

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK SPECIAL CITY COUNCIL
MEETING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Riverbank will hold a public hearing at a Special City Council Meeting on Tuesday, March 19, 2019, in the City Hall Council Chambers, 6707 Third Street, Suite B, Riverbank, California, at 6:00 p.m. (or soon thereafter as practical) to consider approval of the Crossroads West Specific Plan (CWSP) Project and certification of the Environmental Impact Report (EIR) and to conduct the first reading and introduction by title only of the following proposed ordinance, by adoption of the following:

**A RESOLUTION OF THE CITY COUNCIL
CERTIFYING THE FINAL ENVIRONMENTAL
IMPACT REPORT (FEIR) (STATE
CLEARINGHOUSE
#2017032062) AND APPROVING THE
CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA) FINDINGS OF FACT,
STATEMENT OF OVERRIDING
CONSIDERATIONS, AND THE MITIGATION
MONITORING AND REPORTING PROGRAM
FOR THE GENERAL PLAN AMENDMENT AND
CROSSROADS WEST SPECIFIC PLAN (CWSP)**

**A RESOLUTION OF THE CITY COUNCIL
APPROVING THE CROSSROADS WEST
SPECIFIC PLAN GENERAL PLAN
AMENDMENT**

**A RESOLUTION OF THE CITY COUNCIL
APPROVING THE CROSSROADS WEST
SPECIFIC PLAN**

**FIRST SUMMARY OF A PROPOSED
ORDINANCE
AN ORDINANCE OF THE CITY COUNCIL TO
APPROVE PRE-ZONING OF THE
CROSSROADS WEST SPECIFIC PLAN
(ASSESSOR PARCEL NUMBERS:
074-006-022, 074-006-021,
074-006-016, 074-006-014,
074-006-013, 074-011-009,
074-014-006, 074-014-007,
and 074-011-004)**

**A RESOLUTION OF THE CITY COUNCIL
AUTHORIZING STAFF TO SUBMIT A
REQUEST TO THE STANISLAUS LOCAL
AGENCY FORMATION COMMISSION
(LAFCO) TO INITIATE PROCEEDINGS
AUTHORIZING ANNEXATION OF THE
CROSSROADS WEST SPECIFIC PLAN AREA
INTO THE CITY OF RIVERBANK**

PROJECT LOCATION: The Project is located within the unincorporated area of Stanislaus County. The approximately 380-acre Project area is adjacent to the City of Riverbank city limits to the north and east and is owned by nine (9) separate ownership groups. The Project area is within the Riverbank Sphere of Influence (SOI). An Environmental Impact Report (EIR) has been prepared by the City of Riverbank, as the lead agency over this Project.

PROJECT DESCRIPTION: The proposed Project includes development of up to 1,872 Low Density Residential (LDR) units, up to

192 Medium Density Residential (MDR) units, and up to 388 High Density Residential (HDR) units. The Project also includes up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses, and up to 27,000 sf of Mixed Use 2 (MU-2) uses. It is noted that development in MU-1 could consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and 360,000 sf of retail uses. Additionally, the proposed Project would increase the size of the existing 11-acre Regional Park, the Riverbank Sports Complex, to about 22 acres. A 10 to 12-acre elementary school and 20-acre middle school are also sited within the Project area as well as a location for a 1-2 acre west Riverbank fire station. The proposed Project would provide approximately 42 acres of park, open space, and Regional Sports Park uses.

The Project also includes a request for approval of General Plan Amendments, rezoning, an annexation application to LAFCO for the entire Project site, Development Agreements, Tentative Parcel and Subdivision Maps, and Preliminary Development Plans.

The proposed land use designations are shown in Figures 2.0-7a and 2.0-7b of the Specific Plan, respectively. The CWSP land use plan proposes three categories of residential land uses: LDR, Low Density Residential; MDR, Medium Density Residential; and HDR, High Density Residential. These residential designations provide varying densities that will ensure a mix of housing types and styles across the Project area. All future development within the residential land use categories will be subject to Design Review Approval to ensure consistency with the Design Guidelines and Development Standards set forth in the Crossroads West Specific Plan. The Conceptual Land Use Plan for the Specific Plan may be found in Figure 2.0-8. The project would expand the existing vehicular and non-vehicular circulation systems and utility improvements which exist easterly of Oakdale Road.

PLANNING COMMISSION ACTION: The Riverbank Planning Commission held a Special Meeting on Wednesday, February 13, 2019, and voted unanimously 5-0 to adopt the following PC Resolutions recommending the following action by the Riverbank City Council as follows: PC Resolution No. 2019-001 recommending Certification of the FEIR and Approval of CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan Amendment and CWSP; PC Resolution No. 2019-002 recommending approval of CWSP General Plan Amendment; PC Resolution No. 2019-003 recommending approval of the CWSP and Draft Ordinance amending the Riverbank Municipal Code by rezoning the subject properties Specific Plan #3 (SP-3); PC Resolution No. 2019-004 recommending that the City Council authorize Staff to submit an Annexation Application to Stanislaus County LAFCO; PC Resolution No.

2019-005 recommending that the City Council approve the Tentative Parcel Map and Preliminary Development Plan; and PC Resolution No. 2019-006 recommending approval of a Development Agreement.

ALL INTERESTED PARTIES are invited to attend the public hearing on **March 19, 2019** at the time and place specified above to express opinions or submit evidence for or against the subject matters being considered. Written comments via e-mail to cityclerk@riverbank.org, by postal service, 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. All written comments received by said time will be distributed to the City Council for consideration. Oral comments will be received by the City Council prior to the close of the Public Hearing on the subject matter being considered. The City Council will receive all testimony written and oral prior to taking action. Testimony cannot be given over the telephone. If you challenge the City's action on these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at, or prior to, the public hearing.

SECOND READING: Unless the ordinance is continued or not approved, the City Council will give said proposed ordinance a second reading by title only and consider its adoption at the regular City Council meeting on **Tuesday, March 26, 2019**. This ordinance shall become effective thirty (30) days after its adoption.

ADA COMPLIANCE: Meeting facilities are accessible to persons with disabilities. 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 seventy-two (72) hours prior to the meeting.

PUBLIC RECORD MATERIALS pertaining to the presentation of the subject matters being considered will be made available for review at the City Clerk's Office, 6707 Third Street, Suite A, Riverbank, and (if Technologically possible) at the City's website <http://www.riverbank.org/AgendaCenter> upon distribution to a majority of the City Council (typically 72 hours prior to the meeting). Related documents currently available for public review (Specific Plan, Draft EIR, Final EIR, Attachments, etc.) are at http://www.riverbank.org/437/Crossroad_s-West-Specific-Plan and at the City Clerk's Office during normal business hours, and at the Riverbank Public Library.

For questions regarding the public hearing matters contact Donna Kenney, Planning & Building Manager, at (209) 863-7124; dkenney@riverbank.org or the City Clerk at (209) 863-7198.

**Published this 6th day of March, 2019.
/s/ Annabelle H. Aguilar, CMC, City Clerk
March 6, 2019 RN#19-020**

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
CITY OF RIVERBANK SPECIAL CITY
COUNCIL MEETING**

NOTICE IS HEREBY GIVEN that the City Council of the City of Riverbank will hold a public hearing at a Special City Council Meeting on Tuesday, March 19, 2019, in the City Hall Council Chambers, 6707 Third Street, Suite B, Riverbank, California, at 6:00 p.m. (or soon thereafter as practical) to consider approval of a Development Agreement, Sales Tax Sharing Agreement, Tentative Parcel Map (Parcel Map), and Preliminary Development Plan (PDP) pertaining to the Mixed Use 1 site of the Crossroads West Specific Plan (MU-1 Property) by conducting the first reading and introduction by title only of the following ordinance and to consider the following resolutions:

**FIRST SUMMARY OF PROPOSED
ORDINANCE
AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF RIVERBANK
APPROVING A DEVELOPMENT
AGREEMENT BY AND BETWEEN THE
CITY OF RIVERBANK AND WESTERN
PACIFIC HOLDINGS, INC. APN:
074-014-007**

**A RESOLUTION OF THE CITY COUNCIL
TO APPROVE THE PRELIMINARY
DEVELOPMENT PLAN 2018-0001 BY
WESTERN PACIFIC HOLDINGS, INC.
PERTAINING TO THE MIXED USE 1 SITE
OF THE CROSSROADS WEST SPECIFIC
PLAN**

**A RESOLUTION OF THE CITY COUNCIL
TO APPROVE THE TENTATIVE MAP
2018-0004 BY WESTERN PACIFIC
HOLDINGS, INC. PERTAINING TO THE
MIXED USE 1 SITE OF THE CROSSROADS
WEST SPECIFIC PLAN**

**A RESOLUTION OF THE CITY COUNCIL
TO APPROVE A SALES TAX SHARING
AGREEMENT BY AND BETWEEN THE
CITY OF RIVERBANK AND WESTERN
PACIFIC HOLDINGS, INC.**

PROJECT LOCATION: The MU-1 Property is located within the unincorporated area of Stanislaus County, within the Riverbank Sphere of Influence. It lies in the southernmost 58 acres of the Crossroads West Specific Plan area, is adjacent to the City of Riverbank city limits to the east, and is located at the northwest corner of the Oakdale Road and Claribel Road intersection.

PROJECT DESCRIPTION: The MU-1 Property will entail development of up to 550,000 square feet (sf) of Mixed Use 1 (MU-1) uses. Development of the MU-1 Property could consist of a maximum of 550,000 sf of retail uses and no residential uses, or up to 350 units of residential uses and a maximum of 360,000 sf of retail uses. The CWSP is designed to provide flexibility, so there are various other hypothetical combinations of retail and residential

development, but not more than the maximum density presented would be allowed without an amendment approved by the City. The City of Riverbank, as the lead agency under the California Environmental Quality Act, has prepared an Environmental Impact Report (EIR) for the Specific Plan, including this Project.

Approval of the Development Agreement between the City and Western Pacific Holdings, Inc. (WPH) will provide WPH with a vested right to develop the MU-1 Project, if annexation is approved, in accordance with the Crossroads West Specific Plan. The Agreement also requires WPH to develop the MU-1 Property in accordance with the Mitigation Monitoring and Reporting Program for the EIR. Additionally, the City Council will consider approval of the Parcel Map and PDP for the MU-1 Property. The Parcel Map outlines WPH's proposal to subdivide the MU-1 Property into 35 parcels. The PDP provides the City with a conceptual layout of buildings and public improvements on the MU-1 property.

The City Council will also consider the approval of a sales tax sharing agreement by and between the City of Riverbank and WPH. In exchange for City approval of the Project, WPH has agreed to construct certain infrastructure improvements around the Project site. State law allows the City to reimburse WPH for such improvements through the allocation of new sales taxes generated from the Project. Under the Sales Tax Sharing Agreement, the City will reimburse WPH for the actual cost of public improvements constructed for the MU-1 Project. Reimbursements will be made by allocating 50% of the sales tax revenue attributable to tenants at the Project site, until WPH receives full reimbursement.

Sales Tax Sharing Agreement Beneficiary: Western Pacific Holdings, Inc. (WPH)

Duration: City will begin allocating tax revenue beginning each fiscal quarter in which taxable sales occur at the Project site. The Agreement will terminate on the date the City completely reimburses WPH for the actual cost of improvements specified in the Development Agreement (Exhibit H), which is expected to occur over 20 years.

Description: City will use tax revenue from the Project site to reimburse WPH for the cost of constructing public infrastructure improvements necessary for the MU-1 Project. WPH will provide traffic, water, storm drainage and sanitary improvements for the MU-1 Project. The amount allocated for tax sharing reimbursement in the Development

Agreement is estimated at \$1,705,050. However, this number may be adjusted to respond to construction cost increases over the twenty year term. Additional right-of-way acquisition costs may be incurred. WPH will be reimbursed for cost increases of up to 50% beyond the current estimated cost of improvements for the MU-1 Project, which would result in an additional \$4,290,460 in sales tax reimbursements to WPH.

Public Purpose: These infrastructure improvements are necessary for the orderly development of the Project site and its integration into the City's network of roads, water, and sewer.

Projected Tax Revenue of City: City will collect 100% of the tax revenue from the Project site following full reimbursement to WPH. The Project could generate taxable sales of \$190.4 million, annually. The City will receive 50% of its share of tax revenues attributable to those sales until the Agreement terminates. Following termination, the City will receive 100% of tax revenue from the project site.

Estimated Number of Jobs Created: The City estimates that up to 700 full-time and part-time jobs could be created through development of the MU-1 Project; plus hundreds of temporary construction jobs. The exact ratio of full-time and part-time employees will depend on the number and type of tenants that occupy the MU-1 Property.

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**Published this 6th day of March, 2019.
/s/ Annabelle H. Aguilar, CMC, City Clerk
March 6, 2019 RN#19-021**