



City of Riverbank

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

This table is not for publication	
PUBLISH DATE: February 5, 2020	TO LEGAL: January 29, 2020
DEPT.: Planning	Riverbank News

NOTICE OF PUBLIC HEARING **CITY OF RIVERBANK PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, February 18, 2020** in the City Hall Council Chambers, **6707 Third Street, Suite B, Riverbank, California**, at **6:00 p.m.** or soon thereafter to consider the following matters:

Development Agreement No. 03-2019 and Conditional Use Permit 01-2020 – Aeriz -

The project consists of a Development Agreement and a Conditional Use Permit to permit commercial cannabis activities at 2906 Santa Fe Street (APN: 132-034-012, 132-023-020, 132-034-017, and 132-010-027). The project site has a General Plan Land Use Designation of Mixed Use (MU) and is zoned Cannery District (CD) within the Downtown Specific Plan. The Project is proposed to be phased with Phase I consisting of a cultivation operation in existing Building 4 and extraction, manufacturing, distribution, and retail operations in existing Building 5. Phase II will consist of cultivation operations in existing Buildings 1, 2, and 3. Phase III will consist of cultivation operations in a new Building with parking and landscape improvements.

Phase I and Phase II of the proposed project qualify for categorical exemptions pursuant to Section 15301 Existing Facilities of Title 14 of the California Code of Regulations, (d) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use and none of the five buildings of Phases I and II are proposed for expansion. The development of Phase III will require architecture and site plan review with CEQA analysis to ensure compliance with the program EIR certified for the Downtown Specific Plan.

ALL INTERESTED PARTIES are invited to attend this public hearing to express opinions or submit evidence for or against the subject matter being considered. Written comments will be accepted by the City Clerk **up to 5:00 p.m. on said date.** Oral or written comments will be received by the Planning Commission prior to the close of the hearing on the subject matter being considered. Testimony cannot be given over the telephone.

Records distributed to a majority of the Planning Commission pertaining to the presentation of the subject matter, that are not privileged, will be made available for review at the City Clerk's office 6707 Third Street, Suite A, Riverbank, and at www.riverbank.org 72 hours prior to the meeting. In compliance with ADA, 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 72 hours prior to the meeting. For questions regarding the proposed subject matter contact Planning and Building Manager Donna Kenney at dkenney@riverbank.org, (209) 863-7124.

Published this 5th day of February, 2020.
/s/ Janet Smallen, Sr. CDS, City of Riverbank

AFFIDAVIT OF POSTING
I, Janet Smallen, hereby certify under penalty of perjury under the laws of the State of California that the foregoing public notice was posted on the exterior bulletin board of North City Hall, South City Hall, and at the Community Center, Riverbank, CA. Dated this 5 th day of February, 2020 /s/Janet Smallen, Sr. CDS, Riverbank, CA

For official use only:

Posted: February 5, 2020	Publish: February 5, 2020	Remove: February 19, 2020
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Development Agreement No. 02-2019 - Rod Lowe – River Run Subdivision - The project consists of a Development Agreement for the previously approved River Run subdivision project (TM, GPA, Rezone 02-2016) located at California and Central Avenues. The project site has a General Plan Land Use Designation of Low Density Residential (LDR) and is zoned Planned Development (PD). The adoption of a Development Agreement is exempt from environmental review because it is not a project within the meaning of Section 15378 of the State CEQA Guidelines.

Architecture and Site Plan Review No. 01-2019 – McDonald’s

The project consists of an Architecture and Site Plan Review application for McDonald’s at 6411 Oakdale Road (APN: 074-005-053), to expand the footprint of the building approximately 760 square feet for storage, add a second drive-thru lane, and relocate the trash enclosure. This project qualifies for an In-fill Exemption (15332 Class 32) as it is consistent with the General Plan and Zoning; is within city limits on a site of no more than five acres; has no value as habitat for endangered, rare, or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and services.

ALL INTERESTED PARTIES are invited to attend this public hearing to express opinions or submit evidence for or against the subject matter being considered. Written comments will be accepted by the City Clerk **up to 5:00 p.m. on said date.** Oral or written comments will be received by the Planning Commission **prior to** the close of the hearing on the subject matter being considered. Testimony cannot be given over the telephone.

Records distributed to a majority of the Planning Commission pertaining to the presentation of the subject matter, that are not privileged, will be made available for review at the City Clerk's office 6707 Third Street, Suite A, Riverbank, and at www.riverbank.org 72 hours prior to the meeting. In compliance with ADA, 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 72 hours prior to the meeting. For questions regarding the proposed subject matter contact Planning and Building Manager Donna Kenney at dkenney@riverbank.org, (209) 863-7124.

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