



City of Riverbank

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

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

NOTICE IS HEREBY GIVEN that pursuant to the Governor's Executive Order N-29-20 in regard to public meeting requirements during the COVID-19 orders, the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, June 15, 2021, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matters:

Development Agreement Amendment (DA) 02-2021 / Dept. File #21-0007 – Perfect Union. The Project consists of the First Amendment to the Development Agreement by and between the City of Riverbank and MWG Holdings Group, Inc., a California corporation doing business as Perfect Union. The amendment modifies the public benefit payment and extends the term of the agreement. This amendment was reviewed pursuant to the California Environmental Quality Act (CEQA). Per Section 15061 (b-3), the proposed project is not subject to CEQA as CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Tentative Map 01-2020 / Dept. File #20-0011 – Riverbank Enclave – 4007 Kentucky Avenue (APNs 062-022-026 and -027). Request to subdivide two parcels into an eighteen (18) parcel subdivision, a storm drain basin and a remainder lot. APN 062-022-026 is one (1) acre with an existing dwelling unit and adjacent APN 062-022-027 is 3.1 acres with an existing shed. Parcels range in size from 6,000 square feet to 7,664 square feet and are consistent with Single-Family (R-1) zoning district standards. The subject site is 4007 Kentucky Avenue, located at the northeast corner of Kentucky Avenue and Claus Road. Pursuant to the California Environmental Quality Act, the proposed Tentative Map is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects. Therefore, further environmental review is not required.

NEW OPEN MEETING PROCEDURES: This public meeting will be conducted **only by teleconferencing or other technological remote platforms (there is no physical location to attend this meeting)**. “Live” viewing is available by Charter Government Channel – 2, AT&T U-Verse Channel – 99, and YouTube live streaming at <https://www.youtube.com/channel/UCq2x8QChEcknBq7uuJLcZow>. Information for other participation options such as Zoom will be included on the last page of the agenda.

ALL INTERESTED PARTIES (COVID-19 PROCEDURES) are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered.

Comments Prior to the Meeting. Written comments received via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning and Building Manager, 6707 Third St., Riverbank, 95367 **no later than 4:00** p.m. on the day of the meeting will be distributed to the Planning Commission and will be made part of the official record, but will not be read aloud during the meeting.

Comments During the Meeting. Oral comments may be made by joining the meeting via Zoom. The public participation procedures are provided on the last page of the agenda that is posted (72) hours prior to the meeting at <http://www.riverbank.org/AgendaCenter>

Meeting procedure changes are permitted by the Governor's Order due to the social distancing requirements and technological obstacles may arise. Every effort will be made to timely post any changes on the City's agenda webpage.

ADA COMPLIANCE: In accordance with ADA, every effort will be made to accommodate any person requiring special assistance to participate in the meeting. Contact the City Clerk at (209) 863-7198 or cityclerk@riverbank.org at least (48) hours prior to the meeting. During the COVID-19 pandemic, staff may be working remotely.

For questions regarding the proposed subject matter contact Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191.

Published this 2nd day of June 2021.

/s/ Gabriel R. Salazar, Associate Planner, City of Riverbank

AFFIDAVIT OF POSTING
I, Gabriel R. Salazar, 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 2 nd day of June 2021. /s/Gabriel R. Salazar, Associate Planner, Riverbank, CA