



2014 General Plan Annual Progress Report

City of Riverbank

March 2015

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CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor’s Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Riverbank General Plan establishes a vision for the City’s long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE RIVERBANK GENERAL PLAN

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Riverbank General Plan includes four optional elements: Community Character and Design, Economic Development, Public Services and Facilities and Air Quality. Except for the Housing Element, all elements of the Riverbank general Plan were adopted as a single document on April 22, 2009. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. For these reasons the Riverbank Housing Element is contained in a separate document which was adopted by the City Council August 24, 2009 and certified by the State HCD on October 9, 2009. The Housing Element covers the five year period from 2009 to 2014. Other elements may be updated less frequently and typically have a 20-year horizon.

The correspondence between State mandated elements and the Riverbank General Plan is illustrated in the table below.

Correspondence Between Required General Plan Elements and the Riverbank General Plan	
Element	Riverbank General Plan
Land Use	LAND-1-20: Land Use
Circulation	CIRC-1-18: Circulation
Conservation	CONS-1-10: Conservation and Open Space
Open Space	CONS-1-10: Conservation and Open Space
Safety	SAFE-1-4: Safety Element
Noise	NOISE-1-7: Noise
Community Character and Design (optional)	DES-1-17: Community Character and Design
Economic Development (optional)	ED-1-12: Economic Development
Public Services and Facilities (optional)	PUBLIC-1-12: Public Services and Facilities
Air Quality (optional)	AIR-1-15: Air Quality
Housing	Separate Document

Compliance with OPR Guidelines

Riverbank's General Plan was updated in 2009 according to OPR's Guidelines and remained consistent with the Guidelines through April of 2015.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all of the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION MEASURES

Progress Report Highlights

The following are highlights of the progress made in calendar year 2014 organized by general plan element:

Land Use:

- *General Plan Amendment – GP Land Use and Zoning Compatibility Matrix.* In 2014, the City prepared a General Plan Amendment which updated the Land Use Element to include a General Plan Land Use and Zoning Compatibility Matrix. This matrix matches the General Plan Land Use Designation to the corresponding Zoning District. The GPA was reviewed and Resolution 2014-001 was approved by Planning Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.
- *General Plan Amendment – Annexation Strategies.* In 2014, the City prepared a General Plan Amendment which updated the Land Use Element to update the City's Annexation Strategies. These new annexation strategies eliminated the geographic areas currently identified in the 2005-2025 General Plan, and establishes a new set of criteria for future annexations to be considered by the City. The GPA was reviewed and Resolution 2014-002 was approved by the Planning

Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.

- *General Plan Amendment – Reclassifying the GP Designation on various properties.* In 2014, the City prepared a General Plan Amendment that reclassified the General Plan Land Use Designations on 54 properties. The purpose of this action was to 1) achieve consistency between the General Plan and the Zoning District for these properties and 2) achieve consistency with the land use of the property (mostly commercial properties). The General Plan Amendment was reviewed and Resolution 2014-003 was approved by the Planning Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.
- *Zoning Update.* In 2014, the City prepared the Mixed Use Ordinance, which is consistent with, and helps to implement, the General Plan’s goals. This is a new Zoning District which corresponds with the Mixed Use General Plan Land Use Designation that the City implemented during last General Plan Update. The Ordinance was reviewed and Resolution No. 2014-005 was approved by Planning Commission on May 21, 2014. The City Council approved the first reading of the Mixed Use Ordinance (CX-1) on June 24, 2014 and adopted and read a second time on July 1, 2014. The Mixed Use District CX-1 Zone took effect on August 1, 2014.
- *Permitting and New Development.* The Planning Commission made decisions on three applications including: two (2) Architecture and Site Plan Reviews and a Conditional Use Permit. All project approvals had findings of consistency with the General Plan. Although the economic downturn has slowed new development applications, building permits were issued for one (1) project that the Planning Commission had approved earlier. Progress made on these projects is summarized below:
 - *KB Homes – Oakdale Road – Cornerstone.* New construction of 30 single family homes. Building permits continue to be issued as development progresses. Thirty (30) building permits have been issued with eight (8) lots remaining.
 - *Dr. West – Dental Office.* Construction of a new 6,000 square foot Professional Medical Office Building on an infill parcel which was a dirt lot located behind 2421 Patterson Road.

Circulation:

- *Amendments.* There were no amendments to the Circulation Element in 2014.

Community Character and Design:

- *Amendments.* There were no amendments to the Community Character and Design Element in 2014.

Economic Development:

- *Amendments.* There were no amendments to the Economic Development Element in 2014.

Conservation and Open Space:

- *Solid Waste Management.* The City continues to work with Gilton Solid Waste Management. On October 28, 2014, the City Council authorized the City manager to execute the Franchise

Agreement with Gilton Solid Waste Management Inc. Expanded services include Christmas Tree Removal, Furniture Pick-up and Recycling.

- *Amendments.* There were no amendments to the Conservation and Open Space Element in 2014.

Safety:

- *Amendments.* There were no amendments to the Safety Element in 2014.

Noise:

- *Amendments.* There were no amendments to the Noise Element in 2014.

Public Services and Facilities:

- *Amendments.* There were no amendments to the Public Services and Facilities Element in 2014.

Air Quality:

- *Amendments.* There were no amendments to the Air Quality Element in 2014.

Regional Coordination

- *North County Corridor.* The Mayor and City Staff continued to participate with the Stanislaus Council of Governments (StanCOG) to provide input and direction as to how the North County Corridor should be aligned as it passes Riverbank. The Mayor Richard D. O'Brien is a member of the Stanislaus Council of Governments Policy Board and Kathleen Cleek, a City Staff member, is part of the Valley Vision Stanislaus Steering Committee to help collaboratively address the requirements of Senate Bill 375 (SB 375).
- *Regional Transportation Plan / Sustainable Communities Strategies (RTP / SCS).* City staff continued to participate with Stanislaus Council of Governments in the Sustainable Communities Strategy process to develop and implement an action plan that will lead to a more sustainable region, and implement SB 375. Staff regularly attended Valley Vision Stanislaus Steering Committee meetings and made periodic presentations to the City Council and Planning Commission.
- *Stanislaus County Planning Directors Meeting.* The Community Development Director meets regularly with the planning directors of other cities in Stanislaus County to share information and discuss topics of mutual interest.

General Plan Amendments

Three (3) General Plan Amendments were processed in 2014. All three (3) were City-initiated and addressed a few issues with the City's General Plan. They are described below:

- *General Plan Amendment – GP Land Use and Zoning Compatibility Matrix.* In 2014, the City prepared a General Plan Amendment which updated the Land Use Element to include a General Plan Land Use and Zoning Compatibility Matrix. This matrix matches the General Plan Land Use Designation to the corresponding Zoning District. The GPA was reviewed and Resolution

2014-001 was approved by Planning Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.

- *General Plan Amendment – Annexation Strategies.* In 2014, the City prepared a General Plan Amendment which updated the Land Use Element to update the City’s Annexation Strategies. These new annexation strategies eliminated the geographic areas currently identified in the 2005-2025 General Plan, and establishes a new set of criteria for future annexations to be considered by the City. The GPA was reviewed and Resolution 2014-002 was approved by the Planning Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.
- *General Plan Amendment – Reclassifying the GP Designation on various properties.* In 2014, the City prepared a General Plan Amendment that reclassified the General Plan Land Use Designations on 54 properties. The purpose of this action was to 1) achieve consistency between the General Plan and the Zoning District for these properties and 2) achieve consistency with the land use of the property (mostly commercial properties). The General Plan Amendment was reviewed and Resolution 2014-003 was approved by the Planning Commission on January 21, 2014. The City Council approved the General Plan Amendment on February 24, 2014.

B. GOALS, POLICIES, OBJECTIVES, STANDARD OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

Other than the General Plan Amendment described above, no changes to goals, policies, objectives, standards, or other plan proposals were identified in 2014.

CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT

The report addresses the progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2009-2014 Housing Element, adopted August 24, 2009. The State of California Department of Housing and Community Development has required a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Following are highlights of the Calendar Year 2012 Housing Element Annual Progress Report:

Housing Element Implementation Highlights

The following are highlights of the Calendar Year 2014 Housing Element Annual Progress Report:

- One-hundred percent (100%) of the January 2007 through June 2014 Regional Housing Needs Allocation (RHNA) period has elapsed. As measured through the issuance of building permits, the City has met 0% of the very low income goal, 58% of the low income goal, 1% of the moderate income goal, and 79% of the market rate goal. Overall, the City has met 42% of the total goal of 894 units.
- The Housing Rehabilitation Program funded two (2) projects in 2014. According to Rosa Casas of the Riverbank Housing Authority, these projects will be completed in the Spring of 2015.

- The City funded four (4) First-Time Home Buyer's Loans during 2014 for Low-to-Moderate Income families. New funding has recently been acquired to fund this program. It is expected that first time home buyers will have the opportunity for assistance in 2015.
- *Density Bonus Ordinance.* In compliance with Program 2.1e and State Density Bonus Law, Ordinance No. 2015-003 was adopted by City Council on February 10, 2015, amending the City's current Density Bonus Ordinance to comply with State Density Bonus Law. This new Section references State Density Bonus Law, commencing with Government Code Section 65915.
- *Emergency Shelters, Transitional and Supportive Housing.* In compliance with Program 2.1g, Senate Bill 2 and Senate Bill 745, Ordinance No. 2015-002 was adopted by City Council on February 10, 2015. This Ordinance added the definitions for Emergency Shelters, Transitional Housing, Supportive Housing and Target Population to Zoning Code Section 153.003 and added Emergency Shelters, Transitional Housing and Supportive Housing to the Uses Permitted in the Multiple Family Residential District R-3 Zone and as a Permitted Use with a Use Permit in the Neighborhood Commercial District C-1 Zone, General Commercial District C-2 Zone and Commercial-Industrial C-M Zone. This is consistent with Program 2.1g and Appendix D, Table D-1.
- *Update the definition for "Family" and "Single-Family Residence".* In compliance with Program 5.1b, Ordinance No. 2015-002 was adopted by City Council on February 10, 2015, amending the definition of "Family" and "Dwelling, Single Family Residence" to comply with all federal and State fair housing laws. The new definition does not distinguish between related and unrelated persons and does not impose limitations on the number of persons that may constitute a family.
- *Reasonable Accommodation Ordinance.* In compliance with Policy 5.3 and Program 5.3a, Ordinance No. 2015-004 was adopted by City Council on February 10, 2015, adding Section 153.221 through 153.229 to the City's Zoning Code. This new Ordinance establishes procedures for an individual with a disability to apply for reasonable accommodation and is approved by the Community Development Director following certain findings that must be made, ensuring that this process is ministerial. The decision making criteria in Program 5.3a is included in the Reasonable Accommodation Ordinance
- *Building Permits Issued in 2014.* In 2014, 30 building permits were issued.

2014 General Plan Annual Progress Report

Exhibit A: General Plan Annual Implementation Report – 2014

Table I: General Plan Annual Implementation Report - 2014

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Land Use Element					
Land – 1	The City will conduct a comprehensive review of the land use element, including analysis and actions to ensure there is adequate land in appropriate locations for employment-generating land uses.		X, No Later Than 2014	CDD	In 2014, the Community Development Department reviewed the Land Use Element and found that 53 amount of properties were in conflict with the zoning code. To correct this, Staff prepared a General Plan Amendment, which Planning Commission forwarded a recommendation to City Council for approval with Resolution 2014-003 on January 21, 2014 and City Council approved the GPA on February 24, 2014.
Land – 2	The CDD will maintain an inventory of vacant and underutilized land to (a) evaluate proposed annexations and (b) ensure an adequate supply of vacant land to meet the community's needs.	X		CDD	The Community Development Department and City Council continues maintain vacant and underutilized land for annexations and supply. As part of the Housing Element Update, a list was developed to determine the amount of Vacant and Underutilized Multi-family Residential (R-3) land within City limits.
Land – 3	The City and Redevelopment Agency will pursue grant monies, as well as other funding sources for road and public infrastructure improvements to revitalize areas in need.	X		EDH, F, CDD,	The Community Development Department, Finance Department and the Public Works Department continue to pursue funding for road and public infrastructure improvements. No action for Redevelopment Agency due to the demise of Redevelopment.
Land – 4	The City will develop a comprehensive infill development streamlining and incentive program to encourage the redevelopment and revitalization of the Infill Opportunity Area.	X		CDD	There has not been any work done to develop infill development streamlining and incentive program due to staff constraints.

Agency Codes**City of Riverbank & Local**

CC	City Council	PW Public Works Dept
CM	City Manager	F Finance Department
PC	Planning Commission	EDH Economic Development and Housing
CDD	Community Development Department	P&R Parks and Recreation
ENG	Engineering Department	EDD Economic Development Department
LRA	Local Redevelopment Agency	

Regional, State, Federal and Private

StanCOG	Stanislaus Council Of Governments
SC	Stanislaus County
DOT	Caltrans
MID	Modesto Irrigation District
CEPA	California Environmental Protection Agency
SJVAPCD	San Joaquin Valley Air Pollution Control District

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Land – 5	The City will update the Zoning Code and other Municipal Code sections regulating land development to ensure consistency with the General Plan.	X		CDD	In 2014, the City prepared the Mixed Use Ordinance, which is consistent with, and helps to implement, the General Plan’s goals. This is a new Zoning District which corresponds with the Mixed Use General Plan Land Use Designation that the City implemented during last General Plan Update. The Ordinance was reviewed and Resolution No. 2014-005 was approved by Planning Commission on May 21, 2014. The City Council approved the first reading of the Mixed Use Ordinance (CX-1) on June 24, 2014 and adopted and read a second time on July 1, 2014. The Mixed Use District CX-1 Zone took effect on August 1, 2014.
Land – 6	The City will coordinate with StanCOG and member jurisdictions and Caltrans to remove the State Highway 108 designation as it occurs through Riverbank and plan and condition land uses along a future alignment to enable Caltrans to redesignate Highway 108 near the Riverbank Planning Area.	X		CDD	The City of Riverbank continues to be involved in the North County Corridor planning process and is among the members of the Joint Powers Authority, securing a voice for Riverbank as the project moves forward and routes are being finalized.
Land – 7	The City will draft an implementing ordinance for the Clustered Rural Residential land use designation consistent with the policies presented in the General Plan.	X		CDD	No Action in 2014.
Land – 8	Update the General Plan using data to be made available by the DWR and the Central Valley Flood Protection Board.	X		CDD	As of January of 2015, the City has started the process of updating the General Plan to be consistent with SB5, CVFPD and the 200-year flood protection plan.

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		On-going	0 – 5 years		
Circulation Element					
CIRC – 1	Develop and implement a Bicycle Master Plan.	X		CDD	The Community Development Department currently utilizes StanCOG’s Non-Motorized Transportation Master Plan to determine the best areas for bicycle infrastructure and improvements. The City’s own Bicycle Master Plan has been and continues to be a priority as moneys become available.
CIRC – 2	As a part of implementation of the City’s bicycle master plan, the City will work with local irrigation districts, the County, local railroad concerns, other property owners, and other agencies and interested parties to acquire and/or use existing easements and rights-of-way for development of off-street pedestrian and bicycle pathways.	X		CDD	The Community Development Department has been in discussion with BNSF and Sierra Northern Railway to utilize some Right-of-Way for off-street pedestrian and bicycle pathways along Patterson Road. Through these discussions, the City is hopeful in developing a safe, efficient multi-modal system for Patterson Road.
CIRC – 3	Develop a Travel Demand Management ordinance that requires large employers to provide incentives for employees to commute via transit, bicycle, on foot or by carpool rather than the SOV commute	X		CDD	No Action in 2014.
CIRC – 4	Revise street improvement standards to be consistent with this Circulation Element, including consideration on equal footing of all locally available forms of travel.	X		CDD, PW, ENG	The City is currently revising street improvement standards to be consistent with Complete Streets, LID Development Standards and MS4 requirements. The new street standards will be adopted by City Council in 2015.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
CIRC – 5	Coordinate with relevant transit providers and include, as appropriate, transit improvements in the Capitol Improvements Plan (CIP).	X		CDD, PW, F	The Community Development Department, Finance Department and the Public Works Department are currently updating the City’s Capitol Improvement Plans (CIP). The new CIP will be adopted in 2015.
CIRC – 6	The City will actively pursue State and Federal funding for developing, improving, and enhancing bicycle and pedestrian routes in the existing developed City.	X		CDD, F	Funding continues to be pursued for the development of bicycle and pedestrian amenities. City staff is currently working with SJVAPCD to finalize and submit REMOVE II Applications to be considered for grant funds for a bicycle lane on Claus Road.
CIRC – 7	Develop and implement a Parking Master Plan to coordinate and manage parking in the City.	X		CDD, PW	There has not been any work on a Parking Master Plan due to City staff constraints.
CIRC – 8	Work with surrounding jurisdictions, the County, and StanCOG to develop regional solutions to regional vehicular transportation issues.	X		CDD, PW, ENG	City Council, Planning Commission and Community Development Department will continue to work with the County and StanCOG to develop regional solutions to regional vehicular transportation.
Community Character and Design Element					
DESIGN – 1	Establish distinctive crosswalks at major street intersections and other locations expected to generate significant pedestrian traffic in the existing City, as funding allows.	X		F, CDD	Utilizing CMAC and Safe Routes to School funds, the City is currently re-designing the Patterson Road and Roselle Avenue intersection to improve circulation and overall safety for non-motorized travelers, including students.

Agency Codes

City of Riverbank & Local

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
DESIGN – 2	Where appropriate opportunities and sufficient right-of-way exists, the City will modify wide streets into boulevards with landscaped medians or landscaped strips between the roadway and sidewalks to visually and functionally enhance streets for pedestrian use.	X		CDD, ENG, PW	The City is currently developing standard street widths to include landscaped medians and landscaped strips between roadways for minor and major collectors and minor arterials. These street widths will include practices from DOT’s Complete Streets as well as Storm drainage requirements per MS4 Requirements. The new street widths are expected to be adopted in 2015.
DESIGN – 3	The City will establish design standards and parking requirements for accessory dwelling units.	X		CDD	There has not been any work done to establish design standards and parking requirements for accessory dwelling units due to staff constraints.
DESIGN – 4	Pursue improvements downtown that reduce effective Downtown street widths in relationship to building height and bulk, while allowing for automobile movements.		2015	CDD	The Downtown Specific Plan is expected to be adopted in 2015. City staff is currently re-examining the street widths for the Downtown planning boundary.
DESIGN – 5	Prepare comprehensive streetscape plans for Patterson Road, Atchison Street/Highway 108, 1 st Street, Claribel Road, Oakdale Road, Roselle Avenue, and Claus Road.		2015	CDD, ENG	A Streetscape plan for Patterson Road, east of Roselle Avenue is currently being developed to include Complete Streets Principles, including a Bicycle Path adjacent to the BNSF/Sierra Railroad. Other Streets and intersections will be improved as funds become available.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
DESIGN – 6	The City will define the edges, focal points, and landmarks of the Downtown. The City will establish gateways to Riverbank.	X		CDD	The Downtown Specific Plan identifies “gateways to Downtown” as 108/Patterson Road to the west and Atchison Street/Highway 108 to the east. Additionally, the revised DTSP expanded the east gateway, along Atchison Street.
DESIGN – 7	Adopt development standards that minimize environmental impacts of development through an appropriate balance of regulations and incentives	X		CDD	There has not been any work done to develop standards that minimize environmental impacts of development through appropriate balance of regulations and incentives.
DESIGN – 8	Projects shall provide artwork by a qualified artisan(s) within their developments as approved by the Director of Community Development	X		CDD	The Community Development Department, Planning Commission and City Council continue to consider artwork by qualified artisan(s) within development projects. This will continue to be approved by the Community Development Director.
Economic Development Element					
ED – 1	Continue to dedicate staff resources to economic development activities, and identify ways to improve upon existing initiatives	X		F, CDD, EDD	The Finance Department, Community Development Department and Economic Development Department continue to dedicate staff resources to economic development activities. Economic incentives are being considered to attract businesses such as system development fee waivers and parking incentives. An incentive program is expected to be implemented in 2015.

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		On-going	0 – 5 years		
ED – 2	Continue to identify funding resources, and apply for those resources for which the City of Riverbank qualifies	X		EDD, F	The City will continue to identify funding resources and apply for those resources for which the City of Riverbank qualifies.
ED – 3	Continue to leverage redevelopment funds to develop programs and initiatives that improve the physical environment and business climate within the project area	X		EDD, CDD	There has not been any work done to leverage redevelopment funds due to the demise of redevelopment.
ED – 4	Work with Modesto Junior College, Stanislaus Alliance Worknet, other public agencies, and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Riverbank	X		EDD	No Action in 2014.
ED – 5	Identify opportunities to locate job training sites in Riverbank. Most of the existing job training and business assistance resources are based in Modesto. If a major facility development or expansion can be attracted to Riverbank, opportunities should be explored to base any resultant job training activities within Riverbank.	X		EDD, CDD	No action necessary. The Economic Development Department and Community Development Department will explore options for job training in Riverbank as opportunities arise when new expansion or development occurs.

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		On-going	0 – 5 years		
ED – 6	Implement a business outreach program that identified home-based businesses operating in Riverbank	X		EDD	No action in 2014.
ED – 7	Implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Riverbank	X		EDD	No action in 2014.
Ed – 8	Assign City staff and personnel from appropriate agencies to a “rapid response” team that will respond to changes in the job training and workforce development needs for large employers in Riverbank	X		All Depts.	No Action in 2014.
Ed – 9	Develop specific marketing messages for different industry sectors, based on Riverbank’s strengths, market position, and future growth opportunities	X		EDD	No Action in 2014.
ED – 10	Refine business attraction targets to include business-to-business suppliers. Business suppliers would potentially include material distributors, services providers, and component manufacturing.	X		EDD	No action in 2014.
ED – 11	Systematically track available land, and available building vacancies. Continually update the information and identify the most efficient and cost-effective methods for distributing the information, including web-based systems.	X		CDD	The Community Development Department utilizes the City’s Geographical Information Systems (GIS) to track available land (vacant land).

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		On-going	0 – 5 years		
ED – 12	The City should contract with a sales tax accounting firm to provide customized and quarterly updated audits of the City’s sales tax receipts	X		EDD	No Action in 2014.
ED – 13	Dedicate staff resources to tracking employment and payroll trends, in order to monitor progress toward community goals for economic development	X		EDD	No Action in 2014.
ED – 14	Implement a residential survey that includes information on where Riverbank residents work and their occupations	X		EDD	No Action in 2014.
Ed – 15	Facilitate the formation of business district committees, and assist those districts that wish to further explore the benefits and implementation steps for the creation of a Business Improvement District	X		EDD	No Action in 2014.
ED – 16	Proactively use the business outreach process to identify priorities for business climate improvement	X		EDD	No Action in 2014.
ED – 17	Include the redevelopment agency in any efforts to improve the local business climate within the redevelopment district	X		EDD, CDD	There has not been any work done to include the redevelopment agency due to the demise of redevelopment.

Agency Codes

City of Riverbank & Local

- CC City Council
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Regional, State, Federal and Private

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
ED – 18	Initiate a hotel/lodging feasibility study to identify the types, numbers, and appropriate locations of lodging facilities that Riverbank could attract.	X		EDD	No Action in 2014.
ED – 19	Prioritize business attraction initiatives in the categories identified in Goal ED-6.	X		EDD	No Action in 2014.
ED – 20	Identify options and preferred alternatives for rail spur locations and potential relocations, particularly as they pertain to the reuse of the Riverbank Army Munitions site.	X		CC, LRA	The Riverbank Army Ammunitions plan was adopted by City Council in March of 2013. The Plan identified options in regards to the rail spurs in and out of the Riverbank RAAP.
ED – 21	Initiate a retail leakage study in order to identify retail and other local-serving attraction opportunities that remain, and project the future growth in household retail demand and supportable establishments.	X		EDD	No Action in 2014.
ED – 22	Initiate a feasibility study that identifies market opportunities for entertainment and recreational uses in Riverbank, particularly as they apply to creating an arts district in downtown Riverbank.	X		EDD	No Action in 2014.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
ED – 23	Continue to identify and procure the necessary funding to fully implement the streetscape improvement plans identified in the Downtown Revitalization Plan.	X		F, EDD, CDD	No Action in 2014.
ED – 24	Continue to facilitate special events in downtown Riverbank.	X		P&R, F, EDD	During 2014, the Parks and Recreation Department held many successful events and will continue to do so in 2015. The largest event was the Riverbank Wine and Cheese Festival, where over 100 vendors were present and thousands of people attended.
ED – 25	Initiate a fiscal impact analysis that identifies fiscal costs and benefits associated with specific types of development.	X		F, EDD, CDD	No Action in 2014.
ED – 26	Identify options such as Zoning Code changes, corridor planning for older commercial areas, and specific plans for new growth areas that would implement and promote mixed use development.	X		CDD	In 2014, the Community Development Department developed the Mixed Use Ordinance, implementing the General Plan Land Use Designation of Mixed Use. The City Council adopted the Ordinance on June 24, 2014. The Mixed Use District CX-1 Zone features a mixture of permitted uses, including commercial on the ground floor and residential above, as well as some light industrial uses.
ED – 27	Prepare an urban design plan for downtown Riverbank to compliment business attraction, redevelopment strategies, and streetscape improvements.	X		CDD	No Action in 2014.
ED – 28	Continue to network with regional agencies as part of the City’s economic development program, and include Latino/Hispanic business organizations as part of this strategy.	X		EDD	The City continues to network with regional agencies as part of the City’s economic development program. No action necessary.

Agency Codes**City of Riverbank & Local**

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Conservation and Open Space Element					
CONS-1	1) Require development projects and subdivisions be consistent with, and implement land use planning and greenhouse gas emission reduction measures developed pursuant to the regional Sustainable Community Strategy. 2) Develop a Sustainable Agricultural Strategy to minimize the agricultural production loss to urban development	X		CDD, CC, PC	This Action is ongoing. Development Projects, as they are processed, are required to comply with the County’s Sustainable Community Strategy.
CONS – 2	Adopt a “right-to-farm” ordinance that informs residents of ongoing agricultural practices at the edges of Riverbank and protects farmers and other agriculture interests from dumping, nuisance, complaints, and other problems typically associated with new residents on the City fringe.		X	CDD	No Action in 2014.
CONS – 3	Seek funding to assist private owners in the preservation of buildings and site of historic importance	X		CDD, EDD	No Action in 2014.
CONS - 4	Seek funding for implementing energy efficient improvement and utilities infrastructure renewal projects	X		CDD, PW, EDD	No Action in 2014.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Safety Element					
SAFE – 1	Work with the Department of the Army to ensure successful clean-up and reuse of the decommissioned Riverbank Ammunition Plant	X			The Riverbank RAAP was selected for closure as part of the Base Realignment and Closure (BRAC) plan of 2008. The Local Redevelopment Agency continues to work with the Department of the Army and the Federal Environmental Protection Agency to ensure the successful clean-up and reuse of the plant. In November of 2013, the Riverbank Army Ammunitions Plan Specific Plan was adopted by City Council.
SAFE – 2	Implement and periodically update disaster plans, including the City’s Emergency Operations Plan		X	CDD, EDD	No Action in 2014.
SAFE – 3	Will coordinate with public safety service providers serving the City to ensure proper training and disaster preparedness and periodic testing of equipment and facilities	X			No Action in 2014.
SAFE – 4	Support the purchase and maintenance of proper emergency communication systems and equipment and other necessary tools dealing with emergencies.	X			No Action in 2014.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
Noise Element					
NOISE – 1	Update implementing ordinances related to noise consistent with the policies of this element and City redevelopment and revitalization planning	X		CC, PC, CDD	This action has not been implemented due to the demise of Redevelopment. The Community Development Department, City Council and Planning Commission will continue to implement the Noise element on a project-by-project basis, ensuring that specific projects do not affect adjacent land uses that may be sensitive, such as schools and residential.
NOISE – 2	Ensure that personnel charged with enforcing such ordinances are properly trained and equipped for on-site measurement techniques and other necessary tasks	X		CDD	Depending on the Project, a Noise Analysis may be commissioned to ensure that the project is consistent with the Noise Element of the General Plan and any applicable Ordinances. This may be done in-house or by an outside consultant.
NOISE – 3	Coordinate with StanCOG and Caltrans to ensure transportation planning and improvement programs are consistent with this element	X		CC, PC, CDD	The City Council, Planning Commission and Community Development Department will continue to work with StanCOG and Caltrans to ensure transportation planning and programs are consistent with the Noise Element.
Public Services and Facilities Element					
PUBLIC – 1	Coordinate with area reclamation districts, Stanislaus County, the City of Modesto, and other agencies and jurisdictions for planning and coordinating drainage programs and policies on an area wide and regional basis	X		CDD	

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
PUBLIC – 2	Develop a park master plan that describes the standards, design, land requirements, locations, planning, and funding to support the City’s existing and future park system	X		P&R	No Action in 2014.
PUBLIC – 3	Update the water, wastewater, and stormwater drainage master plans at least every five years to ensure the appropriate level of service is maintained as the City grows, and to ensure that appropriate projects include a capital improvements planning and can be funded		Complete, 2015	CDD	The City’s Urban Water Management Plan was adopted by City Council on January 27, 2015.
PUBLIC – 4	Coordinate with the United States Postal Service and other public agencies serving Riverbank, regarding needs for expansion, satellite locations, and other issues related to land use planning	X		CDD	No Action in 2014.
Air Quality Element					
AIR – 1	Develop a program to reduce daily emissions of nitrogen oxides	X		CDD	No Action in 2014.
AIR – 2	Develop a local greenhouse gas reduction program	X		CDD	No Action in 2014.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0 – 5 years		
AIR – 3	Pursue and use State and Federal funds earmarked for bicycle and transit improvements, transit-oriented planning and development, and other planning and improvement grant programs intended to encourage alternatives to automobile transportation	X		CDD, EDD, F	The City continues to pursue and use State and Federal funds earmarked for the programs listed in AIR-3.
AIR – 4	Coordinate with local irrigation districts, the County, Caltrans, and other interested parties to develop bikeways and pedestrian paths along canals, abandoned railroad lines, and other easements and rights-of-ways	X		CDD, P&R	The Community Development Department has been in discussion with Hetch-Hetchy Water and Power to develop a dog park or multi-use path on SFPUC Right-of-Way. A formal plan and application will be submitted to SFPUC and Hetch-Hetchy in 2015.
AIR – 5	Develop planning strategies and supportive ordinances addressing Downtown Riverbank and West Riverbank	X		CDD	No action in 2014.
AIR – 6	In planning and budgeting for transportation infrastructure, before considering constructing more roadway capacity, the City of Riverbank will consider measures to increase the capacity of the existing road network	X		CC, PC, CDD, PW, ENG	The Community Development Department, Public Works Department and Engineering will continue to consider measures to increase the capacity of the existing road network prior to considering construction more roadway capacity. City Staff is currently revising the City's Standard Street Widths, which will incorporate DOT's directive of Complete Streets and LID Standards (MS4 Requirements). It is anticipated that the new Standard Street Widths will be adopted by City Council in 2015.

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Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	On-going		
AIR – 7	Coordinate with transit providers on the portion of long-range transit plans serving Riverbank and accommodate necessary facilities such as bus pull-outs, bus shelters, information kiosks, street furniture, lighting, etc.	X		CDD	The Community Development Department continues to consider transit plans serving Riverbank for new development.
AIR – 8	Require project proponents to prepare health risk assessments in accordance with Air District-recommended procedures as part of environmental review when the proposed industrial process has associated air emissions that have been designated by the State as a toxic air contaminant or, similarly, by the federal government as a hazardous air pollutant	X		CDD	The Community Development Department will continue to work with SJVAPCD to ensure that new projects are mitigating air quality impacts. Air Emissions are calculated and reviewed by SJVAPCD.

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2014 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Progress Report – 2014
Reported Data – 2009 - 2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Riverbank

Reporting Period: January 1, 2014 – December 31, 2014

Table C
Program Implementation Status

Program Description (By Housing Element Program Name)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 1: Identify adequate sites to meet the City's regional housing needs			
Program 1.1a. Rezone sites listed in Table V-2 (65.2 acres) and adopt a general plan amendment (if necessary) to complete annexation and zoning of at least 15 acres of potential sites identified in Table V-3 to higher density residential.	Policy 1.1. Ensure land use and zoning procedures accommodating to affordable housing.	By December 2011 – rezone By December 2012 – annexation of SOI sites	As part of the 2014-2023 Housing Element Update, the City is proposing to revise Program 1.1a based on the City's ability to meet its RHNA within its City limits and by way of amending its SOI and annexation of the Crossroads West Specific Plan.
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.	Policy 1.2. Maintain an inventory of vacant and underutilized residential lands.	Ongoing	Through the Annual General Plan Progress Reports, City staff has continuously monitored the availability of land suitable for residential development, including multi-family residential development.
Program 1.2b. Update Geographical Information Systems (GIS) as changes to land inventory occur. Provide this information to those interested in infill projects through updated layers viewable from the internet	Policy 1.2.	Ongoing	The City's Geographical Information Systems (GIS) continues to be updated and Zoning and General Plan changes are adopted by City Council. The GIS is up-to-date as of January 12, 2015 and is available for use by the public, including those interested in infill developments.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 2: Encourage the development of adequate housing to meet the needs of extremely low-, low-, and very low-income households			
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.	Policy 2.1. Implement a proactive approach to encourage and gain support for multi-family developments	Annually	City staff has, and continues to maintain communications with non-profit developers such as Self Help Enterprises and Habitat for Humanity. City staff assisted the developer, Pacific West Communities, in identifying site suitable for affordable residential development.
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.	Policy 2.1	Ongoing	During the 2007-2014 planning period, the City approved and assisted in the development of one (1) affordable housing project, known as the Riverbank Family Apartments. The Riverbank Family Apartments consists of 65 multi-family residential units, and accommodates households that qualify as lower income categories. This project was approved in 2008, and subsequently developed in 2009.
Program 2.1c. Encourage developer to include second dwelling units in new subdivisions as well as a variety of higher density options.	Policy 2.1	Ongoing	Through its Zoning Ordinance, the City encourages the development of second units in new subdivisions. As development applications are submitted, City staff will work with applicants to encourage the development of second units in new subdivisions.
Program 2.1d. Continue to distribute information on second units at the permit counter and post information on the City's website.	Policy 2.1	Ongoing	Information on second units is available at the front counter of the City's Community Development Department, as well as on the City's website. City staff is committed to ensure information on second units is available.
Program 2.1e. Adopt a density bonus ordinance in compliance with statutory amendments (Chapter 1928, Statutes 2004) to State density bonus law (Government Code Section 65915).	Policy 2.1	By December 2010	On February 10, 2015, the City Council for the City of Riverbank adopted Ordinance No. 2015-003, updating the City's Density Bonus Ordinance to comply with statutory amendments to State Density Bonus Law. The Ordinance now references State Density Bonus Law, ensuring compliance with any future statutory amendments to the Government Code.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 2.1f. Assist in the development of housing for farmworkers. Actions will include assistance with site identification and support of applications for funding.	Policy 2.1	By June 2010	No action in 2014.
Program 2.1g. The City will update the uses permitted in the R-3 zone to include emergency shelters.	Policy 2.1	By June 2010	On February 10, 2015, the City Council for the City of Riverbank adopted Ordinance No. 2015-002, adding Emergency Shelters, Transitional Housing, Supportive Housing and Target Population definitions to Section 153.003 and added Emergency Shelters, Transitional Housing and Supportive Housing as a permitted use in the Multiple Family Residential District R-3 Zone and as a permitted use with a use permit in the Neighborhood Commercial District C-1 Zone, General Commercial District C-2 Zone and Commercial-Industrial C-M Zone. This is consistent with Program 2.1g as well as Appendix D, Table D-1.
Program 2.2a. Develop an Inclusionary Zoning Ordinance for the City of Riverbank.	Policy 2.2. Adopt an Inclusionary Zoning Ordinance	Draft by June 2010, Adopted by June 2011	This program was not implemented. No action in 2014.
Goal 3: Reduce or remove government constraints			
Program 3.1a. Continue to promote the uses 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.	Policy 3.1. Promote efficient and creative alternatives to help reduce government constraints.	Ongoing	Through the 2007-2014 planning period, the City did not receive any development applications proposing a Planned Development zone. However, City staff continues to promote the use of Planned Development zones within the City when circumstances allow applicants/developers to deviate from City development standards such as setbacks, parking requirements, etc.
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	Policy 3.1	Ongoing	The City will continue to considered reasonable accommodations for developers for higher density development, including the waiving of fees.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3.1c. Continue to utilize computer software to help fast-track building permits, saving both developer and staff time.	Policy 3.1	Ongoing	The City is currently performing a full update to the Website and will include tools and access for developers that will streamline the “development process.” Although the website is not scheduled to be complete until 2015, the City initiated this action during the planning period, 2014.
Program 3.1d. Amend the Zoning Ordinance to facilitate the development of housing for special needs groups. Amendments will address parking requirements – reduced parking requirements for developments containing senior, handicapped, single-adult, and/or small-family housing	Policy 3.1	By December 2011	No action in 2014.
Goal 4: Conserve and improve the condition of existing affordable housing stock			
Program 4.1a. Continue to actively seek State and Federal funding for the rehabilitation of homes.	Policy 4.1. Increase rehabilitation efforts.	Ongoing – apply annually	City staff continues to actively develop and apply for State CDBG, HOME, and Multi-Family Housing Program funds for the purpose of rehabilitating homes.
Program 4.1b. Maintain a database of housing conditions and rehabilitation projects to track accomplishments and assist in future goals.	Policy 4.1	Ongoing	The City continues to maintain a database of housing conditions and rehabilitation projects. Two (2) Rehabilitation projects were approved in 2014.
Program 4.2a. Discourage land division of sites currently zoned high-density residential.	Policy 4.2. Preserve current multi-family sites.	Ongoing	During the 2007-2014 planning period, the City did not receive any formal applications requesting to subdivide lands designated or zoned high-density residential development. However, the City will continue to discourage the subdivision of sites designated for high-density residential development.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	<p>Policy 4.2.</p>	<p>Ongoing</p>	<p>Through the adoption and certification of the City's 2009-2014, the City determined there were no units at-risk to change to non-low income units within the City.</p>
<p>Goal 5. Promote housing opportunities for all persons</p>			
<p>Program 5.1a. 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 through making information available, train City staff at the public counter to refer victims of housing discrimination to the appropriate organization, seek the cooperation with various private organizations and identify an annual community even such as a fair housing day</p>	<p>Policy 5.1. Make programs and information available to all persons.</p>	<p>Ongoing</p>	<p>The City continues to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, nation origin, or color.</p>
<p>Program 5.1b. Update the definition of "family" and "single-family residence" to comply with all federal and State fair housing laws.</p>	<p>Policy 5.1</p>	<p>By June 2010</p>	<p>On February 10, 2015, the City Council of the City of Riverbank adopted Ordinance No. 2015-002, updating the definition of "Family" and "Dwelling, Single Family Residence" to comply with all federal and State fair housing laws. These definitions do not distinguish between related and unrelated persons and do not impose limitations on the number of persons that may constitute a family. Additionally, these definitions are consistent with surround jurisdictions.</p>
<p>Program 5.2a. Adopt a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change.</p>	<p>Policy 5.2. Adopt Universal Design Ordinance</p>	<p>Draft by June 2010, Adopt by June 2011</p>	<p>No action in 2014.</p>

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Program 5.3a. Adopt written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities.</p>	<p>Policy 5.3. Adopt Reasonable Accommodation Ordinance</p>	<p>By December 2012</p>	<p>On February 10, 2015, the City Council of the City of Riverbank adopted Ordinance No. 2015-004, adding Sections 153.221 through 153.229, Reasonable Accommodation. This new Ordinance establishes procedures for an individual with a disability to apply for reasonable accommodation. This is approved by the Community Development Director after certain findings are made, ensuring that this process is ministerial. The decision making criteria in Program 5.3a are included in the Reasonable Accommodation Ordinance.</p>
<p>Goal 6: Promote energy conservation</p>			
<p>Program 6.1a. Continue to implement state energy-efficient standards, including the addition of energy-efficient conditions to planned development approvals.</p>	<p>Policy 6.1. Continue to implement state energy-efficient standards</p>	<p>Ongoing</p>	<p>During the 2007-2014 planning period, the City continuously monitored updates to the California Uniform Building Code. As updates to the State's Building Code were adopted, the City updated its own Building Code.</p>
<p>Program 6.2a. Continue to include energy conservation guidelines as part of development standards in new developments.</p>	<p>Policy 6.2. Include energy conservation guidelines as part of the development standards for the specific plan area</p>	<p>Ongoing</p>	<p>As required per Title 24 of the California Code of Regulations, the City continues to include energy conservation standards on all new development within the City.</p>
<p>Program 6.3a. Continue to include weatherization as a typical repair in the City's housing rehabilitation program.</p>	<p>Policy 6.3. Provide weatherization assistance to low-income households.</p>	<p>Ongoing</p>	<p>During the 2007-2014 planning period, the City assisted in the rehabilitation of two (2) residential units. In 2014, the Housing Rehabilitation Program funded two (2) loans. These two projects are expected to be completed in the Spring of 2015.</p>

2014 General Plan Annual Progress Report
Attachment 1: Housing Element Annual Progress Report – 2014
Table A and Table B

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Riverbank
Reporting Period 1/1/2009 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
RB Family Apts.	5+	R		65			65				
	SF	O			3		3				
	SF	O					20				
	SF	O					7				
RB Senior Apts.	5+	R		20			20				
	SF	O					1				
	SF	O					12				
Cornerstone	SF	O				30	30				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶				0	0		0				
(10) Total by income Table A/A3 ▶▶				85	3	30	158				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Riverbank
Reporting Period 1/1/2009 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	2			2	AC, Bathroom, Ramp, Windows and Modification for Senior living. Program was dormant from 2009 until 2013. City was required to revise process prior to awarding rehab. Only 2 rehab activities were completed during the time period. Source: Rosa Casas, City of Riverbank
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	2	0	0	2	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Riverbank
Reporting Period 1/1/2009 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	209										209
	Non-deed restricted											
Low	Deed Restricted	146			65		20				85	61
	Non-deed restricted											
Moderate	Deed Restricted	172										169
	Non-deed restricted				3						3	
Above Moderate		367	118	72	31	20	7	1	12	30	298	69
Total RHNA by COG. Enter allocation number:		894										
Total Units ▶▶▶			118	72	99	20	14	21	12	30	386	508
Remaining Need for RHNA Period ▶▶▶▶▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Housing Element Implementation
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Jurisdiction City of Riverbank
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General Comments:

See the Attached Table C: Program Implementation Status for discussion on the status of implementation on each Housing Element Program. Due to lack of Staff and budget constraints, the City has been unable to complete a Housing Element Annual Progress Report following the adoption of the City's Certified Housing Element in 2009. Therefore, this APR will include housing data for the period of January 1, 2009 to December 31, 2014.