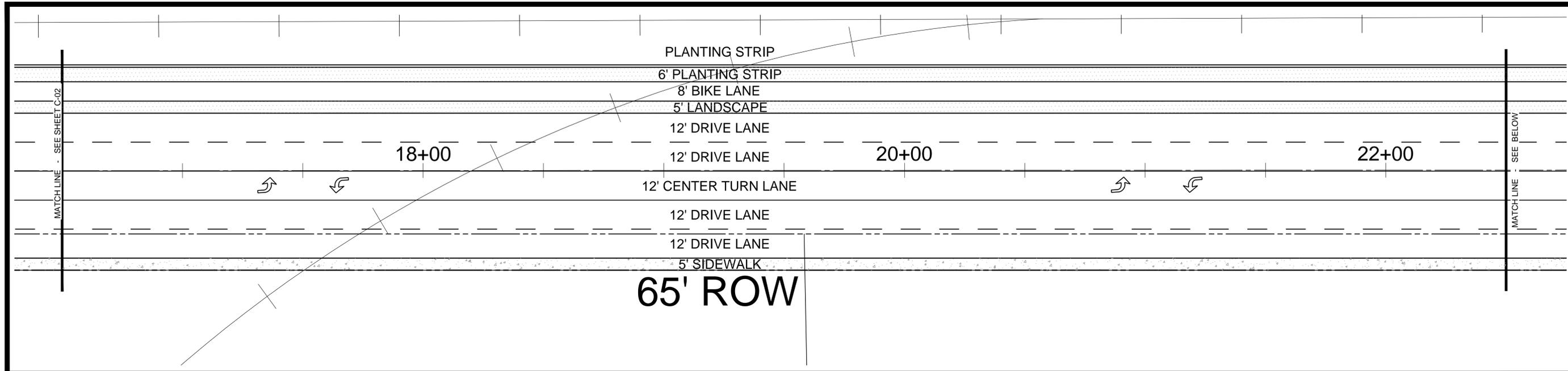
PLAN VIEW
STATION 0+00 TO 16+50
PATTERSON ROAD - ULTIMATE CONCEPT PLAN
CITY OF RIVERBANK
RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15

SHEET
C-02
OF 4
JOB NO.
13118

SCALE: 1" = 50'

12/7/2015 5:13pm
S:\GETVAR.???\GETVAR.???



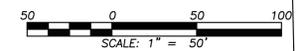
DIGALERT
1-800-227-2600
CALL 2 HRS. WORKING DAYS IN ADVANCE

REV. #	DESCRIPTION	DATE	APPROVED

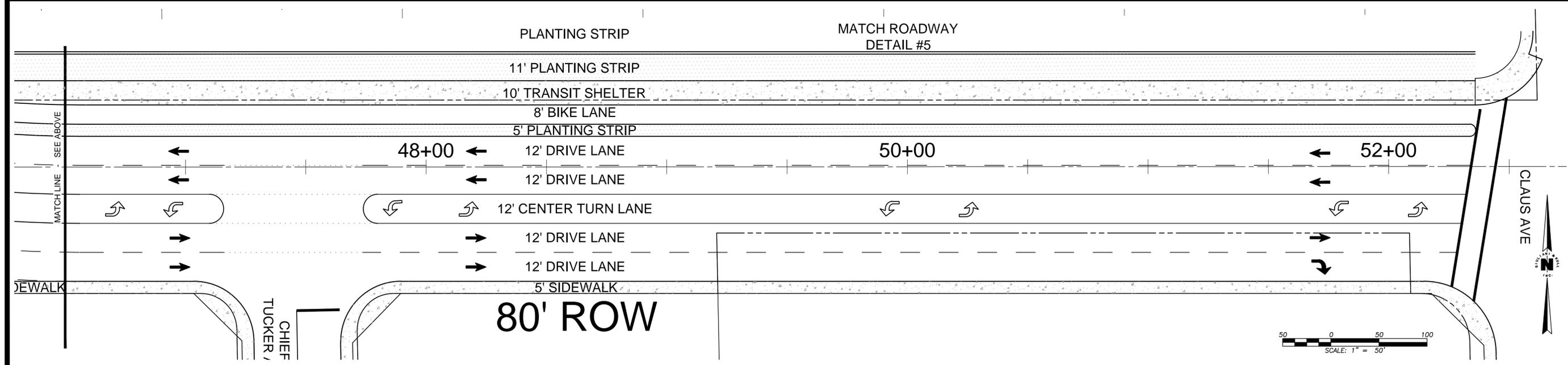
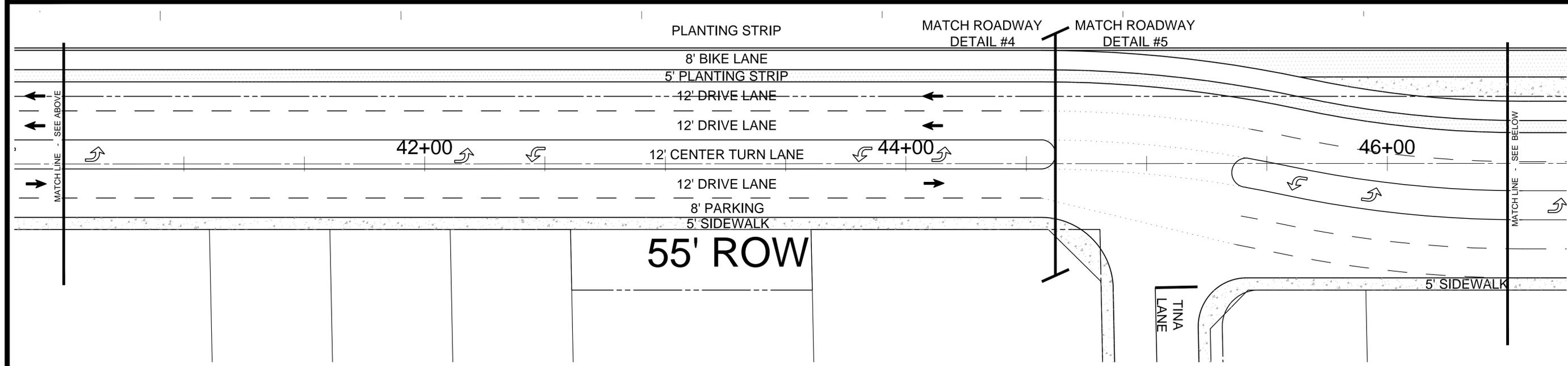
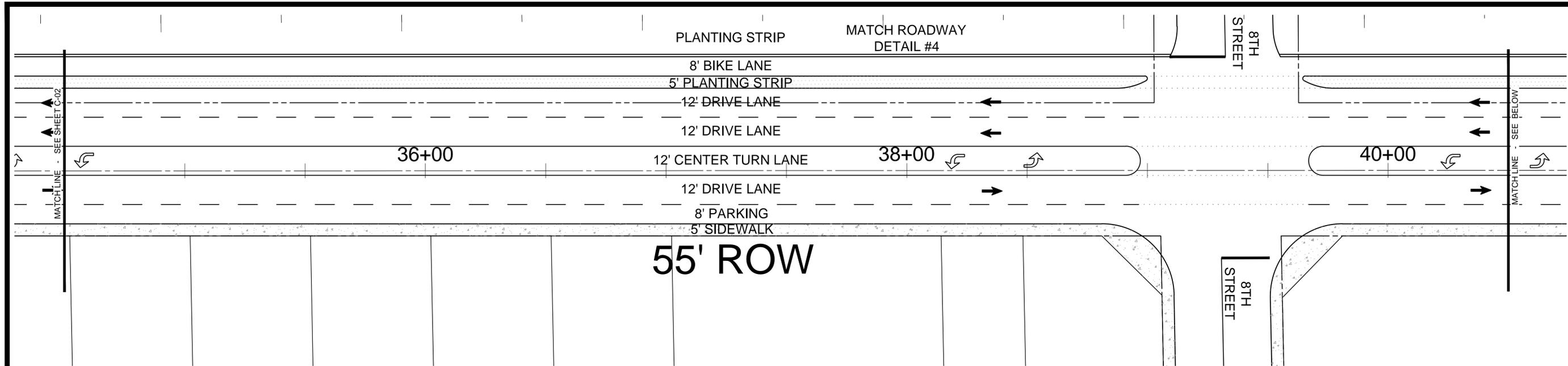
GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakland, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakland

PLAN VIEW
STATION 16+50 TO 34+50
PATTERSON ROAD - ULTIMATE CONCEPT PLAN
CITY OF RIVERBANK
RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15
SHEET	C-03
OF	4
JOB NO.	13118



12/7/2015 8:12pm S:\GETVAR.???\GETVAR.???





1-800-227-2600
CALL 2 P.M. WORKING DAYS IN ADVANCE

REV. #	DATE	APPROVED	DESCRIPTION

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale

PLAN VIEW
 STATION 34+50 TO 52+50
 PATTERSON ROAD - ULTIMATE CONCEPT PLAN
 CITY OF RIVERBANK
 RIVERBANK, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	WFK
DATE	12/07/15
SHEET	C-04
OF	4
JOB NO.	13118





12/7/2015 8:12pm
S:\GETVAR.??\S\GETVAR.??

**CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT**

ITEM NO: 3.2 January 19, 2016

APPLICANT: City of Riverbank

PROJECT: A Resolution recommending that the City Council adopt the 2014-2023 Housing Element and 2014-2023 Housing Element Negative Declaration and authorize submittal to the State Department of Housing and Community Development (HCD) for certification.

LOCATION: City-Wide

GENERAL PLAN: Varies

ZONING: Varies

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, an Initial Study has been prepared by the Lead Agency (City of Riverbank). This Initial Study (IS) has been circulated to the Governor’s Office of Planning and Research for consultation with other Responsible Agencies as SCH# 2015122008. The review period for the Initial Study closed on January 4, 2016 and one comment letter was received from the Central Valley Regional Water Quality Control Board. Based on the IS it has been determined that the proposed Project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

PROJECT PLANNER: John B. Anderson, Contract Planner

RECOMMENDATION: Approve the Resolution recommending that the City Council adopt the 2014-2023 Housing Element and 2014-2023 Housing Element Negative Declaration and authorize submittal to the State Department of Housing and Community Development for certification.

ACRONYMS: HCD – State Department of Housing and Community Development
CEQA – California Environmental Quality Act
CRLA – California Rural Legal Assistance
RHNA – Regional Housing Needs Assessment
StanCOG – Stanislaus Council of Governments

ATTACHMENTS:

1. Draft Planning Commission Resolution 2016-002
2. 2014-2023 Housing Element, dated January 2016
3. 2014-2023 Housing Element Negative Declaration, dated December 2, 2015
4. Letters from HCD, dated July 13, 2015 and December 30, 2015
5. Letters from CRLA, dated June 8, 2015 and June 17, 2015
6. Letters from CRLA, dated October 7, 2015 and December 18, 2015

I. EXECUTIVE SUMMARY

The City has completed the 2014-2023 Housing Element and is seeking adoption of the 2014-2023 Housing Element and 2014-2023 Negative Declaration and authorization from City Council and Planning Commission to submit the 2014-2023 Housing Element to HCD for certification.

II. BACKGROUND

Typically, State Law requires Housing Elements be updated every five (5) years to reflect a Community's changing needs. For the 5th Cycle, HCD has modified this timeframe to 9 years. The current planning cycle is from January 1, 2014 to September 30, 2023. The City's previous Housing Element (2009-2014) was adopted by City Council on August 24, 2009. As part of the overall update to the Housing Element, Section 65585(b) of the State Government Code requires the 2014-2023 Housing Element to be submitted to HCD for a 60 day review period. Upon the 60 day review period, HCD shall submit the City their written findings, or comments, on the City's 2014-2023 Housing Element. The 2014-2023 Housing Element is then revised to address HCD's findings, and upon adoption by the City Council, re-submitted to HCD for review and certification.

A vast majority of the policy direction established in the 2009-2014 Housing Element remains valid and unchanged with this update. However, there are new and revised programs included in the 2014-2023 Housing Element update to reflect State Legislation adopted in recent years since the previous plan was certified by HCD in 2012.

On May 12, 2015, the City Council authorized staff to release the Draft 2014-2023 Housing Element for public review and submittal to HCD to allow for the State mandated 60-day review period. On July 13, 2015, HCD issued their written findings of the Draft 2014-2023 Housing Element, which recommend various revisions to comply with State Housing Law (Attachment 4). Since the July 28th letter, Staff has been working with HCD Staff to bring the 2014-2023 Housing Element into compliance with State Housing Law. On December 30, 2015, HCD issued a Letter stating that upon adoption, the 2014-2023 Housing Element will be in compliance with State Housing Law (Attachment 4)

III. ANALYSIS

The Housing Element is one of the seven (7) State mandated Elements of the City's General Plan. Pursuant to Section 65800 of the State Government Code, the City of Riverbank Draft 2014-2023 Housing Element provides the following:

- An analysis of the City's existing housing needs;

- An analysis of the City’s population and employment trends;
- An analysis and documentation of the City’s household characteristics;
- An inventory of land within the City suitable for residential development, including vacant sites and sites suitable for redevelopment;
- An identification of a zone or zones where emergency shelters are allowed or permitted without a conditional use or other discretionary permit;
- An analysis of potential and actual government constraints upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of potential and actual non-governmental constraints (i.e. market, environmental, etc.) upon the maintenance, improvement, or development of housing for all income levels within the City;
- An analysis of all special housing needs within the City (i.e. those residents with disabilities, large families, farm workers, senior citizens, etc.);
- An analysis of existing assisted housing development that may be eligible to change from low-income housing uses during the next ten years;
- A statement of the City’s goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and,
- An identification of housing programs within the County to provide housing opportunities for all income levels.

The City’s 2014-2023 Housing Element has been prepared in accordance with Section 65800 of the State Government Code, and is organized into nine (9) sections:

1. Introduction;
2. Household and Employment Characteristics;
3. Housing Stock Characteristics;
4. Housing Supply and Needs;
5. Housing Production Opportunities;
6. Housing Production Constraints;
7. Housing Development Eligible to Change to Non-Low Income Units;
8. Evaluation of Previous Housing Element; and,
9. 2014-2023 Housing Goals and Policies.

Below is a summary of the major updates incorporated into the nine (9) Sections of the 2014-2023 Housing Element:

Regional Housing Needs Allocation

As part of the update to the City’s 2014-2023 Housing Element, and as noted above, the City is required to identify sites to accommodate its Regional Housing Need Allocation (RHNA), as determined by HCD and the Stanislaus Council of Governments (StanCOG). In the 2014-2023 Regional Housing Need Allocation Plan for Stanislaus County, StanCOG provided the City with the RHNA between the timeframe of January

1, 2014 to September 30, 2023. Below, Table 1 provides the City's RHNA, expressed in terms of Median income:

Table 1 – City of Riverbank Regional Housing Need Allocation

Category	Income Range (Family of Four)	Maximum Rent or Mortgage*	Maximum Home Loan***	Riverbank Regional Share (units)
Extremely Low Income	up to \$24,250	up to \$606	\$88,742	161**
Very Low	\$24,250 to \$28,450	\$597 to \$711	\$104,167	160
Low	\$28,450 to \$45,500	\$700 to \$1,137	\$166,586	206
Moderate	\$45,500 to \$63,960	\$1,120 to \$1,599	\$234,161	217
Above Moderate	\$63,960 +	\$1,599 +	\$234,161 +	536

SOURCE: HUD Median Income Limits, 2015, effective March 6, 2015. *Not to exceed 30% of monthly income

**Regional Share of extremely low income units assumed to be 50% of the very low income units

***Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 97% loan @ 4% 30 year term, FHA. No consumer debt is assumed.
<http://calculators.freddiemac.com/response/lf-freddiemac/calc/home01>

J.B. Anderson Land Use Planning Staff conducted a Vacant Site Inventory utilizing information from City Staff, Stanislaus County Parcel Database, Riverbank Geographical Information Systems and the City's General Plan. The Vacant Sites Inventory identified approximately 64.72 acres of land within the City's existing City Limits that can accommodate residential development. In addition, Staff identified 53.42 acres of land within the City limits that can be considered underutilized. Additionally, 458 acres were identified outside of the City Limits but within the City's Sphere of Influence (SOI) that can accommodate residential development. Land within the proposed Crossroads West Specific Plan resulted in 264 acres of land that can accommodate residential development

In total, the inventory of vacant land within the City Limits and Sphere of Influence, as well as the Crossroads West Specific Plan resulted in the City's ability to accommodate the development of 3,551 residential units, varying from single-family residential dwellings to multi-family residential dwellings (apartments, townhouses, etc.)

2014-2023 Housing Goals and Policies

Although a majority of the policy direction established in the 2009-2014 Housing Element remains valid, there is new and revised goals, polices and goals provided in the 2014-2023 Housing Element to reflect community needs.

Major updates to existing Programs, or new Programs include:

Program 1.1a: Meet the RHNA between 2014-2023; Review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's housing needs.

Program 1.1b: Maintain vacant sites inventory and facilitate the development of Crossroads West Specific Plan; City shall maintain its vacant sites inventory by facilitating the development of the Crossroads West Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified in Table V-4, and specifically, those sites designated for higher density development in order to meet the regional housing needs of lower income households.

Program 1.1c: Meet the Unaccommodated Need from the 4th Cycle; To meet the Unaccommodated Need from the 4th Cycle identified in the Program 1.1a and AB1233 Analysis located in Section VIII, the City will rezone the site(s) listed in Table VIII-7 and adopt a general plan amendment (if necessary).

Program 2.1e: Assist in the development of housing for farmworkers. The City shall provide technical assistance when needed, and continue to conduct pre-application conferences and meet with farm worker housing developers on an ongoing basis. Actions include: post information on the Development Services website within 1-year of Housing Element adoption and contact farmworker housing developers to determine interest and identify constraints to farmworker housing development within the City.

Program 2.1f: The City will work with the agricultural community, housing providers and agriculture groups. The City will work with these groups to develop and build year-round and seasonal agricultural housing. This will require an analysis of prime agricultural areas in the City to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided, in conjunction with Program 2.1e, to agricultural and affordable housing developers.

Program 2.1g: Transitional and Supportive Housing. The City will update the uses permitted in the R-1 and R-2 Zone to include Transitional and Supportive Housing as a permitted use. In addition, the City shall amend the uses permitted with a use permit the C-1, C-2 and C-M Zone to remove Transitional and Supportive Housing as a permitted use with a use permit.

Program 2.1h: Employee Housing/Farmworker Housing. The City shall amend the R-1 zone to include Employee Housing as a permitted use per Health and Safety Act Sections 17021.5 and 17021.6.

Program 2.1i: Developmental Disabilities. The City shall refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities.

Program 2.1j: Infill Opportunity Area. The City shall encourage housing development within the General Plan Infill Opportunity Area and specifically, sites designated Mixed Use. Housing development shall include housing for extremely low-, very-low, and low income groups.

Program 2.1k: Regional cooperation with Homeless needs. The City shall participate in the Stanislaus County Housing and Supportive Service Collaborative (SCHSCC) and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County.

Program 2.2a: Downtown Specific Plan; The City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

Program 2.2b: Downtown Specific Plan; City shall coordinate with Developers and Non-Profit Housing Provides on implementation of the Downtown Specific Plan.

Program 2.2c: Downtown Specific Plan; City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Downtown Specific Plan.

Program 3.1d: Parking. The City shall review and amend the Zoning Code to reduce the City's parking standards (inclusive of guest parking) for multifamily uses in the R-2 and R-3 zones.

Program 3.1e: System Development Fees. Amend Section 150.30: System Development Fees to provide provisions for the Deferral of System Development Fees.

Program 3.1f: Water and Sewer Providers. In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water and sewer services to properties within Riverbank a copy of the 2014-2023 Housing Element. In addition, the City will also establish a written procedure by the end of 2017 to provide water and sewer service to development with units affordable to lower income households.

Program 3.1g: Constraints to affordable housing projects. One way the City can assist such developers is by providing fast-track/priority processing for low-income and special needs housing projects. Other services include: assign primary contact for priority housing developments, hold pre-application development conferences, provide information about permit streamlining at the planning counter, on the City's website and in other public places to increase awareness.

Program 4.1c: Housing Condition Survey. The City shall conduct a Housing Condition Survey. This Housing Condition Survey will follow HCD Guidelines for conducting a Housing Condition Survey.

Program 4.2a: Land division of sites currently zoned high-density residential. The City shall evaluate and make a written determination on the site constraints as a result of a proposed subdivided site currently zoned high-density residential.

Program 5.1b: Public Engagement/Participation. To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year.

Program 5.1c: Public Engagement/Participation. To promote Public Participation in the Housing Element update process, the City shall utilize the following action, including: public notices for Housing Element public workshops shall be posted in English and Spanish, the City shall partner with churches to present and solicit input on affordable housing in the City, and public notices for activities related to the Housing Element shall be delivered in the monthly water bill.

IV. ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act, an Initial Study has been prepared by the Lead Agency (City of Riverbank). This Initial Study (IS) has been circulated to the Governor's Office of Planning and Research for consultation with other Responsible Agencies as SCH# 2015122008. The review period for the Initial Study closed on January 4, 2016 and there were no comments received. Based on the IS it has been determined that the proposed Project will not have a significant effect on the Environment, and a Negative Declaration has been prepared.

V. PUBLIC NOTICE

The Planning Commission hearing notice was published in the Riverbank News on January 6, 2016, and posted at City Hall North and South on January 6, 2016. The Public Review Draft 2014-2023 Housing Element was made available to the public at City Hall North and South, the Library and the City's website as of April 16, 2015. In addition, the Final 2014-2023 Housing Element was made available to the public at City Hall North and South, the Library and the City's website as of January 14, 2015.

VI. PUBLIC PARTICIPATION

On September 30, 2014, Staff held a Public Workshop on the 2014-2023 Housing Element Update at the Riverbank City Council Chambers to provide a presentation on the Housing Element Update process, and to solicit input and comment from Workshop Attendees. A Public Notice for this Workshop was published in the *Riverbank News* and posted at City Hall North and South and posted on the City's website. Five (5) people attended the Public Workshop: one (1) Councilmember, one (1) Planning Commissioner and three (3) representatives from the City, despite notices being published in the *Riverbank News*, posted at City Hall North and South and posted on the City's website.

In addition, on December 12, 2014, Staff mailed a questionnaire to public housing providers, developers, non-profit organizations, responsible agencies, such as Stanislaus Habitat for Humanity, Building Industry of the Greater Valley, Modesto Gospel Mission, etc. One (1) response was received from Modesto Gospel Mission.

As discussed above, Planning Commission and City Council meetings was held on April 21, 2015 and May 12, 2015, respectfully, to review and authorize Staff to submit the Draft 2014-2023 Housing Element to HCD for a mandated 60-day review.

California Rural Legal Assistance

On June 8 and 17, 2015, the City received two (2) comment letters from the California Rural Legal Assistance (CRLA) in response to the City's Draft 2014-2023 Housing Element and the City's request for a Streamlined Review from HCD (Attachment 5). The CRLA is a nonprofit legal services provider serving low-income clients and communities throughout California. The comments received by the CRLA focus on low-income needs and the desire for additional analysis and proactive programs for the homeless, farmworker and large family housing. In addition, the CRLA requested that the City include more proactive public participation efforts to reach out to these populations. The City met with the CRLA on November 12, 2015 to review and discuss their comments. As a result, the City revised the Draft 2014-2023 Housing Element to include more analysis and programs focused on homeless and farmworker needs as well as public participation. On December 18, 2015, the CRLA submitted a letter to the City and HCD stating that they are "encouraged to see a number of programs that address the need for affordable housing, farmworker housing, homeless needs, public participation, and specifically for extremely low-income housing" (Attachment 6). The City will continue to work with the CRLA in housing related issues and future Housing Element updates.

VIII. RECOMMENDATION

Staff recommends the Planning Commission approve the Resolution recommending that the City Council adopt the 2014-2023 Housing Element and 2014-2023 Housing Element Negative Declaration and authorize submittal to the State Department of Housing and Community Development (HCD) for certification.

Respectfully Submitted By:

John B. Anderson

John B. Anderson
Contract Planner

Attachment 1

**CITY OF RIVERBANK
RESOLUTION NO. 2016-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF RIVERBANK, CALIFORNIA,
RECOMMENDING THE CITY COUNCIL TO ADOPT THE
2014-2023 HOUSING ELEMENT AND 2014-2023
HOUSING ELEMENT NEGATIVE DECLARATION AND
AUTHORIZATION TO SUBMIT TO THE DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT**

WHEREAS, the City of Riverbank desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et. seq.); and

WHEREAS, State law requires cities in Stanislaus County to adopt or revise their Housing Element within 120 days after December 31, 2015, to be responsive to changing conditions, new laws, State law requirements and updated regional “fair share” housing determinations; and

WHEREAS, the purpose of the proposed Housing Element is to assure compliance with State law by addressing the City’s fair share of regional housing need through the year 2023 and to comply with other State law requirements; and

WHEREAS, on September 30, 2014, staff held a duly noticed public workshop to discuss the Housing Element; and

WHEREAS, the Planning Commission held a public meeting on April 21, 2015, and recommended that the City Council authorize staff to send the Housing Element to the State Department of Housing and Community Development (“HCD”) for their mandated 60-day review; and

WHEREAS, on May 12, 2015, the City Council considered the draft Housing Element at a Public Meeting and authorized staff to send the document to HCD; and

WHEREAS, the Housing Element was sent to HCD in May 2015 for their mandated review and comments on the proposed Housing Element’s consistency with State law; and

WHEREAS, comments were received from HCD on July 13, 2015, stating certain changes were needed for the proposed Housing Element to be considered consistent with State law; and

WHEREAS, Staff prepared the necessary changes to respond to HCD's comments; and

WHEREAS, on December 30, 2015, HCD issued a letter indicating that the draft Housing Element is in compliance with State law; and

WHEREAS, the Notice of Planning Commission Public Hearing to consider the draft Housing Element and provide recommendations to the City Council was posted and published on January 6, 2016; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK FINDS AS FOLLOWS:

1. The proposed Housing Element is considered to be in the public interest because it provides policies and programs to promote housing for all economic segments of the City;
2. The proposed Housing Element is consistent with the goals and policies of the General Plan, and conforms to the requirements of Article 10.6 of Chapter 3 of Division 1 of Title 7 of the California Government Code (Gov. Code § 65580 *et seq.*)
3. Based on the prepared Initial Study for the Housing Element, there is sufficient evidence and evaluation to determine that the proposed Housing Element will not be detrimental to the public health, safety, or welfare;
4. Based on the Initial Study, the Housing Element will not have a significant impact on the environment and, as a result, a Negative Declaration has been prepared.
5. The proposed Housing Element is required to be reviewed and certified through the Housing and Community Development Department, and the Initial Study was prepared and submitted for public and agency review through the Office of Planning and Research (SCH# 2005122008). The proposed Housing Element has been reviewed by HCD and is ready to be submitted for formal certification.
6. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Riverbank hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) may be declared invalid.

BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RIVERBANK, BASED ON THE FACTS AND ANALYSIS IN THE STAFF REPORT, WRITTEN AND ORAL TESTIMONY, AND EXHIBITS PRESENTED, HEREBY RECOMMENDS THE CITY COUNCIL APPROVE THE 2014-2023 HOUSING ELEMENT AND THE 2014-2023 HOUSING ELEMENT NEGATIVE DECLARATION; AND

BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION RECOMMENDS SUBMITTAL OF THE HOUSING ELEMENT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION

PASSED AND ADOPTED by the Planning Commission of the City of Riverbank at a regular meeting held on the 19th day of January, 2016; motioned by Commissioner _____, seconded by Commissioner _____, and upon roll call was carried by the following vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Donna M. Kenney
Planning and Building Manager

Patricia Hughes
Planning Commission Chair

Attachment 2
Housing Element 2014-2023
dated
January 2016
Separate attachment from Agenda
due to the size of document

Attachment 3

**INITIAL STUDY /
NEGATIVE DECLARATION**

for the

CITY OF RIVERBANK

2014-2023 RIVERBANK HOUSING ELEMENT UPDATE

City of Riverbank

December 2, 2015

Prepared for:

City of Riverbank
6707 3rd Street
Riverbank, CA 95367

Prepared by:



TABLE OF CONTENTS

	Page
NEGATIVE DECLARATION	1
SECTION 1.0 INTRODUCTION	16
SECTION 2.0 EVALUATION INSTRUCTIONS	19
SECTION 3.0 INITIAL STUDY CHECKLIST	21
1. Aesthetics	21
2. Agriculture and Forestry Resources	22
3. Air Quality	24
4. Biological Resources	28
5. Cultural Resources	30
6. Geology and Soils	31
7. Greenhouse Gas Emissions	33
8. Hazards and Hazardous Materials	35
9. Hydrology and Water Quality	38
10. Land Use and Planning	41
11. Mineral Resources	43
12. Noise	44
13. Population and Housing	46
14. Public Services	48
15. Recreation	50
16. Transportation/Traffic	51
17. Utilities and Service Systems	53
18. Mandatory Findings of Significance	55
SECTION 4.0 REFERENCES	57

NEGATIVE DECLARATION

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

PROJECT NAME:

2014-2023 Housing Element Update

PROJECT PROPONENT AND LEAD AGENCY:

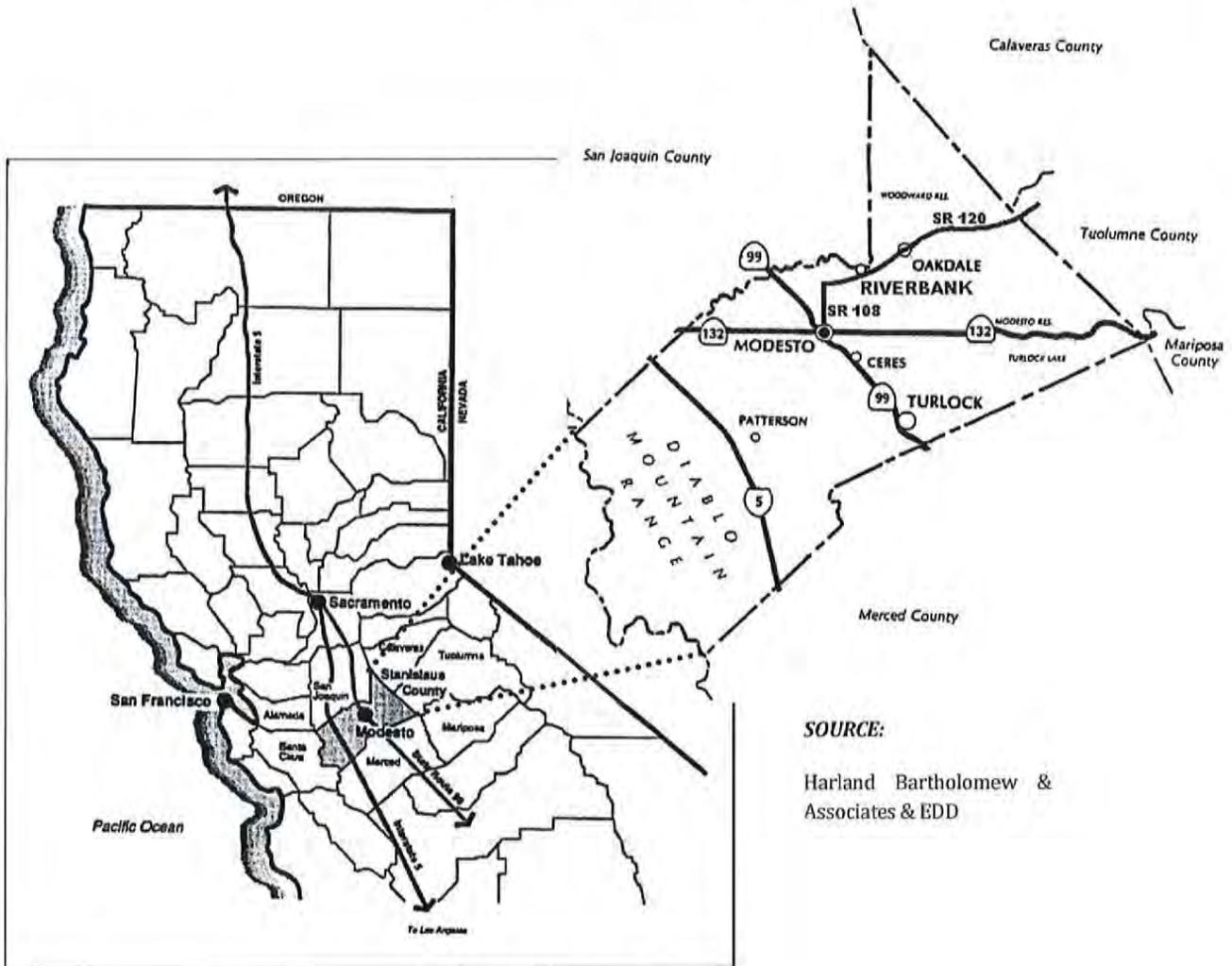
Project Proponent: City of Riverbank
6707 3rd Street
Riverbank, California 95367

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

PROJECT LOCATION:

The City of Riverbank is located in Stanislaus County (County), in the San Joaquin Valley of the State of California. Stanislaus County is bordered by Tuolumne County to the east, portions of San Joaquin and Alameda Counties to the west, San Joaquin County to the north, and Merced County to the south. Figure - 1, Location Map, has been included to illustrate the City's location and boundary.

Figure 1 - Location Map



PROJECT DESCRIPTION:

The 2014-2023 Housing Element is an update to the 2009-2014 Housing Element that was adopted by the City of Riverbank on August 24, 2009. California State Law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. The City of Riverbank's 2014-2023 Housing Element addresses State Law requirements and statutory regulations. Government Code §65583 requires that the Housing Element consist of the following components:

- A review of the previous Element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing;
- A program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element. The program must do all of the following:
 - a. Identify actions that will be taken to make adequate sites available to accommodate the City's share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites;
 - b. Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households;
 - c. Address and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing;
 - d. Conserve and improve the condition of the existing affordable housing stock;
 - e. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and,
 - f. Preserve assisted housing developments for lower income households.

The physical development of Riverbank is guided by the 2005-2025 General Plan (adopted April 22, 2009), and as part of the City's adopted General Plan. The Housing Element must include identification and analysis of existing and projected housing needs; an identification of resources and constraints to address its housing needs; and goals, policies, and implementation programs for adequate housing opportunities for all economic segments of the City.

The update of the Housing Element is necessary to ensure that housing policies properly address changing conditions as well as existing and projected housing needs. The Housing Element plans for and

guides development of affordable housing to address the needs of lower income households and special needs groups and minimizes, where possible, the impediments of production of affordable housing.

The City's 2014-2023 Housing Element is organized in nine (9) Sections; I – Introduction, II – Household & Employment Characteristics, III – Housing Stock Characteristics, IV – Housing Supply & Needs, V – Housing Production Opportunities, VI – Housing Production Constraints, VII – Housing Development Eligible to Change to Non-Low Income Units, VIII – Evaluation of Previous Housing Element, and IX – Housing Goals & Policies.

The 2014-2023 Housing Element contains the City's goals, policies, and proposed plan of actions to implement the City's housing program. The City's housing Goals, Policies, and Programs are identified below:

GOAL 1: IDENTIFY ADEQUATE SITES TO PROVIDE FOR A SUFFICIENT NUMBER OF DWELLING UNITS TO MEET THE CITY'S REGIONAL HOUSING NEEDS.

Policy 1.1: Ensure land use and zoning procedures accommodating to affordable housing.

Program 1.1a: The City shall designate sufficient land at various densities to allow for the construction of sufficient housing to meet its legally adopted HCD Regional Housing Need Allocation (RHNA) between 2014 and 2023. The City shall review, as needed, the amount of land designated for various residential uses in conjunction with the amount of and types of housing produced in the previous year to determine if any changes in the General Plan and Zoning Ordinance may be needed to meet the City's housing needs. A review of the supply of vacant land and development patterns over the preceding year will be incorporated into each annual evaluation of the City's implementation of the Housing Element programs. Since some of the land needed to meet the City's housing needs between 2014 and 2023 is outside the present City limits and Sphere of Influence, the City will have to amend its Sphere of Influence and annex this land before it can be developed. The City shall prezone enough land outside the current city limits to accommodate the remaining housing need. The City shall inform local developers and affected landowners of the rezoning action through a public outreach effort (i.e. direct mailings, website postings, etc.). The outreach effort should also seek to encourage developer interest in annexation of rezoned land by describing development characteristics.

Program 1.1b: In conjunction with Program 1.1a, the City shall maintain its vacant sites inventory by facilitating the development of the Crossroads West Specific Plan, and designate therein sufficient sites to accommodate the dwelling units identified in Table

V-4, and specifically, those sites designated for higher density development in order to meet the regional housing needs of lower income households. As of March 2015, the Crossroads West Specific Plan area is anticipated to be annexed into the City of Riverbank by 2017. Upon annexation, the City shall permit the development of sites designated for higher density development in accordance with Section 65583.2(h) and (i) of the Government Code, including permitting multi-family housing without discretionary review, or beyond what is typically required by the City. The City will also consider allowing additional density bonuses within the Crossroads West Specific Plan for affordable housing development projects that commit to providing Extremely Low-, Very Low-, and Low Income Housing. If the Crossroads West Specific Plan is not annexed by the end of the year, 2017, the City will take the following actions to identify and rezone, if necessary, higher density residential sites of equivalent capacity within 6-months to maintain a sufficient sites inventory to meet the City's Regional Housing Needs Allocation.

Program 1.1c: To meet the Unaccommodated Need from the 4th Cycle identified in the Program 1.1a and AB1233 Analysis located in Section VIII, the City will rezone the site(s) listed in Table VIII-7 and adopt a general plan amendment (if necessary). The site(s) will meet the following criteria:

- Can meet a minimum of 16 units;
 - Can meet a minimum density of 20 dwelling units per acre;
 - Rezone to a district that can permits residential uses only (by-right)
- Failure to rezone the site(s) to address the Unaccommodated Need from the 4th Cycle by the timeframe will result in Housing Element non-compliance.

Policy 1.2: Maintain an inventory of vacant and underutilized residential lands.

Program 1.2a: Track changes in land availability and accomplishments in multi-family development in order to determine if further rezoning is necessary to better facilitate high-density developments.

Program 1.2b: Update Geographical Information Systems (GIS) as changes to the land inventory occur. Provide this information to those interested in infill projects through updated layers viewable from the internet.

GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, LOW- AND VERY LOW-INCOME HOUSEHOLDS.

Policy 2.1: Implement a proactive approach to encourage and gain support for multi-family developments.

Program 2.1a: Seek assistance from non-profit developers, including Self-Help Enterprises and Habitat for Humanity to develop homes for lower-income families. The City will meet with non-profit developers to discuss available sites for affordable housing projects, potential funding sources, and actions the City can take to assist housing providers in obtaining funding.

Program 2.1b: Continue to assist developers of extremely low-, low- and very-low income housing in the grant preparation process to help fund their developments. Funding will be prioritized for the development of housing affordable to extremely low-income households. The City assists developers by expediting review and approval of development applications to meet funding deadlines and providing information needed to support funding requests.

Program 2.1c: Encourage developers to include second dwelling units in new subdivisions as well as a variety of higher density options. The City encourages developers to include second units by permitting such units without requiring additional lot area and allowing up to 50 percent lot coverage. The City permits such units by right in single-family subdivisions according to the requirements of State law.

Program 2.1d: Continue to distribute information on second units at the permit counter and post information on the City's website.

Program 2.1e: Assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding. The City shall provide technical assistance when needed, and continue to conduct pre-application conferences and meet with farm worker housing developers on an ongoing basis. Actions include:

- Post information on the Development Services website within 1-year of Housing Element adoption. Information includes a site inventory of available land (Program 2.1f), housing resources and grant information.
- Contact farmworker housing developers to determine interest and identify constraints to farmworker housing development within the City.

Program 2.1f The City will work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. This will require an analysis of prime agricultural areas in the City to

identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided, in conjunction with Program 2.1e, to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. In addition, the City shall invite developers and local farmworker organizations to be involved in the Housing Element update and other housing related activities.

Program 2.1g: The City will update the uses permitted in the R-1 and R-2 Zone to include Transitional and Supportive Housing as a permitted use. Transitional and Supportive Housing shall be by-right and require no discretionary approval.

Program 2.1h: The City shall amend its Zoning Ordinance to comply with Health and Safety Act Sections 17021.5 and 17021.6 and permit Employee Housing/Farmworker Housing in the R-1 Zone. The amendment shall include the following:

- Amend Definitions (Section 153.003) to include Employee Housing
- Amend the Single Family Residential District R-1 zone to include Employee Housing for no more than 6 workers as a permitted use (Section 153.031).
- Amend the Single Family Residential District R-1 Zone to include Employee Housing with no more than 12 units or 36 beds as a permitted use (Section 153.031).

Program 2.1i: The City shall refer residents to the Valley Mountain Regional Center for housing and services available for persons with developmental disabilities. Provide information on services on the City's website. As available, the City will pursue State and federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.

Program 2.1j: The City shall encourage housing development within the General Plan Infill Opportunity Area and specifically, sites designated Mixed Use. Housing development shall include housing for extremely low-, very-low, and low income group. Strategies to achieve new and infill housing include:

- Allow sites to be developed with stand-alone residential uses and densities of at least 20 dwelling units per acre, provided the development proposal includes an affordable housing component;
- In conjunction with Program 1.2a, the City shall keep an up-to-date inventory of vacant and underutilized sites within the Infill Opportunity Area; and
- Encourage affordable housing developers to, such as Habitat for Humanity to locate affordable housing projects within the Infill Opportunity Area.

Program 2.1k Regional cooperation with homeless needs. The City shall participate in the Stanislaus County Housing and Support Service Collaborative (SCHSCC) and the Continuum of Care to help address homeless needs in Riverbank and Stanislaus County. Actions include:

- Coordinate with the Stanislaus County Housing Authority on the Continuum of Care;
- Have a point of contact in Riverbank within the Development and/or Housing Department

Policy 2.2: Encourage revitalization and expansion of residential development and opportunities within the City's Downtown Specific Plan area.

Program 2.2a: To ensure that there is no net loss of residential development potential for the vacant sites designated Downtown Core, Mixed Use Neighborhood, and Downtown Neighborhood, as identified in the Downtown Specific Plan, the City shall encourage redevelopment in the Downtown area that results in a two to one replacement of any existing housing units displaced by redevelopment projects in the Downtown area.

Program 2.2b: In conjunction with Program 2.2a, the City shall coordinate with Developers and Non-Profit Housing Providers (i.e. Housing Authority of Stanislaus County, Stanislaus Habitat for Humanity, etc.) on the implementation of the Downtown Specific Plan. The City shall consider joint venture partnerships with developers and/or property owners to help facilitate land assembly, option agreements, and outright land purchase for projects consisting of attached single-family and multi-family residential for extremely low, very low, and low-income households within the Downtown Specific Plan area.

Program 2.2c: The City shall encourage the development of new housing of upper stories and mixed-use buildings in the Downtown Core area of the Downtown Specific Plan. Where feasible, City staff shall assist Property Owners and/or Developers in identifying sites suitable for upper story residential development, identifying Grant funding opportunities, and expedite permit processing through Community Development Department.

GOAL 3: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS.

Policy 3.1: Promote efficient and creative alternatives to help reduce government constraints.

Program 3.1a: Continue to promote the use of Planned Development zones for developers who wish to deviate from setback, parking, or other standards which may limit their ability to develop at a desired density.

Program 3.1b: The City will waive fees for General Plan amendments intended solely to increase residential designations from low-to-medium density to medium-to-high density residential. The City will apply the fee waiver at the time of submittal of a complete application. The City will also defer fees for developments with units affordable to lower-income households until the time of first inspection or as established in a development agreement between the City and the project applicant. The City will promote its fee waiver program through distribution of a brochure at the permit counter, posting of information on the City's website, and distribution of information to the local building industry association.

Program 3.1c: Continue to utilize computer software to help fast-track building permits, saving both developer and staff time.

Program 3.1d: As parking requirements are a common constraint throughout the State of California, the City shall consider reduced parking standards (inclusive of guest parking) for multifamily uses in the R-2 and R-3 zones as follows:

- Zero to one (1) bedroom: one onsite parking space;
- Two to three bedrooms: one and a half onsite parking spaces; and
- Four or more bedrooms: two and one half onsite parking spaces.

The City shall provide this information at the planning counter, on the City's website and in other public spaces to increase awareness.

In addition, the City will review the Zoning Code annually to determine if any amendments need to be made to the Parking standards for multi-family and special housing, to reduce constraints to multi-family housing development.

Program 3.1e: Amend the Section 150.30: System Development Fees of the Riverbank Municipal Code to provide provisions for the Deferral of System Development Fees. Deferral of Fees are to be approved by the City Council and shall require a deposit, payment of an administrative expense, and payment of a reasonable rate of interest for the portion of the fee which is deferred.

Program 3.1f In accordance with Government Code Section 65589.7, immediately following City Council adoption, the city must deliver to all public agencies or private entities that provide water and sewer services to properties within Riverbank a copy of the 2014-2023 Housing Element. The City of Riverbank provides water and sewer services to all residents and businesses within the City. As such, a copy of the adopted 2014-2023 Housing Element will be provided to the applicable Department(s) within 30-days.

Program 3.1g: Affordable housing developers often face constraints to developing affordable housing projects. One way the City can assist such developers is by providing fast-track/priority processing for low-income and special needs housing projects. This service can encourage affordable housing development by allowing developers to go through the approval and permitting process quicker keeping costs down and units affordable. It is important that following the construction of the project that units are monitored to ensure that subsequent tenants are households with special needs and/or lower income:

- Assign a primary contact for priority housing developments to assist with all necessary entitlement and assist navigating various local departments;
- Hold pre-application development conferences; and
- Provide information about permit streamlining at the planning counter, on the City's website and in other public places to increase awareness.

GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF EXISTING AFFORDABLE HOUSING STOCK.

Policy 4.1: Increase rehabilitation efforts.

Program 4.1a: Continue to actively seek State and federal funding for the rehabilitation of homes. The City will consider annual applications for State CDBG, HOME, and Multi-family Housing Program funds depending on the need for additional funds and the City's ability to expend funds in a timely manner.

Program 4.1b: Maintain database of housing conditions and rehabilitation projects to track accomplishments and assist in future goals.

Program 4.1c: The City will conduct a Housing Condition Survey. This Housing Condition Survey will follow HCD Guidelines for conducting a Housing Condition Survey. Results of the survey are to be published on the City's website and, as a result of the

survey, the City will assist the Stanislaus County Housing Authority in rehabilitation and targeted efforts. Actions to be take following the results of the Survey include but are not limited to:

- Apply for HOME and CDBG grant funds for rehabilitation projects identified as part of the Survey; and
- Contact homeowners identified in the Survey as having a home qualifying for the rehabilitation program.

Policy 4.2: Preserve current multi-family sites.

Program 4.2a: Discourage land division of sites currently zoned high-density residential.

- The City shall evaluate and make a written determination on the site constraints as a result of a proposed subdivided site currently zoned high-density residential.

Program 4.2b: Monitor any units which may be deemed at-risk for conversion into market-rate housing. Ensure that any loss to the housing stock for lower income households is properly mitigated.

GOAL 5: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, COLOR, FAMILIAL STATUS, OR DISABILITY

Policy 5.1: Make programs and information available to all persons.

Program 5.1a: The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color by supporting efforts of community groups that provide counseling, investigatory, legal, or referral services to victims of discrimination. Specifically, the City will:

- Disseminate information in a variety of ways (including brochures, mailings, websites, newspaper ads, etc in both English and Spanish) regarding rehabilitation and first-time home buyer programs.
- Maintain information on State and federal fair housing laws at the Community Development Department and other public places for public distribution (such as the Riverbank branch of the Stanislaus County Public Library, the Riverbank Community Center, and City Hall);

- Train City staff at the public counter to refer victims of housing discrimination to the appropriate agency (local legal services organization, the Stanislaus County District Attorney’s Office, the State Fair Employment and Housing Commission, or the U.S. Department of Housing and Urban Development);
- Seek the cooperation of the local home builders association, Realtor association and lenders in disseminating fair housing information; and,
- Identify an annual community event such as a fair housing day or as part of another community event at which fair housing information can be distributed.

Program 5.1b: To promote continued opportunity for public engagement, the City shall conduct an annual Housing Element review. Provide opportunities for public engagement and discussion in conjunction with the State requirement of written review of the General Plan by April 1 of each year (per Government Code Section 65400). Use the Planning Commission and City Council as an avenue for public input on housing issues and housing element implementation. Notices shall be prepared in English and Spanish and be published in a newspaper of general circulation and posted at City Hall North and South. Website and social media notification shall be encouraged. To ensure General Plan Consistency between the Housing Element and the other Elements of the General Plan the City shall, in addition to the requirements above, complete the following:

- Maintain the Draft General Plan Housing Element Review on the City’s Website;
- Develop an evaluation matrix to determine the consistency between the Housing Element policies and programs and the other Elements of the General Plan.

Program 5.1c: To promote Public Participation in the Housing Element update process, the City shall utilize the following actions, including:

- As noted in Program 5.1b, Public Notices for Housing Element Public Workshops shall be posted in English and Spanish and posted at various locations within the City including affordable housing developments, churches, schools, Community Center as well as the City’s website and social media (Facebook);
- The City shall partner with local Churches to present and solicit input on affordable housing within the City;
- Public Notices for activities related to the Housing Element shall be delivered in the Monthly water bill. Notices shall be printed in English and Spanish.

GOAL 6: PROMOTE ENERGY CONSERVATION

Policy 6.1: Continue to implement state energy-efficient standards.

Program 6.1a: Continue to implement state energy-efficient standards, including the addition of energy-efficient conditions to planned development approvals.

Policy 6.2: Include energy conservation guidelines as part of the development standards for the specific plan area.

Program 6.2a: Continue to include energy conservation guidelines as part of development standards in new developments.

Policy 6.3: Provide weatherization assistance to low-income households.

Program 6.3a: Continue to include weatherization as a typical repair in the City's housing rehabilitation program.

City's Regional Housing Needs Allocation (RHNA)

The Stanislaus Council of Governments (StanCOG), as required by State Law, has determined the City's projected share of the regional housing needs. These allocations are contained in StanCOG's Regional Housing Needs Allocation Plan, dated June 2014, which covers a nine year time-frame (January 1, 2014 to September 30, 2023). The City's share of the 2014-2023 RHNA is 1,280 residential units, 527 of which are projected for lower income households (i.e. Extremely Low, Very Low, and Low-Income).

The inventory of land contained in Section V – Housing Production Opportunities, contains an inventory of sites available for residential development and housing opportunities for all economic segments of the City. The inventory concluded the City has the potential to accommodate 843 residential units (using an average density) on lands currently designated for Residential Land Uses and within its Sphere of Influence (SOI). For available lands outside the City limits and within the SOI (consisting of approximately 458 acres), there is a potential to support 2,115 single family units and 1,780 multi-family units based on the realistic densities. At maximum densities, the land could potentially support 4,842 residential units.

The following is a brief description of the available sites per residential land use designation of the City's 2005-2025 General Plan:

- Land designated Low Density Residential (LDR):

Within the City limits, the LDR land use designation provides an average density of 7.5 d.u./ac. Table V-1 of 2014-2023 Housing Element indicates there is approximately 64.72 acres (gross) of LDR within the City's existing City Limits which could realistically supply 485 units. As shown in Table V-2, there are approximately 36.79 acres (gross) of underutilized sites, which can realistically accommodate 276 units at an average density of 7.5 d.u./ac.

- Land designated Medium Density Residential (MDR):

Within the City limits, the MDR land use designation provides an average density of 10 d.u./ac. Table V-1 of the 2014-2023 Housing Element indicates there is approximately 13.99 acres (gross) within the City's existing City Limits which could accommodate 140 units. As shown in Table V-2, there is approximately 1.01 acres (gross) of underutilized sites, which can realistically accommodate 10 units at an average density of 10 d.u./ac. In addition, there is approximately 0.22 acres (gross) within the Downtown Specific Plan, which can realistically accommodate 2 units at an average density of 10 d.u./ac.

- Land designated Higher Density Residential (HDR):

Within the City limits, the HDR land use designation provides a default density of 20 d.u./ac. Table V-1 of the 2014-2023 Housing Element indicates there is approximately 5.63 acres (gross) within the City's existing City Limits which could accommodate 113 units. As shown in Table V-2, there is approximately 13.38 acres (gross) of underutilized sites, which could realistically supply 268 dwelling units at a default density of 20 d.u./ac. In addition, there is approximately 0.55 acres (gross) within the Downtown Specific Plan, which can realistically accommodate 11 units at a default density of 20 d.u./ac.

In addition, the City's 2005-2025 General Plan allows residential units within the Mixed Use (MU) land use designation. Table V-4 indicates that land within the City's Downtown Specific Plan designated for MU land uses can accommodate up to 574 dwelling units.

In total, the City has the land available within its existing City Limits and Sphere of Influence to accommodate its total allocated RHNA with a surplus of 2,349 dwelling units. The 2014-2023 Housing Element does not require modifications to the land use designations contemplated in the City's 2005-2025 General Plan in order to achieve this capacity.

ENVIRONMENTAL DETERMINATION:

This document is an Initial Study/Negative Declaration (IS/ND) prepared in accordance with the California Environmental Quality Act (CEQA) for the proposed 2014-2023 Housing Element. The IS/ND tiers from the City's Environmental Impact Report (EIR) prepared for the 2005-2025 General Plan. As discussed in Section 15152 of the CEQA Guidelines, "tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIR's and negative declarations on narrower project; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project." Tiering is generally appropriate when, "...the sequence of analysis is from an EIR prepared for a general plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration..." Consequently, because the Housing Element Update would not result in alterations of the land uses evaluated in the 2005-2025 General Plan EIR, and instead, merely addresses updated policies to meet the revised Regional Housing Needs Allocation, the tiering process is appropriate in this situation.

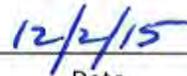
MITIGATION MEASURES:

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

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

 for

Donna Kenney, Planning & Building Manager



Date

SECTION 1.0

INTRODUCTION

PROJECT TITLE

2014-2023 Housing Element Update

LEAD AGENCY NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

CONTACT PERSON AND PHONE NUMBER

Donna Kenney, Planning & Building Manager
(209) 863-7120
dkenney@riverbank.org

PROJECT SPONSOR'S NAME AND ADDRESS

City of Riverbank
6707 3rd Street
Riverbank, California 95367

PROJECT LOCATION AND SETTING

The proposed project location is City-Wide.

GENERAL PLAN AND ZONING DESIGNATIONS

The project's General Plan and Zoning Designations vary as the proposed project location is City-Wide.

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

The California Department of Housing and Community Development (HCD) is required by State Housing Element Law to review housing elements and report written findings to local governments. If HCD finds the housing is in full compliance with State Law, HCD provides its "certification" of the element.

However, it is important to note that HCD approval of the 2014-2023 Housing Element Initial Study/Negative Declaration is not required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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