

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
City of Riverbank City Council**

NOTICE IS HEREBY GIVEN that the City Council of the City of Riverbank will hold a public hearing on Tuesday, April 24, 2018, 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 subject matter: A RESOLUTION REFLECTING A 3.5% INFLATIONARY ADJUSTMENT INCREASE TO THE CITY OF RIVERBANK SYSTEM DEVELOPMENT FEES (ALSO KNOWN AS DEVELOPMENT IMPACT FEES) BASED ON THE CONSTRUCTION COST INDEX BY CITY TO BE EFFECTIVE JUNE 23, 2018

DESCRIPTION: (A copy of the SDF schedule of increases may be viewed at City's outdoor public boards, City Clerk's Office, and at www.riverbank.org, City Council agenda page.) The adoption of the revised System Development Fees (SDF) provide a mechanism to obtain funds for capital projects necessary to maintain existing service levels within the existing City limits of Riverbank as well as the planned growth within the Sphere of Influence and General Plan boundaries of the City of Riverbank. The revised SDF are exempt from environmental analysis under the California Environmental Quality Act because the SDF area is not a project subject to CEQA, or because the revised SDF does not have the potential to result in a physical change in the environment. (14 Cal. Code Reg. Section 15378, 15061 (b) (3).) And, the facilities to be constructed through the fees collected have been analyzed in the City's 2025 General Plan EIR, and specific impacts will be evaluated at the project level for each capital facility.

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 submitted via e-mail to cityclerk@riverbank.org, or by USPS, or hand delivered to 6707 Third Street, Suite A, Riverbank, California, 95367, will be accepted by the City Clerk up to 5:00 p.m. on said date. Oral comments and written comments will be received by the City Council prior to the close of the hearing on the subject matter being considered.

The fees schedule is available as stated above. Any other public materials pertaining to the presentation of the subject matter will be made available for review at the City Clerk's office 6707 Third Street, Suite A, Riverbank, and at www.riverbank.org upon distribution to a majority of the City Council. 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 Asst. City Manager/Director of Finance Marisela Garcia at (209) 863-7110, mhgarcia@riverbank.org, or the City Clerk at (209) 863-7198.

Published this 4th and 11th day of April, 2018.

/s/ Annabelle H. Aguilar, CMC, City
Clerk, City of Riverbank
April 4, 11, 2018

RN #18-037



City of Riverbank

Office of the City Clerk / Elections

6707 Third Street • Riverbank CA 95367

Dept.: (209) 863-7122 • Direct: (209) 863-7198 • FAX: (209) 869-7100

E-mail: aaguilar@riverbank.org

This table is not for publication	
PUBLISH DATE: 4/4/2018 & 04/11/18	RIVERBANK NEWS TO LEGAL: 3/29/2018
DEPT.: CITY CLERK	

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2018 PROPOSED FEE LEVELS

2018 DEVELOPMENT IMPACT FEES

Land Use	Water	Sewer	Storm	Parks/Rec	Gen Gov/Police	Traffic	5% Admin	Total
Residential	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU	Per DU
Clustered Rural (RR)	\$13,958	\$5,199	\$7,899	\$3,562	\$1,290	\$3,675	\$1,779	\$37,362
Lower Density (LDR)	\$7,270	\$3,170	\$7,164	\$4,049	\$1,466	\$3,087	\$1,310	\$27,517
Medium Density (MDR)	\$6,979	\$2,648	\$2,892	\$3,470	\$1,255	\$2,720	\$998	\$20,962
Higher Density (HDR)	\$5,060	\$3,251	\$3,264	\$2,892	\$1,046	\$2,315	\$891	\$18,720
Mixed Use (Residential) (MU)	\$5,060	\$984	\$2,112	\$2,524	\$914	\$3,675	\$764	\$16,034
Non-Residential	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot	Per Square Foot
Community Commercial (CC)	\$2.14	\$1.71	\$4.40	N/A	\$0.38	\$5.76	\$0.72	\$15.12
Mixed Use (Commercial) (MU)	\$2.15	\$1.72	\$4.37	N/A	\$0.38	\$5.99	\$0.73	\$15.35
Industrial/Business Park (I/BP)	\$2.13	\$1.45	\$4.31	N/A	\$0.28	\$5.96	\$0.70	\$14.83
Office (MU LU Classification)	\$2.10	\$1.34	\$4.22	N/A	\$0.53	\$3.63	\$0.59	\$12.41

DESCRIPTION: The adoption of the revised System Development Fees (SDF) provide a mechanism to obtain funds for capital projects necessary to maintain existing service levels within the existing City limits of Riverbank as well as the planned growth within the Sphere of Influence and General Plan boundaries of the City of Riverbank. The revised SDF are exempt from environmental analysis under the California Environmental Quality Act because the SDF area is not a project subject to CEQA, or because the revised SDF does not have the potential to result in a physical change in the environment. (14 Cal. Code Reg. Section 15378, 15061 (b) (3).) And, the facilities to be constructed through the fees collected have been analyzed in the City's 2025 General Plan EIR, and specific impacts will be evaluated at the project level for each capital facility.

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Published this 4th and 11th day of April, 2018.
/s/ Annabelle H. Aguilar, CMC, City Clerk, City of Riverbank

AFFIDAVIT OF POSTING
<i>I, Annabelle Aguilar, do hereby certify under penalty of perjury, under the laws of the State of California that the foregoing public notice was posted on the exterior City Hall bulletin board at 6707 Third Street, Riverbank, CA. Posted this 29th day of March, 2018</i>
<i>/s/ Annabelle Aguilar, CMC, City Clerk of the City of Riverbank</i>

For official use only:

Posted: 3/29/2018	Publish: 4/4/2018 and 04/11/18	Remove: 6/25/2018
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