



NOTICE AND CALL OF A
CITY OF RIVERBANK
SPECIAL CITY COUNCIL MEETING
(POOL HEATER PURCHASE/LAFCO UPDATE)
Riverbank City Council Chamber
6707-B Third Street • Riverbank • CA 95367



AGENDA

TUESDAY, MAY 31, 2016 AT 6:00 P.M.

(The agenda packet is available in the City Clerk's office and at www.riverbank.org)

- CALL TO ORDER:** Mayor Richard D. O'Brien
- FLAG SALUTE:** Mayor Richard D. O'Brien
- ROLL CALL:** Mayor Richard D. O'Brien
Vice Mayor Jeanine Tucker
Councilmember Darlene Barber-Martinez
Councilmember Cal Campbell
Councilmember Leanne Jones Cruz

CONFLICT OF INTEREST

Any Council Member and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict at this time.

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken)

Pursuant to Government Code in reference to a special meeting, the public has the opportunity to address the City Council only on items appearing on this special meeting notice. Individual comments are 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.

2. BUSINESS

- Item 2.1:** **Resolution Authorizing the Appropriation of Funds for the Replacement of the Riverbank Community Swimming Pool Heater** – It is recommended that the City Council approve the Resolution Authorizing the Appropriation of Funds for the Replacement of the Riverbank Community Swimming Pool Heater.
- Item 2.2:** **Update on Application to LAFCO for a Municipal Service Review/Sphere of Influence Update** – It is recommended that the City Council provide comment as needed in response to a verbal report on the status of the City's application to the Stanislaus County Local Agency Formation Commission (LAFCO) for an update to the City's Municipal Service Review/Sphere of Influence Update (MSR-SOI Update).

3. COMMENTS Any closing comments to be made at this time.

4. CLOSED SESSION

The public will have a limit of 5 minutes to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing into Closed Session.

Item 4.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8

Property: 23701 South Santa Fe Road, Escalon, APN 249-060-12

Agency Negotiator: Jill Anderson

Negotiating Parties: Sharifa Noori

Under Negotiation: Instructions to negotiator will include price and payment terms.

Recommendation: It is recommended that City Council provide direction to Staff on the Closed Session item.

5. REPORT FROM CLOSED SESSION

Item 5.1: Report on Closed Session Item 4.1: **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

ADJOURNMENT (The next regular City Council meeting – Tuesday, June 14, 2016)

AFFIDAVIT OF POSTING

I, Luanne Bain, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted 24-hours prior to the meeting in accordance to the Brown Act.

Dated this 27th day of May, 2016.

/s/Luanne Bain, Administrative Assistant/Confidential

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 City Clerk's Office at (209) 863-7122. Notification 72-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Notice Regarding Non-English Speakers: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION

Meeting Schedule	The City Council Members also serve as the LRA Board Members. The Riverbank City Council/LRA Board meets in the City Hall North Council Chambers. Regular City Council meetings are held on the 2nd and 4th Tuesdays of each month at 6:00 p.m. The Local Redevelopment Authority Board meets on an "as needed" basis. Meetings are held as indicated, unless otherwise noticed.
City Council / LRA Agenda & Reports	The City Council/LRA Board agenda is posted pursuant to the California Brown Act, which only requires these agenda title pages to be posted near the entrance of the location where the meeting is to be held and, if available, on the City's website. Additional documents may be provided by the City in its efforts of transparency to keep the public well informed. The agenda packet (agenda plus supporting documents) is posted for public review at the City Clerk's Office, 6707 Third Street–Suite A, Riverbank, CA and at www.riverbank.org upon distribution to a majority of the City Council/LRA Board. A subscription to receive the agenda can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings	In general, a public hearing is an open consideration within a regular meeting of the City Council or a meeting of the LRA, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Televised / Video of Meetings	City Council/LRA meetings are televised on Charter Channel 2 and AT&T Uverse Channel 99. Video of the meeting and the schedule of replays may be seen on the City's website, under the "Action 2" Icon. (Note: Technical difficulty occurs on occasion preventing the televising or recording of the meeting.)
Questions	Contact the City Clerk at (209) 863-7198 or aaguilar@riverbank.org

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 2.1

SECTION 2: BUSINESS

Meeting Date:	May 31, 2016
Subject:	Resolution Authorizing the Appropriation of Funds for the Replacement of the Riverbank Community Swimming Pool Heater
From:	Jill Anderson, City Manager
Submitted by:	Sue Fitzpatrick, Director of Parks and Recreation

RECOMMENDATION

It is recommended that the City Council approve the Resolution Authorizing the Appropriation of Funds for the Replacement of the Community Swimming Pool Heater.

SUMMARY

The Riverbank Community Pool is an asset to the City of Riverbank. The Learn to Swim Program teaches swimming to over 500 children per summer season. The swim team has over 70 participants and the Recreation Swim program has an average of 60 swimmers per day. The pool is often rented by the community for pool parties.

The pool heater has become unrepairable. The cost estimate for a new heater installed is attached as Exhibit A. The cost is \$32,290 for the purchase and installation. It is requested that the pool heater be replaced as soon as possible to lessen the impact on the upcoming summer season.

BACKGROUND

The Riverbank Community Pool heater is 17-years old. The life expectancy for this pool heater is only 10-years. The need for the replacement of the pool heater does appear within the Capital Improvement Plan and is part of the City Strategic Plan to maintain and improve the City Infrastructure and Facilities.

At this time the water temperature is 74-degrees. The City does own a thermal blanket that is used to maintain heat but with the fluctuation in weather it is difficult to maintain a desired temperature without the assistance of a pool heater. Once the heater warms the water, the thermal blanket maintains the heat and the pool heater does not need to

operate much, thus saves on electricity. The ideal temperature for swim lessons is 80-degrees for swim instruction and to provide excellent customer service.

FINANCIAL IMPACT:

The Financial Impact would be to the General Fund Reserve in the amount of \$32,290. There would be ongoing savings in electrical bills since the new heater would be more efficient.

In the opinion of the Finance Director seeking out a low interest loan is not the best process to take with this purchase as it would need to be paid back short-term from the General Fund. This process would also take a month or two to arrange as well, and there are no loans that she is aware of that we would currently be eligible for.

We do have the requirement of obtaining three bids for this purchase and we are in the process of doing this. Since the replacement must be compatible with our current system, we may not be able to get three quotes. We will do our due diligence in this and will proceed with the lowest compatible bid for both purchase and installation.

ATTACHMENTS:

- 1) Exhibit A: Quote for Heater and Installation.
- 2) Resolution.



EQUIPMENT QUOTATION

Date: May 24, 2016

To: Sue Fitzpatrick
CITY OF RIVERBANK

From: Bill Maillet

Project: Riverbank Replacement Swimming Pool Heater

SECTION	QTY	DESCRIPTION	PRICE EACH	EXTENDED TOTAL
Heater	1	Lochinvar model CPN1262 natural gas swimming pool heating system (1,260,000 Btu per hour input). Includes California code controls, pump delay with maintenance timer, pumped bypass (CPVC) and cupro nickel heat exchanger. Does not include Type B double wall venting material or flue to atmosphere. Includes factory commissioning and operator training	23,278.00	23,278.00
Installation	1	Labor to remove and dispose of the existing CPN1260 swimming pool heater, set the new CPN1262 swimming pool heater in the existing location, reconnect gas, water and electrical, start the unit up and test for proper operation	4,608.00	4,608.00
Installation Materials	1	Installation Materials	1,700.00	1,700.00
			Subtotal	\$29,586.00
			Sales Tax(7.625%)	\$1,904.57
			Estimated Freight	\$800.00
			Total	\$32,290.57

Terms and Conditions

- Payment:** Net 30 days from date of invoice, subject to approval of credit
Quoted equipment will not be subject to project retention and invoices must be paid in full
- Interest:** 18% APR is charged on all past due invoices
- Returns:** Returns MUST be pre-approved, shipped prepaid and accompany written return authorization
- Restock:** A MINIMUM 20% restock fee applies to all returns; % is based on actual manufacturer restock fee
- Freight:** F.O.B. individual ship points; refer to estimated freight costs above
- Sales Tax:** Subject to sales tax rate as noted above
- Notes:** Pricing valid through May 31, 2016
Pricing excludes Health Department plan check fees, Payment / Performance / Bid Bond fees and Insurance Certificates.
All labor rated quoted meets current California DIR and Prevailing Wage requirements.
- Commissioning:** Mechanical equipment commissioning is provided at no charge by KSI's Service Department
On-site equipment commissioning is determined by size/type equipment provided.

CITY OF RIVERBANK

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK
AUTHORIZING THE APPROPRIATION OF FUNDS FOR THE REPLACEMENT
OF THE RIVERBANK COMMUNITY SWIMMING POOL HEATER**

WHEREAS, the City of Riverbank Parks and Recreation Department provides swimming lessons, a swim team, and recreational swimming at the Riverbank Community Swimming Pool; and

WHEREAS, the Riverbank Community Swimming Pool is well used and enjoyed by the Community; and

WHEREAS, the existing Pool Heater is unrepairable and has been determined that heating the pool is essential for the comfort of the students in the Learn to Swim Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby authorize the appropriation of funds from the General Fund Reserve in the amount of \$32,290 for the replacement and installation of the new Swimming Pool Heater.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a special meeting held on the 31st day of May, 2016; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
City Clerk

Richard D. O'Brien
Mayor

Attachments: Exhibit A: Quote for Pool Heater

RIVERBANK CITY COUNCIL AGENDA ITEM NO. 2.2

SECTION 2: BUSINESS

Meeting Date:	May 31, 2016
Subject:	Update on Application to LAFCO for a Municipal Service Review/Sphere of Influence Update
From:	Jill Anderson, City Manager

RECOMMENDATION:

It is recommended that the City Council provide comment as needed in response to a verbal report on the status of the City's application to the Stanislaus County Local Agency Formation Commission (LAFCO) for an update to the City's Municipal Service Review/Sphere of Influence Update (MSR-SOI Update).

SUMMARY:

This item has been scheduled to provide the City Council a verbal update on the actions taken by the LAFCO Board of Commissioners on the City's application for an MSR-SOI Update when it was considered on May 25, 2016.

FINANCIAL IMPACT:

There is no financial impact for this item.

ATTACHMENTS:

A copy of the LAFCO staff report regarding the City's application is attached for your reference.



**STANISLAUS LAFCO
LOCAL AGENCY FORMATION COMMISSION**

Sara Lytle-Pinhey, Executive Officer
1010 10th Street, Third Floor
Modesto, California 95354
Phone: 209-525-7660
Fax: 209-525-7643
www.stanislauslafco.org

Chair Brad Hawn, Public Member
Vice Chair Amy Bublak, City Member
Tom Dunlop, City Member
Jim DeMartini, County Member
Terry Withrow, County Member
Michael Van Winkle, Alternate City Member
Annabel Gammon, Alternate Public Member
William O'Brien, Alternate County Member

**AGENDA
Wednesday, May 25, 2016
6:00 P.M.
Joint Chambers—Basement Level
1010 10th Street, Modesto, California 95354**

The Stanislaus Local Agency Formation Commission welcomes you to its meetings. As a courtesy, please silence your cell phones during the meeting. If you want to submit documents at this meeting, please bring 15 copies for distribution. Agendas and staff reports are available on our website at least 72 hours before each meeting. Materials related to an item on this Agenda, submitted to the Commission or prepared after distribution of the agenda packet, will be available for public inspection in the LAFCO Office at 1010 10th Street, 3rd Floor, Modesto, during normal business hours.

1. CALL TO ORDER

- A. Pledge of Allegiance to the Flag.
- B. Introduction of Commissioners and Staff.

2. PUBLIC COMMENT PERIOD

This is the period in which persons may speak on items that are not listed on the regular agenda. All persons wishing to speak during this public comment portion of the meeting are asked to fill out a "Speaker's Card" and provide it to the Commission Clerk. Each speaker will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented during the public comment period.

3. APPROVAL OF MINUTES

- A. Minutes of the April 27, 2016 Meeting.

4. CORRESPONDENCE

No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal.

- A. Specific Correspondence.
None.
- B. Informational Correspondence.
None.
- C. "In the News."

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

6. CONSENT ITEMS

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the discussion of the matter.

A. **OUT-OF-BOUNDARY SERVICE APPLICATION – 4761 MCHENRY AVENUE – VALLEY BMW/KIA.** The Commission will consider approval of a request by the City of Modesto to provide water service outside its boundaries to accommodate a new automobile dealership at 4761 McHenry Avenue. Stanislaus County, as Lead Agency, adopted a mitigated negative declaration, pursuant to the California Environmental Quality Act (CEQA). LAFCO, as a Responsible Agency, will consider this environmental documentation as part of its action. (Staff Recommendation: Approve Resolution No. 2016-12.)

B. **LAFCO PURCHASING CARD AUDIT FOR FISCAL YEAR 2014-2015.** (Staff Recommendation: Accept and file the purchasing card audit.)

7. PUBLIC HEARINGS

Any member of the public may address the Commission with respect to a scheduled public hearing item. Comments should be limited to no more than three (3) minutes, unless additional time is permitted by the Chair. All persons wishing to speak during this public hearing portion of the meeting are asked to fill out a "Speaker's Card" and provide it to the Commission Clerk prior to speaking.

A. **MUNICIPAL SERVICE REVIEW NO. 2016-01 AND SPHERE OF INFLUENCE MODIFICATION NO. 2016-01 - CITY OF RIVERBANK.** The Commission will consider the City of Riverbank's request to expand its Sphere of Influence (SOI) by approximately 1,479 acres. The proposal includes designation of a Primary Area, a near term (0-10 year) planning area within the Proposed SOI. The City has identified a larger "Area of Concern" outside the proposed SOI. The City's application also includes a Municipal Service Review (MSR), an informational document required to be updated prior to or in conjunction with a SOI modification. The Commission, as a Responsible Agency, will also consider the Environmental Impact Report and determinations, as prepared by the City of Riverbank, as Lead Agency pursuant to the California Environmental Quality Act (CEQA). (Staff Recommendation: Approve Resolution No. 2016-10.)

B. **ADOPTION OF THE FINAL LAFCO BUDGET FOR FISCAL YEAR (FY) 2016-2017.** The Commission will consider the adoption of the Final Budget consistent with Government Code Sections 56380 and 56381. The Final Budget includes an action to authorize the Executive Officer to enter into a lease agreement with the City of Modesto for 168 square feet of office space. (Staff Recommendation: Approve Resolution No. 2016-11.)

8. COMMISSIONER COMMENTS

Commission Members may provide comments regarding LAFCO matters.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

The Commission Chair may announce additional matters regarding LAFCO matters.

10. EXECUTIVE OFFICER'S REPORT

The Commission will receive a verbal report from the Executive Officer regarding current staff activities.

- A. On the Horizon.

11. ADJOURNMENT

- A. Set the next meeting date of the Commission for June 22, 2016.
- B. Adjourn.

LAFCO Disclosure Requirements

Disclosure of Campaign Contributions: If you wish to participate in a LAFCO proceeding, you are prohibited from making a campaign contribution of more than \$250 to any commissioner or alternate. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until three months after a final decision is rendered by LAFCO. No commissioner or alternate may solicit or accept a campaign contribution of more than \$250 from you or your agent during this period if the commissioner or alternate knows, or has reason to know, that you will participate in the proceedings. If you or your agent have made a contribution of more than \$250 to any commissioner or alternate during the twelve (12) months preceding the decision, that commissioner or alternate must disqualify himself or herself from the decision. However, disqualification is not required if the commissioner or alternate returns the campaign contribution within thirty (30) days of learning both about the contribution and the fact that you are a participant in the proceedings.

Lobbying Disclosure: Any person or group lobbying the Commission or the Executive Officer in regard to an application before LAFCO must file a declaration prior to the hearing on the LAFCO application or at the time of the hearing if that is the initial contact. Any lobbyist speaking at the LAFCO hearing must so identify themselves as lobbyists and identify on the record the name of the person or entity making payment to them.

Disclosure of Political Expenditures and Contributions Regarding LAFCO Proceedings: If the proponents or opponents of a LAFCO proposal spend \$1,000 with respect to that proposal, they must report their contributions of \$100 or more and all of their expenditures under the rules of the Political Reform Act for local initiative measures to the LAFCO Office.

LAFCO Action in Court: All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCO action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 24 hours before the hearing will be distributed to the Commission.

Reasonable Accommodations: In compliance with the Americans with Disabilities Act, hearing devices are available for public use. If hearing devices are needed, please contact the LAFCO Clerk at 525-7660. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

Alternative Formats: If requested, the agenda will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC 12132) and the Federal rules and regulations adopted in implementation thereof.

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**EXECUTIVE OFFICER'S AGENDA REPORT
MAY 25, 2016**

**MUNICIPAL SERVICE REVIEW NO. 2016-01,
SPHERE OF INFLUENCE MODIFICATION NO. 2016-01:
CITY OF RIVERBANK**

PROPOSAL

The City of Riverbank has requested to expand its Sphere of Influence (SOI) by approximately 1,479 acres. The proposal would expand the City's existing SOI west to Coffee Road, and east past Eleanor Avenue. It includes designation of a "Primary Area," a near term (0-10 year) planning area within the proposed SOI. The City has also identified a larger "Area of Concern" outside of the proposed SOI. The Area of Concern designation does not provide the City with any land use controls within the area, but represents an area that the City wishes to be provided special consideration when land use decisions by another agency in the area may directly or indirectly impact the City. (See Exhibit A - Map.)

The City of Riverbank's application includes an updated Municipal Service Review (MSR), an informational document required to be updated prior to or in conjunction with a SOI modification (attached as Exhibit B).

Parcels of Land Involved and Acreage: The City of Riverbank's proposal to increase its SOI by 1,479 acres includes the following actions: 1) extend the existing Primary Area of Influence boundary east and west (19 parcels totaling 758 acres) to Eleanor Avenue and beyond Oakdale Road; 2) extend the existing SOI boundary east and west past Eleanor Avenue and to Coffee Road (87 parcels totaling 723 acres). In addition, the City has designated the remainder of its General Plan area as an Area of Concern.

Reason for Request: The expansion of the City of Riverbank's Sphere of Influence is intended to accommodate future growth consistent with the City's General Plan. The expansion of the City's Primary Area is intended to meet more immediate demands for growth, adjacent to existing urban uses in the City. On the west side, the City wishes to expand the Primary Area to accommodate a future proposal known as the "Crossroads West Specific Plan" between the existing City boundaries to the north (along the Modesto Irrigation District's Main Canal) and Claribel Road to the south. The easterly expansion of the Primary Area of Influence is bounded by Claribel Road to the south and Kentucky Avenue to the north. This area would serve to increase the industrial/business park opportunities for the City around the former Army Ammunition Plant and is in proximity to plans for the future North County Corridor. The expansion of the SOI boundary as a whole includes areas further east and west of the proposed Primary Area and is bounded by Claribel Road to the south and Patterson Road to the north.

The City has adopted a resolution of application requesting that LAFCO approve the proposal as presented and finding it to be consistent with program Environmental Impact Report (EIR) prepared for the General Plan (attached as Exhibit C).

Commission Actions Needed for Approval:

The following outlines the actions necessary in order for the Commission to approve the City's request. Each of these actions will be discussed in this staff report for the Commission's review.

1. Adoption of an updated Municipal Service Review (MSR) and related determinations for the City of Riverbank.

2. Approval of the proposed Sphere of Influence (SOI) modification and related determinations to expand the City's Sphere of Influence.
3. Consideration of the environmental documentation prepared by the City of Riverbank as Lead Agency.

MUNICIPAL SERVICE REVIEW

Section 56430 of the California Government Code requires a Municipal Service Review (MSR) be prepared either prior to or concurrently with a request to modify a Sphere of Influence. In accordance with State law, the City of Riverbank has prepared a Draft MSR (attached as Exhibit B) as a means of identifying and evaluating public services currently provided by the City as well as those services to be provided within its proposed Sphere of Influence. The Draft MSR is organized into sections addressing several factors, pursuant to State law, including growth projections, present and planned capacity of public services, financial ability to provide services, and opportunity for shared facilities. It also includes written determinations for each of the factors for the Commission's consideration.

The MSR is considered an informational document regarding City services and describes the overall policies of the City related to how services will be funded and provided in the future. When an annexation is proposed, it is anticipated that more specific details will be provided regarding the demands of the proposed development and the City's ability to meet those demands. Below are highlights of the MSR regarding the City's public services:

Water

Groundwater is the sole source of potable water supply for the City. The City currently has ten active wells with groundwater quality that has not required treatment. The MSR discusses the City's Urban Water Management Plan, adopted in 2015, that includes estimates for the City's entire General Plan area as well as estimates for the Modesto Groundwater Subbasin. The document concludes that even through extended drought conditions, there is adequate groundwater to supply existing and future development in the General Plan area.

Wastewater Collection & Treatment

The City's wastewater treatment plant (WWTP) has a peak capacity of 7.9 million gallons per day (mgd). As of 2015, the average daily flows to the City's WWTP are 1.64 mgd. Growth within the existing City limits and General Plan area are projected to generate 6.64 mgd, well within the peak capacity of the WWTP. However, future growth will require improvements and conveyance infrastructure as outlined in the City's Sewer Collection Master Plan.

Stormwater Drainage

The City's storm drain system consists of 12 to 54-inch diameter collection pipes, four park/detention basins, six storm water pump stations, seven gravity storm water outfalls to the Stanislaus River and five points of discharge into Modesto Irrigation District canals. The City receives funding for improvements through capital improvement fees. Additionally, developers are required to install improvements to ensure adequate project-related stormwater drainage as part of the development approval process.

Fire Protection

Stanislaus Consolidated Fire Protection District (SCFPD) provides fire protection and fire response to emergencies for the City of Riverbank and surrounding unincorporated areas, including the proposed Sphere of Influence. SCFPD's long-range goals include construction of

a fire station near the proposed Crossroads West Specific Plan and a fire station in the Bruinville area (eastern Riverbank). The City has stated that it will work cooperatively with the District to ensure new development pays its fair share for facilities and additional staffing associated with new growth.

Law Enforcement

The City of Riverbank is served under contract by the Stanislaus County Sheriff for law enforcement services. The City states that capital costs for new facilities and equipment would be funded through development impact fees and operational costs would be funded through imposition of a police services Community Facilities District.

SPHERE OF INFLUENCE MODIFICATION

Government Code Section 56076 defines a sphere of influence (SOI) as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." LAFCO creates, amends, and updates spheres of influence to indicate to local agencies and property owners that, at some future date, a particular area is anticipated to require the level of municipal services offered by the subject agency. It is a key component of the planning process, as it indicates to land use authorities and interested parties whether LAFCO expects a need for a jurisdictional change. It can indicate to other potential service providers which agency LAFCO believes to be best situated to offer the services in question.

LAFCO designates a sphere of influence for each local agency that represents the agency's probable physical boundary and includes territory eligible for annexation and the extension of that agency's services within a twenty-year period. Stanislaus LAFCO also designates a "primary area" for cities that represents the agency's near-term growth area (zero to ten years). Only lands within a primary area are considered eligible for annexation.

The general policy declarations of Stanislaus LAFCO emphasize the Commission's commitment to the Legislature's intent for the Commission to "guide development away from existing prime agricultural land" and to consider "urban infill within existing jurisdictions [to be] preferred."

Proposed Sphere of Influence Expansion

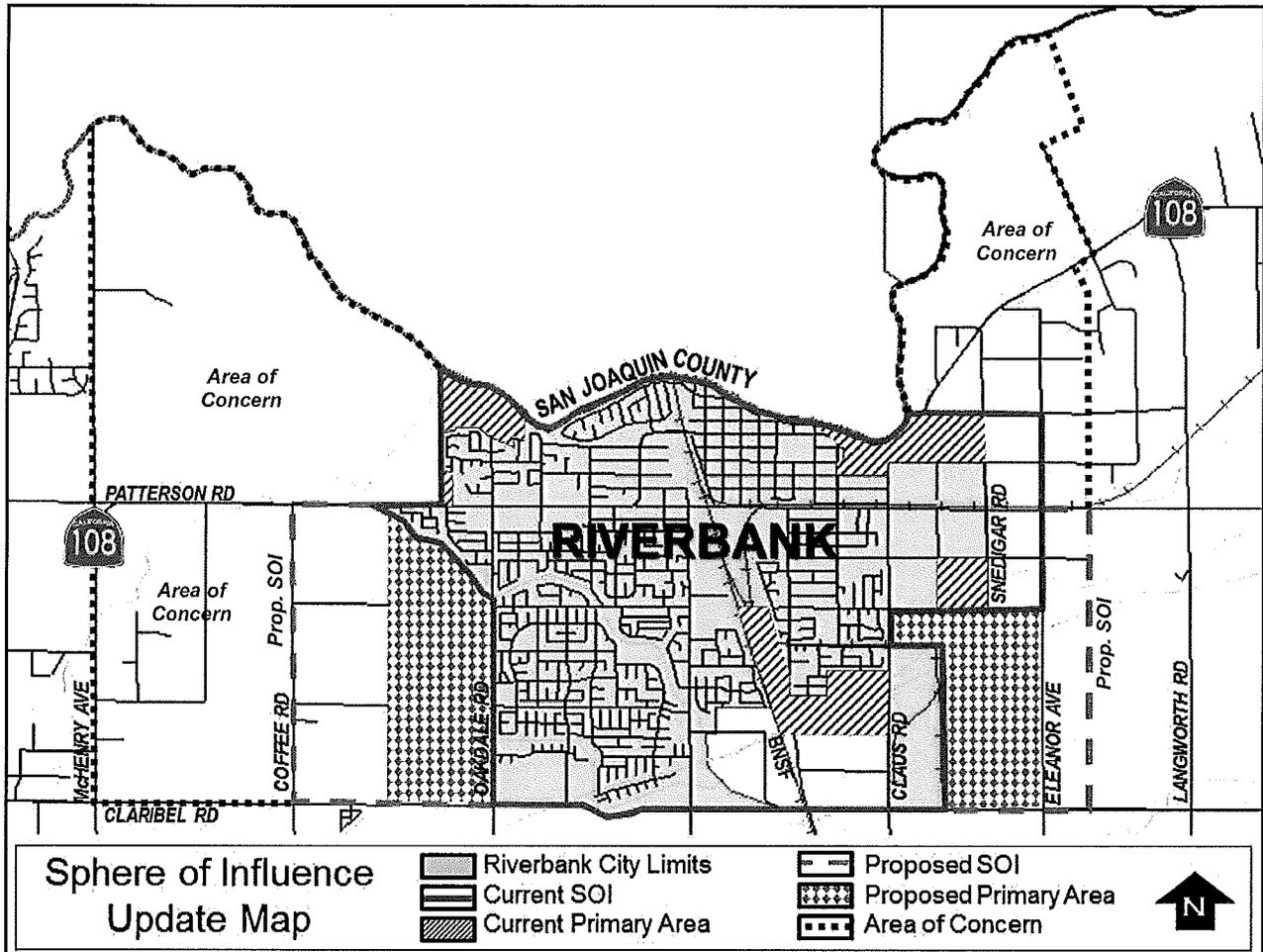
The proposed Sphere of Influence expansion is shown in Exhibit A and in Figure 1 on the following page. The expansion of 1,479 acres to the current SOI (708 acres) would give the City a total of 2,187 acres of growth area outside its current City Limits. (For reference, the City's current City Limits contain approximately 2,663 acres.)

Area of Concern

The Commission's policies set forth a concept known as "Area of Concern". An Area of Concern is defined as a geographic area beyond the Sphere of Influence in which land use decisions or other governmental actions of one local agency (the "Acting Agency") impact directly or indirectly upon another local agency ("the Concerned Agency"). LAFCO may, at its discretion, designate a geographic area beyond the Sphere of Influence as an Area of Concern to any local agency. The Area of Concern designation itself does not denote any particular land uses and is not proposed for inclusion into the SOI; rather, it represents an area that the City of Riverbank, as a Concerned Agency, wishes to be considered during any potential land use decisions by the County, as Acting Agency. LAFCO, in recognition of this area, would encourage the two agencies to obtain an agreement or some other form of commitment

regarding potential land use decisions in this area (similar to existing city/county policies related to development within a Sphere of Influence).

Figure 1: Proposed Sphere of Influence



The City of Riverbank's Area of Concern includes the remainder of the City's General Plan Area, as shown above in Figure 1. To the west, the Area of Concern will extend to McHenry Avenue and north to the Stanislaus River. To the east, the Area of Concern will extend past Eleanor Avenue and north to the Stanislaus River. Figure 1 shows the proposed SOI expansion, including the Area of Concern.

SPHERE OF INFLUENCE DETERMINATIONS

Government Code Section 56425 gives purpose to the determination of a sphere of influence by charging the Commission with the responsibility of "planning and shaping the logical and orderly development of local governmental agencies."

In order to approve a sphere of influence amendment, the Commission is required to make determinations regarding the following factors:

1. The present and planned land uses in the area, including agricultural and open space lands.

Agricultural Preservation

The City is surrounded by agricultural land uses to the north, south, and west, as well as rural residential and agricultural land uses to the east. The City's proposed SOI expansion contains lands which have been identified as Important Farmland and designated as Prime Agricultural, lands of Statewide Importance, lands of Unique Characteristics and lands of Local Significance. The majority of the lands outside of the City's current Sphere of Influence are designated by the County's General Plan as either agriculture or urban transition.

The City has identified that many of its General Plan Policies encourage sustainability and preservation of agricultural lands. These are outlined in the City's MSR (Exhibit B) and the City's adopted "Sustainable Agricultural Strategy" (Exhibit E).

Williamson Act Contracts

Within the City's current Sphere of Influence, scattered parcels totaling approximately 50-acres are encumbered by Williamson Act contracts. Approximately 20 acres of this area are either in the non-renewal process or have previously been protested by the City and upheld by LAFCO at the contract's initiation. Larger areas of Williamson Act contracted lands exist just outside the City's Sphere of Influence east of Riverbank Army Ammunition Plant Specific Plan area and west of the proposed Crossroads West Specific Plan consistent with the agricultural uses in these areas. These areas are located within the proposed SOI expansion.

Riverbank and Oakdale Scenic Corridor

The City of Riverbank and City of Oakdale have jointly agreed to the preservation of a scenic corridor separator between the two cities along the Highway 108 corridor. The Oakdale General Plan establishes the concept of a physical separator within the scenic corridor to preserve both cities identities and to promote conservation of agricultural resources between the two cities, east of Riverbank's existing Sphere of Influence. Accordingly, the City of Riverbank has designated this area as an agricultural resource conservation area in its General Plan. This corridor agreement was originally created in 2001 with a 10-year term. Both cities have renewed the agreement until 2021, with provisions that it automatically renew for additional 10 years unless either city requests to have it altered.

The land use controls within the corridor area promote community separation between Oakdale and Riverbank and promote the existing land use patterns administered by Stanislaus County.

Surrounding Cities and Unincorporated Areas

In the southwest portion of the city, Riverbank's existing City limits and Sphere of Influence boundary are coterminous. This area, bounded on the south by Claribel Road, is also adjacent to the City of Modesto's Sphere of Influence.

The City also owns land within San Joaquin County, along the Stanislaus River and just north of the existing City limits, that is used for its wastewater treatment plant and Jacob Myers Park. The City recognizes this area in its General Plan; however, as Government Code Section 56741 prohibits territory from being annexed to a city unless it is located in the same county, the area is not included in its Sphere of Influence.

Existing and Pending Developments

Areas outside of the City limits, but within the existing Sphere of Influence include those designated on the City's General Plan for low and medium density residential uses, industrial and business parks, as well as areas for mixed use and high density residential.

The City is in the process of developing a Specific Plan for the Riverbank Army Ammunition Plant to guide future development and redevelopment of the site for industrial, Business Park, and commercial uses. The City recently adopted a Downtown Specific Plan and is also developing a Crossroads West Specific Plan. In its updated MSR, the City identifies a number of other existing and pending developments within the City limits and the proposed Sphere of Influence.

2. The present and probable need for public facilities and services in the area.

The City currently provides or contracts for adequate services to meet the needs of the existing population of 23,485. Services provided by the City of Riverbank directly include water, wastewater and storm water drainage. Solid Waste service is provided by contract with Gilton Solid Waste Management. Services provided by contract with Stanislaus County include Police and Animal Control Services. Fire protection within City limits is provided by the Stanislaus Consolidated Fire District (Station 36 is in Riverbank).

New development within the City and within the City's SOI would lead to population growth and the need for additional public services. The City anticipates that the tax base resulting from new development would provide the necessary base funding for these services. The City also states that development fees would address all capital facilities costs created by new development. General Plan polices are in place to ensure the provision of adequate services for current and future populations through the management and collection of development fees as well as the annexation into applicable maintenance districts. Details regarding the City's ability to meet the needs of the existing and future population are described in Chapter 3 and 4 of the MSR.

3. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide; including the present and probable need for sewer, municipal and industrial water or structural fire protection services for any disadvantaged unincorporated communities within the existing sphere of influence.

Present needs for public municipal facilities and services within the City of Riverbank are currently being met. The MSR provides a detailed discussion of the services provided by the City and their present and future capacities. The City has stated that it will define future capacities necessary to accommodate urbanization and build-out of the City's SOI when specific developments are proposed. For example, a Specific Plan for a proposed Crossroads West development will document the requirements for municipal services and the way in which these services will be provided.

The MSR also identifies the adopted and planned infrastructure master plans and financing strategies that will enable municipal services to be provided concurrently or in advance of annexation and development. The strategies and funding programs being implemented or pursued by the City include: connection and usage fees; bond financing; general fund revenues; and developer contributions of up-front infrastructure costs or construction to serve new development.

4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

There are no identified social or economic communities of interest within the City's proposed SOI update area. The City is constrained to the north by the County line and to the south by the City of Modesto's SOI.

5. The present and probable need for sewer, municipal and industrial water, or structural fire protection of any disadvantaged unincorporated communities within the existing sphere of influence.

A review of existing information (including adopted 2009-2014 Housing Elements for the City and County, and available 2010 Census data) did not identify any disadvantaged unincorporated communities, as defined by Section 56033.5, within the existing or proposed Sphere of Influence of Riverbank.

STAFF ANALYSIS - CONSISTENCY WITH ADOPTED COMMISSION POLICIES

LAFCO Staff has completed the following analysis to further evaluate issues and address factors unique to LAFCO's role in decision-making authority pursuant to the State Law and the Commission's adopted Policies and Procedures. Below is a discussion of each of these additional considerations.

Plan for Agricultural Preservation

The Commission adopted an Agricultural Preservation Policy ("Policy") that provides evaluation standards for the review of proposals that could induce or lead to the conversion of agricultural lands. The Policy (attached in full as Exhibit D) requires applicants to prepare a Plan for Agricultural Preservation that details the impacts to agricultural lands and identifies the method or strategy selected to minimize the loss of agricultural lands. There are three specific strategies that the Commission encourages applicants to use in order to minimize the loss of agricultural lands: 1:1 mitigation (which can also be achieved through in-lieu fees), reduction in sphere size, and voter-approved urban growth boundaries. Language was also added by the Commission, in recognition of the Stanislaus County's General Plan Agricultural Element, to clarify that 1:1 mitigation would not be required outright for commercial or industrial development.

The City of Riverbank has prepared a document titled "Sustainable Agricultural Strategy" to meet LAFCO's requirement for a Plan for Agricultural Preservation ("Plan"), attached to this report as Exhibit E. The City's Plan requires agricultural mitigation at a ratio of at least 1:1 for conversions of Important Farmlands (Prime Farmland, Farmland of Statewide Importance, or Unique Farmland) to residential uses. The City has specified that the land set aside for permanent preservation shall be of equal or better soil quality, have a dependable and sustainable supply of irrigation water, and be located within Stanislaus County. Although the City has included the 1:1 strategy as part of its mitigation for the loss of agricultural lands, the

City's environmental documents identify the impact on agricultural resources as significant and unavoidable. The City included impacts to agricultural resources in their statement of overriding considerations, determining that the benefits of the proposal outweigh these impacts.

The Commission's Agricultural Preservation Policy states that the Commission may consider approval of a proposal that contains agricultural land when it determines that there is sufficient evidence within the Plan for Agricultural Preservation that demonstrates the following:

- a. Insufficient alternative land is available within the existing sphere of influence or boundaries of the agency and, where possible, growth has been directed away from prime agricultural lands towards soils of lesser quality.***

Within the existing City limits, the City estimates a total of 120 net buildable acres that are currently available for development. In addition, within the existing Sphere of Influence, the City estimates that there are 363 net buildable acres. Of this acreage, 77 acres are designated for industrial / business park use, and no acres are designated for commercial use. The City has conducted planning efforts to encourage infill development in these areas, including the Downtown Specific Plan, the North Bruinville Master Plan, and the Local Redevelopment Authority Specific Plan. While the City estimates that infill development could accommodate a population of 3,893 additional persons, the City requests expansion of its Sphere of Influence to accommodate future growth and a full range of residential, industrial and commercial uses.

The City is constrained to the north by the Stanislaus River and County line, to the south by the City of Modesto's Sphere of Influence, and to the northeast by the scenic corridor agreement with the City of Oakdale. Thus, the City's only options for outward expansion are on its east and west sides. Lesser soil qualities exist on the east side, with the majority of the acreage classified by the Department of Conservation as unique farmland (less quality soils used to grow the state's leading agricultural crops) or farmland of local importance (dryland pasture, irrigated pasture). On the west side, the majority of the acreage proposed to be added to the Sphere of Influence is considered prime farmland. Within the area proposed to be added to the Primary Area, just west of Oakdale Road, there are approximately 226 acres of prime farmland. Within the area further west to Coffee Road, in the proposed Sphere of Influence, there are 404 acres of prime farmlands (for a total of 632 acres of prime farmland with the expanded area west of Oakdale Road). A map of Important Farmlands is attached as Exhibit F.

- b. For sphere of influence proposals, that the additional territory will not exceed the twenty year period for probable growth and development (or ten years within a proposed primary area of influence). For annexation proposals, that the development is imminent for all or a substantial portion of the proposal area.***

The Commission's Policies and Procedures include the designation of a Primary Area within the Sphere of Influence to represent a phased approach to growth. The City has requested that the areas immediately adjacent to its boundaries be included in the Primary Area (0-10 years) to accommodate potential growth just west of Oakdale Road ("Crossroads West") and east, surrounding the former Riverbank Army Ammunition Plant. The City views Crossroads West as a logical extension of its existing commercial area with growth likely to occur within the 10-year period. The City projects that build-out of the entire Sphere of Influence would double the City's current population and could occur within a 20-year period.

- c. The loss of agricultural lands has been minimized based on the selected agricultural preservation strategy. For the purposes of making this determination, the term "minimize" shall mean to allocate no more agricultural land to non-agricultural uses than what is reasonably needed to accommodate the amount and types of development anticipated to occur.***

The City's Plan includes a requirement for 1:1 mitigation for conversions of important farmlands to residential uses as its agricultural preservation strategy. The list of criteria for this mitigation is consistent with the Commission's Agricultural Preservation Policy. In addition to 1:1 mitigation, the City identifies General Plan policies that it believes will further minimize the impact to agricultural lands, including a requirement for buffers, as necessary, between urban uses and ongoing agricultural uses.

The City's Plan also states, "the Riverbank City Council may explore the opportunities associated with the creation of a permanent Urban Limit Line westerly of Coffee Road. The purpose of this Permanent Urban Limit line would be to commit to a permanent strategy of Agricultural Preservation westerly of the proposed Sphere of Influence. This process would involve a vote of the people and may be initiated by the City Council in the future."

- d. The proposal will result in planned, orderly, and efficient use of land and services. This can be demonstrated through mechanisms such as: (i) use of compact urban growth patterns and efficient use of land; (ii) use of adopted general plan policies, specific or master plans and project phasing that promote planned, orderly, and efficient development.***

The City has adopted General Plan policies that include a policy giving priority to vacant or underutilized land prior to requesting annexations and encouragement of compact urban growth patterns. These policies are consistent with LAFCO's own policies regarding planned, orderly, and efficient growth.

City-County Agreement

Prior to requesting a modification to its Sphere of Influence, the City is required by State law to meet with County representatives to discuss the proposed sphere and its boundaries, and explore methods to reach agreement on development standards, planning and zoning requirements within the sphere to ensure that growth occurs in a manner that is considered logical and orderly development of the area. Pursuant to Government Code Section 56425, if an agreement is reached between the City and County regarding the proposed Sphere of Influence, the Commission shall give "great weight" to the agreement in the final determination of the City's sphere. City and County staff met in April to discuss the proposal. The City acknowledged that future annexation proposals resulting from the expanded Sphere of Influence would require project-specific environmental review and mitigations that the County would review and comment on as an affected agency. On May 10, 2016, the Stanislaus County Board of Supervisors adopted Resolution No. 2016-237 finding the proposed Sphere of Influence Expansion to be logical and orderly. A copy of the Board of Supervisors resolution and report are attached as Exhibit G.

Williamson Act

The California Land Conservation Act of 1965, commonly known as the Williamson Act, is a law that provides a property tax relief incentive to owners of farmland in exchange for a ten-year

agreement that the land will not be developed or converted during that time. There are approximately 607 acres within the proposed Sphere of Influence expansion area currently encumbered by Williamson Act Contracts. Commission Policies and Government Code Section 56426.6 prohibit LAFCO from approving a change to a sphere of influence that would include Williamson Act contract lands unless it finds either of the following:

1. *That the change would facilitate planned, orderly, and efficient patterns of land use or provision of services, and the public interest in the change substantially outweighs the public interest in the current continuation of the contract beyond its current expiration date.*
2. *That the change is not likely to adversely affect the continuation of the contract beyond its current expiration date.*

In making its determination, the Commission shall consider all of the following:

- A. *The policies and implementation measures adopted by the city or county that would administer the contract both before and after any ultimate annexation, relative to the continuation of agriculture or other uses allowable under the contract.*
- B. *The infrastructure plans of the annexing agency.*
- C. *Other factors the Commission deems relevant.*

The City has identified the location of the current, active Williamson Act contracts within the proposed Sphere of Influence. The City's General Plan policies support ongoing agricultural practices and discourage annexations where alternative lands are available within existing boundaries. Based on the evidence presented, Staff believes that the Commission can make the necessary finding that the sphere of influence expansions is not likely to adversely affect the continuation of the contracts beyond their current expiration date.

Sphere of Influence Policies & History

As discussed previously, a sphere of influence is defined by Government Code Section 56076 as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." Thus, a sphere of influence is considered a planning tool intended to carry out the Commission's role to promote logical and orderly development and guide timely changes of organization, with consideration for agricultural lands.

The exterior boundaries of the City of Riverbank's Sphere of Influence were last modified in 1991 to accommodate a small annexation along Patterson Road. Just prior to this, in 1988, the City had requested a much larger area, west of Oakdale Road to Coffee Road and north to the Stanislaus River, be added to its Sphere of Influence. The Commission denied the City's request, as the expanded area, which contained mostly prime farmland, was vaguely identified at that time as "Residential Reserve" on the General Plan. Thus, the Commission had difficulty finding that expanding the SOI in this area would promote planned, orderly, and efficient development. As a result, the City re-applied to LAFCO in 1989, modifying the proposed SOI to include just the Crossroads area and the Commission approved the proposal.

The City has since adopted an updated General Plan in 2009, identifying planned growth east and west of the City with a variety of land use designations and a strategy for preserving agricultural lands. Thus, the Commission may find that the City's request is logical and orderly.

Comments from Affected Agencies and Interested Parties

All affected agencies and jurisdictions have been notified pursuant to State law and the Commissions adopted policies. Public hearing notices were also sent to property owners and registered voters within the proposed Sphere of Influence and a 300-foot radius. Response letters received as of May 16, 2016 are attached in full as Exhibit H. The following briefly summarizes responses received:

- The City of Modesto submitted a letter dated April 20, 2016 that identified concerns with existing roadways and the need for future traffic improvements in the area. The City also requested clarification regarding the intent of the City of Riverbank's Area of Concern. The City of Riverbank responded to Modesto's comment letter in correspondence dated April 27, 2016.
- The Modesto Irrigation District provided a comment letter dated April 20, 2016 that includes information regarding its irrigation and electrical facilities in the area and development standards for the area. These have been forwarded to the City of Riverbank
- The Stanislaus County Environmental Review Committee (ERC) provided a letter stating that it had "no comment" on the City's proposal.

In response to the public hearing notice sent to landowners and registered voters, LAFCO Staff has received five phone calls from residents both within and outside the Proposed SOI area. Most requested clarification regarding the City's growth plans or identified concerns regarding traffic impacts in the area.

ENVIRONMENTAL REVIEW

The City of Riverbank, as Lead Agency pursuant to the California Environmental Quality Act (CEQA), certified and adopted an Environmental Impact Report (EIR) as part of the City of Riverbank's 2005-2025 General Plan Update (SCH#2006092051). The City included the proposed SOI expansion area as part of its General Plan Update and it was analyzed as part of a programmatic environmental review. Therefore, the City found that pursuant to Public Resources Code §21166, no subsequent or supplemental EIR is required. The preparation and adoption of a Municipal Service Review has been determined to be exempt under Article 19, Section 15306, Class 6 (Information Collection) of CEQA.

Statement of Overriding Considerations

The City of Riverbank determined in the General Plan EIR that at build-out of the Planning Area, as a whole, would result in significant impacts to 1) aesthetics and scenic vistas; 2) agricultural resources from the loss of prime farmland, Williamson Act contracts, and agricultural conversion; 3) air quality impacts due to construction-related activities, long-term operational emissions, toxic air contaminants and odors; 4) noise from transportation-related activities, and stationary sources; 5) traffic and transportation impacts related to levels of service for three

roadways and one railroad crossing; and 6) utilities, where the expansion of water supply and treatment facilities may result in construction-related and other environmental impacts.

In certifying the EIR for the proposal, the City Council adopted certain Findings of Fact and a Statement of Overriding Considerations, concluding the significant effects of the project are outweighed by the benefits of the plan. A copy of the City's Resolution certifying the Final EIR is attached (Exhibit J). The Resolution outlines the significant unavoidable impacts and overriding considerations.

LAFCO as a Responsible Agency

Pursuant to CEQA, the Commission, as a Responsible Agency, must consider the Environmental Impact Report (EIR) prepared by the City, including the environmental effects of the project, prior to reaching a decision on the project. If the Commission decides to approve the proposal, the Commission's resolution should include one or more findings required by CEQA Guidelines Section 15091(a) for each significant effect of the project and make findings in Section 15093, as necessary, to adopt statements of overriding considerations, and file a Notice of Determination in compliance with CEQA Guidelines Section 15096(i).

Findings for Approval

Consistent with the above, upon conclusion of the Public Hearing on this matter, if the Commission decides to approve the City's request, it may consider establishing the same findings and the statement of overriding considerations adopted by the City of Riverbank, as Lead Agency. The Commission would thus adopt a resolution making the following findings:

- The Commission complied with the requirements of CEQA Section 15096, et seq., by independently reviewing and considering the environmental effects of the project as presented in the EIR for the project prepared by the City of Riverbank, as Lead Agency, is adequate prior to reaching a decision on the proposal.
- By using independent judgment and in light of the entire public record, the Commission did not identify any feasible alternatives or mitigation measures within its power that would substantially lessen or avoid any significant effect the proposal would have on the environment [Guidelines Section 15096(g)(1)].
- Prior to reaching a decision on the proposal, the Commission made the required findings pursuant to CEQA Guidelines Sections 15091, 15093, and 15096(h).

CONCLUSION

State law declares that the purpose of LAFCO includes discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (Government Code Section 56301). The Commission is also empowered to review and approve or disapprove proposals with or without amendment, wholly, partially, or conditionally, consistent with its written policies and procedures (Government Code Section 56375a).

Pursuant to State law, the Commission has adopted policies relative to the above goals and powers. For review of the current proposal, which includes a request for a sphere of influence

expansion, the Commission must determine whether the proposal is consistent with the overall policies of LAFCO. Based on the documentation provided by the City, Staff believes that the Commission can make the appropriate findings for approval of the proposal.

ALTERNATIVES FOR COMMISSION ACTION

Following consideration of this report and any testimony or additional materials that are submitted at the public hearing for this proposal, the Commission may take one of the following actions:

- Option 1** APPROVE the proposal, as originally submitted by the City of Riverbank.
- Option 2** APPROVE the proposal, with modification.
- Option 3** CONTINUE this proposal to a future meeting (maximum 70 days) for additional information.
- Option 4** DENY the proposal.

STAFF RECOMMENDATION

Staff recommends that, following consideration of this report and any testimony or additional materials that are submitted, the Commission approve the proposal. Staff recommends Option 1, approval as proposed, and adoption of LAFCO Resolution No. 2016-10 (Exhibit I), which:

- a. Certifies, as a Responsible Agency under CEQA, that the Commission has considered the environmental documentation prepared by the City of Riverbank as Lead Agency;
- b. Determines the Municipal Service Review for the City of Riverbank is statutorily exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Article 19, Section 15306, Information Collection;
- c. Adopts the Municipal Service Review for the City of Riverbank, including written statements of determination related to a service review as required by Government Code Section 56430;
- d. Adopts an updated Sphere of Influence for the City of Riverbank, including written statements of determination as required by Government Code Section 56425; and,

Respectfully submitted,

Javier Camarena

Javier Camarena
Assistant Executive Officer

Attachments -

- Exhibit A: Proposed Sphere of Influence Map (pg. 15)
- Exhibit B: Riverbank Draft Municipal Service Review & Sphere of Influence Plan (pg. 19)
- Exhibit C: City of Riverbank Resolution No. 2016-021 - Approving Application to LAFCO (pg. 123)
- Exhibit D: Stanislaus LAFCO's Agricultural Preservation Policy (pg. 127)
- Exhibit E: City of Riverbank Resolution No. 2016-022 - Sustainable Agricultural Strategy (pg. 133)
- Exhibit F: Important Farmlands Map (pg. 159)
- Exhibit G: Stanislaus County Board of Supervisors Resolution No. 2016-237 and Report - Logical and Orderly Finding (pg. 163)
- Exhibit H: Comment Letters Received as of May 16, 2016 (pg. 169)
- Exhibit I: Draft LAFCO Resolution No. 2016-10 (pg. 179)
- Exhibit J: City of Riverbank Resolution No. 2009-017 - Certifying the General Plan EIR & Making CEQA Findings (pg. 185)

Please Note:

The City's applications and background documents, including the Riverbank General Plan and Environmental Impact Report, were posted on the LAFCO website and made available to the Commission and the public on April 4, 2016 in order to provide ample time for review. These documents are available at the LAFCO office and remain available online at: <http://www.stanislauslafco.org/info/PublicNotices.htm>