



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-08-21 in regards to public meeting requirements, the “reopening” orders, and the recent California Department of Public Health COVID orders (all of which are subject to change before the meeting date), the Planning Commission of the City of Riverbank will hold a public hearing on **Tuesday, August 17, 2021, at 6:00 p.m.** or soon thereafter via teleconference to consider the following matters:

Tentative Map 03-2020/Architecture and Site Plan Review 05-2021/Planned Development (Rezone) 01-2020 (Dept. File #20-0024) – Countryside III. The Project consists of a Tentative Map, a rezone to Planned Development, and the Architecture and Site Plan Review of 22 detached single-family residential units and three lots for an interim storm drain basin. The project is located at 4131 Kentucky Avenue, the northwest corner of Kentucky Avenue and Central Avenue (APN 062-022-020). Pursuant to the California Environmental Quality Act, the Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Tentative Map 01-2021/Architecture and Site Plan Review 02-2021/Planned Development (Rezone) 01-2021 (Dept. File #21-0005) – The Heritage Collection at Sierra Street – 6448 Claus Road (APNs 062-020-001). Request for a Tentative Map to subdivide a 12.27acre parcel into 47 single-family lots with a remainder parcel of approximately 5.9 acres, rezone to Planned Development, and the Architecture and Site Plan Review of the housing product. The subject site is 6448 Claus Road. Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 (a-j) Exemption for Qualified Housing Projects.

Architecture and Site Plan Review 03-2021 (Department File #21-0013) – Lourenco Shop. The Project consists of the Architecture and Site Plan Review of a new shop/room for a residential property. The project is located at 6413 4th Street (APN 132-017-019). The proposed project will not have a significant effect on the environment and is categorically exempt under Article 19 Section 15332 (a-e) Class 32, In-Fill Development Projects.

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/watch?v=7UN98ekdzdk>. Other participation options may arise by the day of the meeting. Notice will be posted on the City's website.

ALL INTERESTED PARTIES (COVID-19 PROCEDURES): You are invited to participate in this public meeting to express opinions or submit evidence for or against the subject matter being considered in accordance with the Governor's Executive Order by providing written comments via email to dkenney@riverbank.org or by U.S. Postal Service to the City of Riverbank, Attn: Planning, 6707 Third St., Riverbank, 95367.

Comments must be received no later than 4:00 p.m. on the day of the meeting (August 17th). Written comments will again be received by email at dkenney@riverbank.org and by phone (209) 863-7191 up until the Item for consideration has ended. All comments received during the specified times will be made part of the record. At the writing of this notice, other technological methods to allow better participation of the meeting are being evaluated. Changes or additions to the methods of providing public comments, will be posted on the City's website, Facebook, and other communication channels, or you may call Donna M. Kenney, Planning and Building Manager, 209-863-7124 or email dkenney@riverbank.org for this information **no later than 4:00 p.m.** on the day of the meeting.

Normally, public materials pertaining to the presentation of the subject matter will be made available at www.riverbank.org upon distribution to a majority of the Planning Commission, (typically 72 hours prior to the meeting). 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 Associate Planner Gabriel R. Salazar at gsalazar@riverbank.org, (209) 863-7191.

Published this 5th day of August 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 5 th of August 2021. /s/Gabriel R. Salazar, Associate Planner, Riverbank, CA

For official use only:

Posted: 8/5/2021	Publish: Click here to enter a date.	Remove: 8/18/2021
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