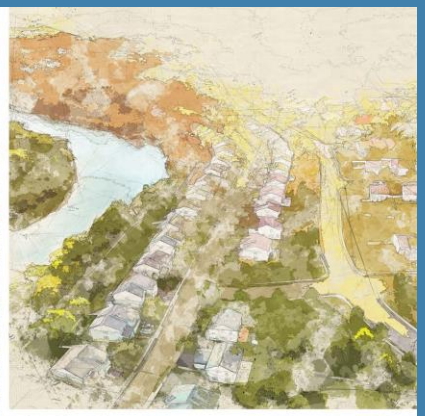
River Walk Specific Plan and Draft EIR Presentation



Riverbank Community Center
(located at 3600 Sante Fe Street, Riverbank, CA 95367)

February 27, 2024

De Novo Planning Group

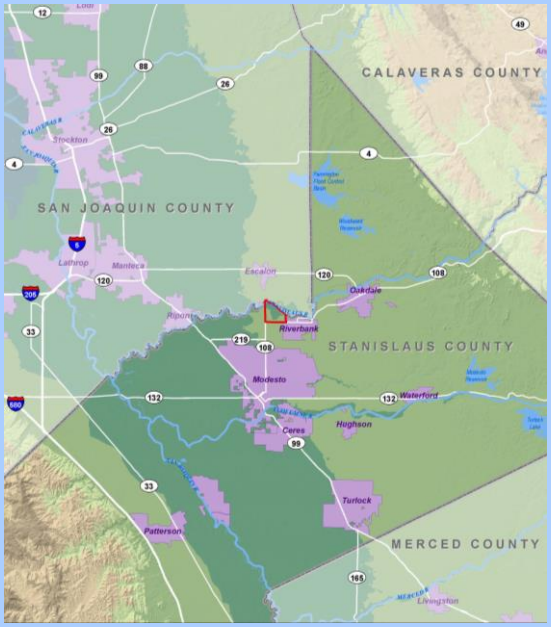
Purpose of Today's Presentation

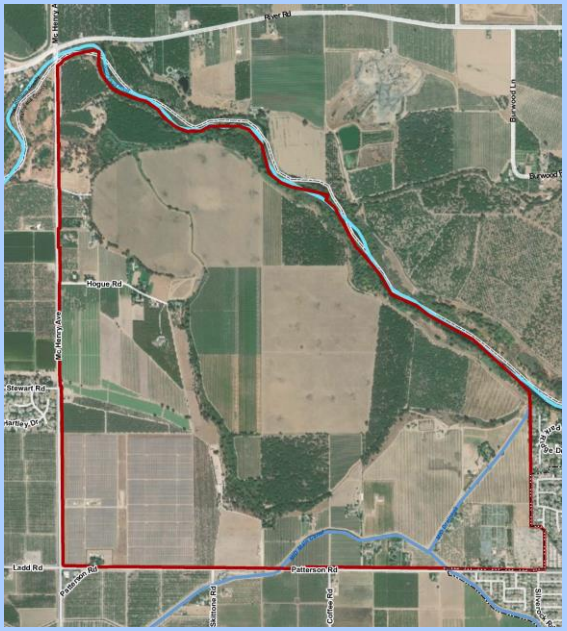
- High level overview of the Specific Plan
- Summary of Environmental Analysis in DEIR
- Discussion of Next Steps
- Today's presentation is NOT a hearing

Project Location

Location:

- North of Patterson Rd/SR 108, east of McHenry Ave, approximately two miles northwest of downtown Riverbank.
- Within the City of Riverbank General Plan Planning Area
- Outside the city limits and sphere of influence (SOI).



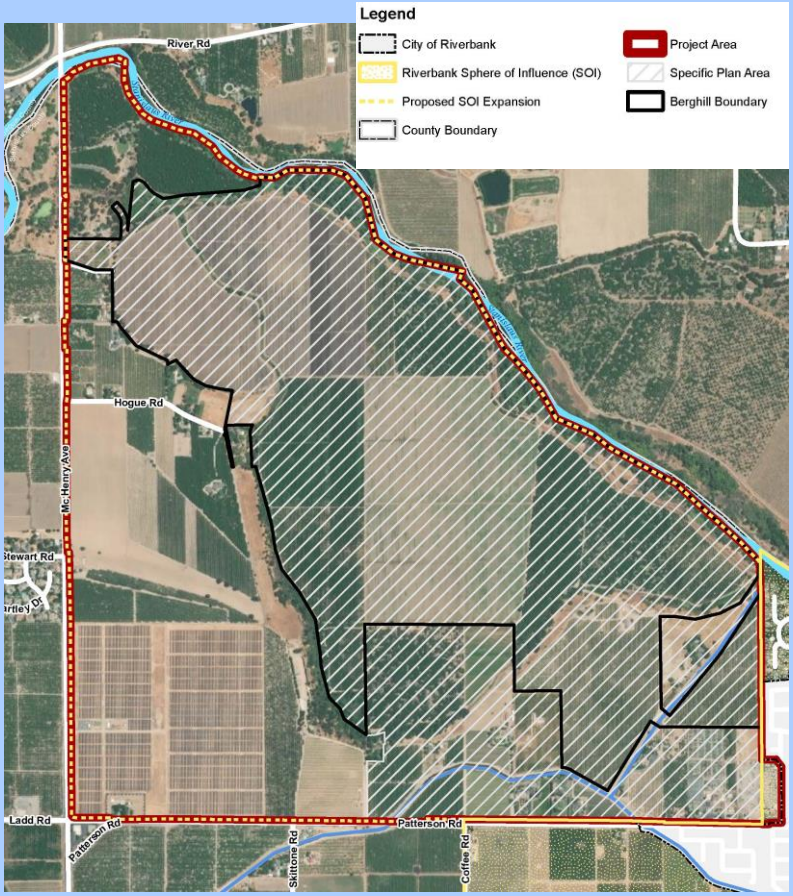


Project Boundaries

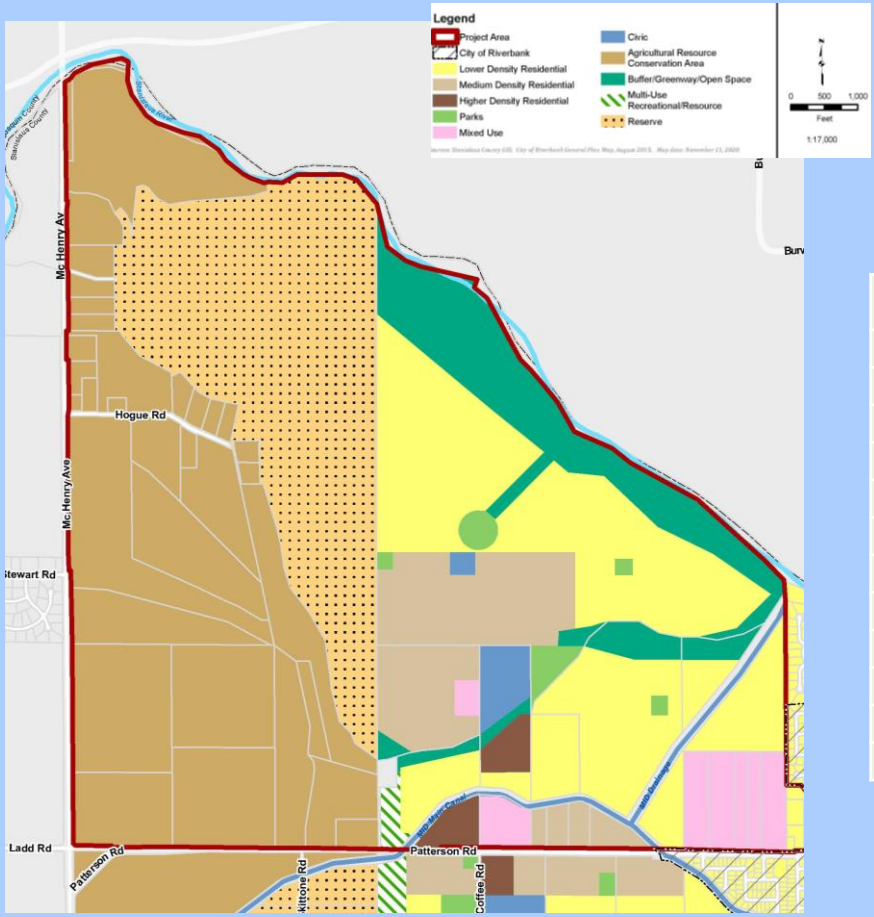
Location:

- Project Area/SOI Expansion Area – Sphere of Influence Amendment and encompasses the entire Project area.
- Specific Plan Area - River Walk Specific Plan.
- Berghill Boundary – Areas within the Specific Plan Area that are controlled by the project applicant.
- Active Adult Community – Area within the Berghill Boundary that is located in the lower elevation of the Specific Plan Area. This is an age-restricted development.

Planning Area Boundary	Acres (GIS)
Specific Plan Area	993 acres
Berghill Boundary	772 acres
Overall Project area	1,522 acres



Existing General Plan



Existing City Land Use Designations:

Land Use	Acreage
Lower Density Residential	319.55
Medium Density Residential	117.22
Higher Density Residential	17.25
Mixed Use	51.45
Civic	15.79
Park	1.12
Buffer/Greenway/Open Space	129.44
Multi-Use Recreational/Resource	5.31
Agricultural Resource Conservation Area	518.22
Reserve	305.49
ROW/Canal/Not Designated	27.55
Total	1,522.05

Specific Plan – Chapters

Chapters

- Chapter 1 – Introduction
- Chapter 2 – Existing Conditions
- Chapter 3 – River Walk Vision
- Chapter 4 – Land Use and Development Standards
- Chapter 5 – Circulation and Mobility
- Chapter 6 – Infrastructure, Parks, and Public Services
- Chapter 7 – Design Guidelines
- Chapter 8 – A Community Aging Together
- Chapter 9 – Implementation and Administration

Project Objectives

Project Objectives

- Goal 1: Develop a mix of residential housing products to accommodate a variety of desires in the market.
- Goal 2: Prioritize the age-restricted development as a vibrant community with diverse housing types and densities allowing residents to age-in-place.
- Goal 3: Develop a community core area that serves as a central community gathering place for social interaction, recreation, retail, services, and living space.
- Goal 4: Promote health and wellness through extensive pedestrian and bicycle trails, outdoor recreation areas, and opportunities for social interaction.
- Goal 5: Respect the natural resources (i.e., Stanislaus River), terrain, and character of land by designing a residential community that highlights the scenic views of the Plan Area.
- Goal 6: Achieve a safe and efficient circulation system for all users and modes of transportation.
- Goal 7: Highlight village identity while promoting community amenities.

Specific Plan –Amenities

Clubhouse

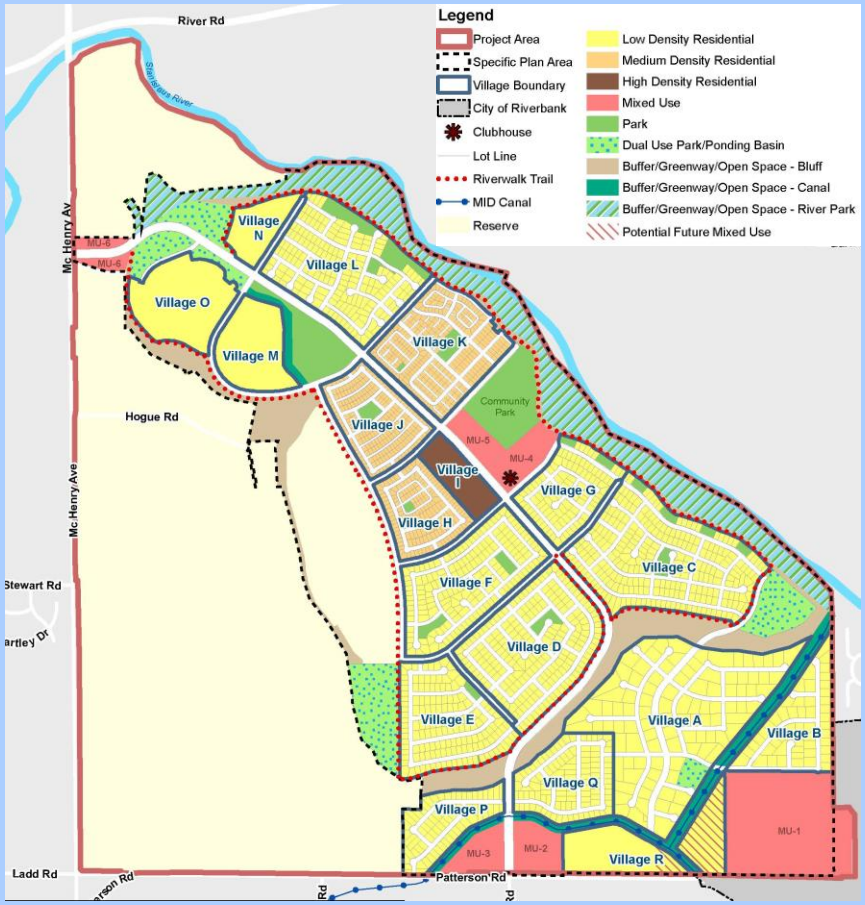
Neighborhood Electric Vehicles

River Walk Trail

Community Core

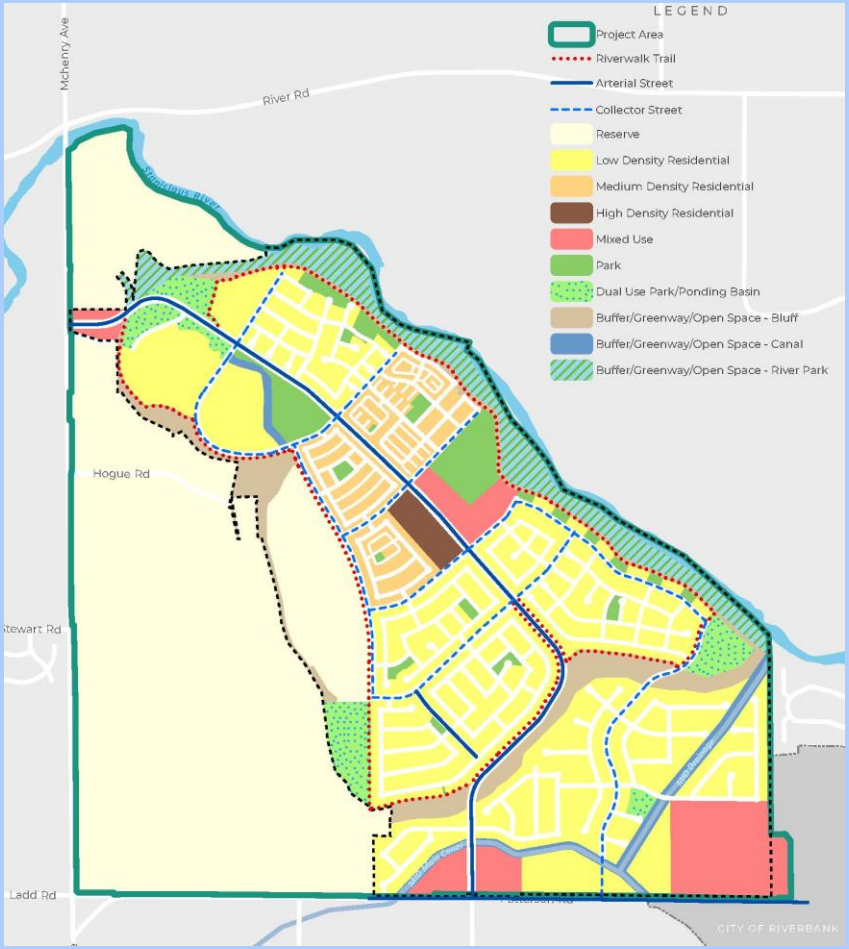
Parks and Open Space

Specific Plan – Village Summary



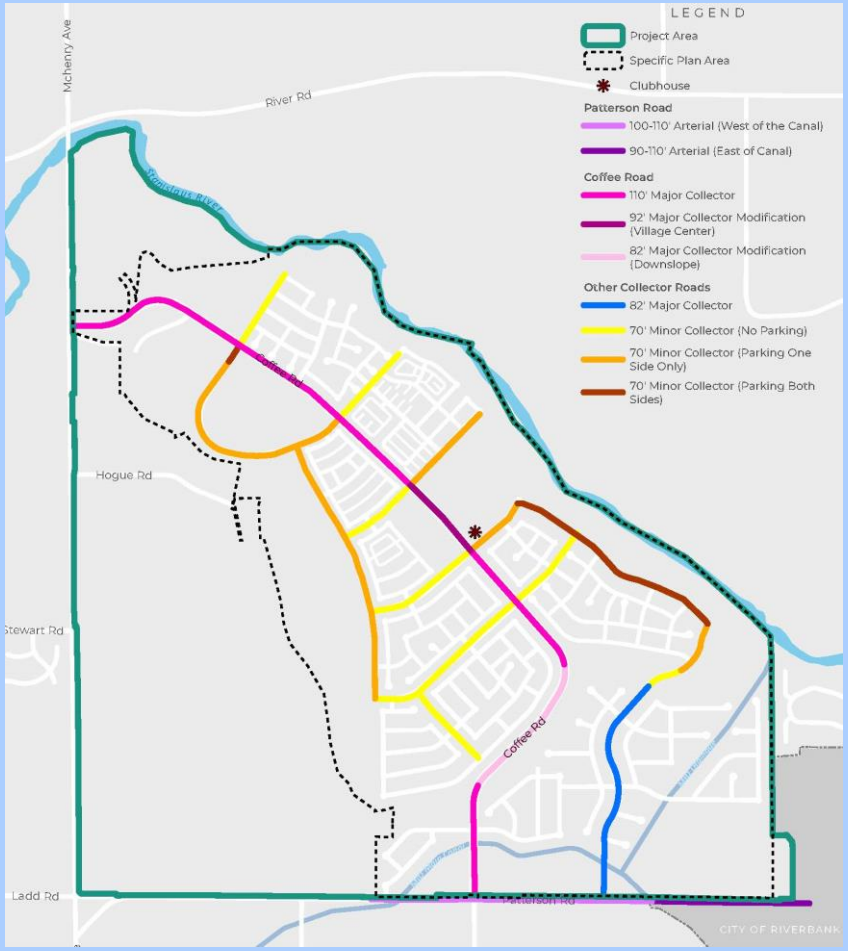
VILLAGE	LAND USE	AGE RESTRICTED	LOT COUNT
A	Low Density Residential	No	101
B	Low Density Residential	No	42
C	Low Density Residential	Yes	254
D	Low Density Residential	Yes	207
E	Low Density Residential	Yes	148
F	Low Density Residential	Yes	173
G	Low Density Residential	Yes	97
H	Medium Density Residential	Yes	157
I	High Density Residential	Yes	180
J	Medium Density Residential	Yes	227
K	Medium Density Residential	Yes	318
L	Low Density Residential	Yes	176
M	Low Density Residential	Yes	48
N	Low Density Residential	Yes	29
O	Low Density Residential	Yes	70
P	Low Density Residential	No	67
Q	Low Density Residential	No	108
R	Low Density Residential	No	30
Total	--	--	2,432

Specific Plan – Circulation



- Existing Transportation Network
- Proposed Circulation Network
- Neighborhood Electric Vehicles Plan
- Pedestrian, Bicycle, and Transit Circulation

Specific Plan – Roadways



Internal Specific Plan Roadways

- Arterial roadways: Four travel lanes, sidewalks on both sides of the street, bike lanes and landscape strips.
- Collector roadways: Two to four travel lanes, sidewalks on both sides of the street, bike lanes where applicable and landscape strips.
- Local Residential Streets: Two travel lanes, sidewalk and landscape strips on both sides.

Adjacent Offsite Arterial Roadways

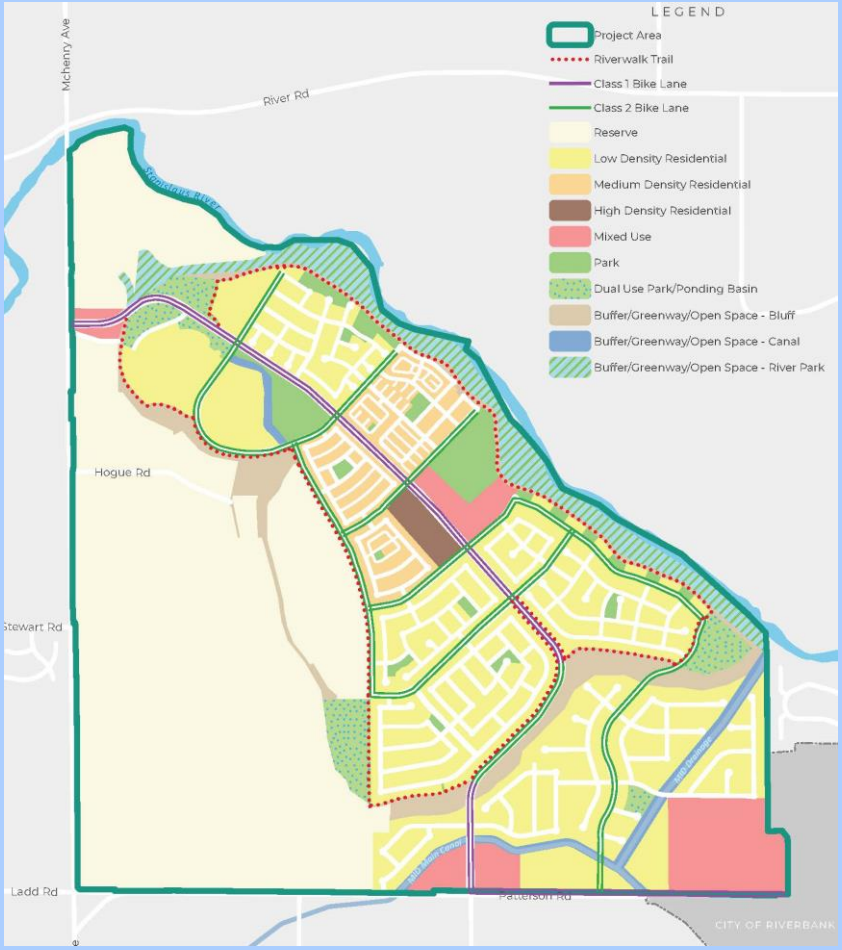
- McHenry Avenue
- Patterson Road

Specific Plan – NEV Plan

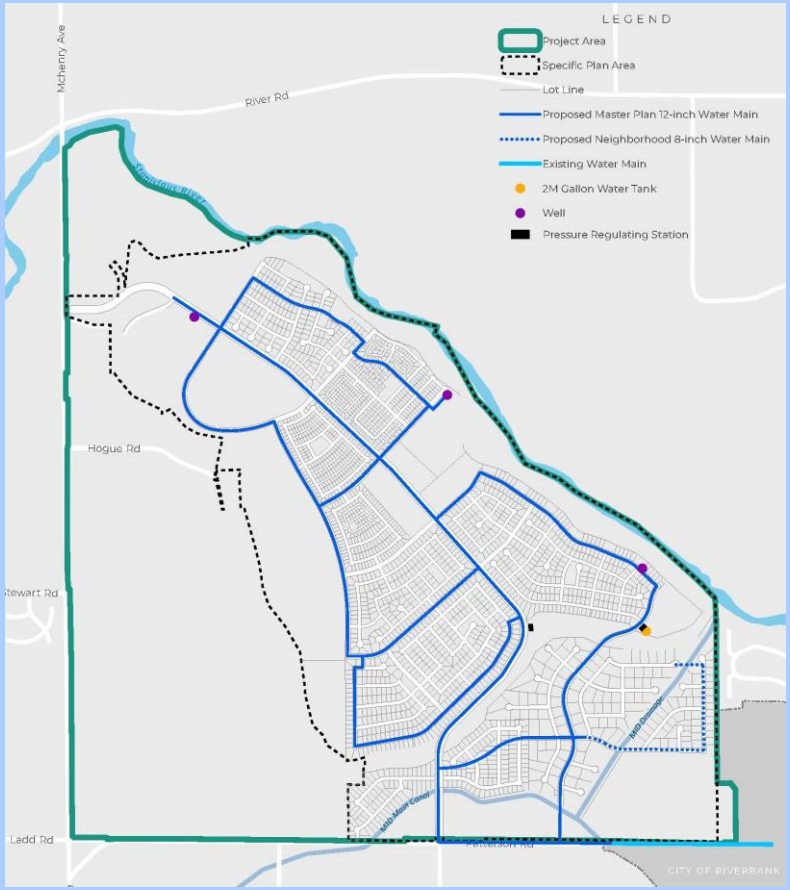
- Neighborhood Electric Vehicles (NEVs) are Low Speed Electric Vehicle (LSEV) that are less than three thousand pounds and designed to be operated at not more than 35 mph
- "NEV lanes" or "NEV routes" are for NEV travel including roadways designated by signs or permanent markings which are shared with pedestrians, bicyclists, and other motorists in the portion of the River Walk Specific Plan Area designated for active adult living.

- Class I NEV lanes provide a right-of-way separated from a roadway and for the exclusive use of NEVs, and/or shared use with bicyclists, and pedestrians. (River Walk Trail, and Class I bike paths).
- Class II NEV lanes provide a restricted right-of-way on a roadway designated by striping and signage for the exclusive or semi-exclusive use of NEVs, with through travel by motor vehicles or pedestrians prohibited. (Coffee Road within the active adult area).
- Class III NEV lanes are lanes on streets with speed limits of forty-five miles per hour or less and are shared with pedestrians, bicyclists, and other motorists. (Local Residential Streets, Minor Collectors, and portions of Major Collectors-Coffee Road in the Community Core).

Specific Plan – Bike/Ped

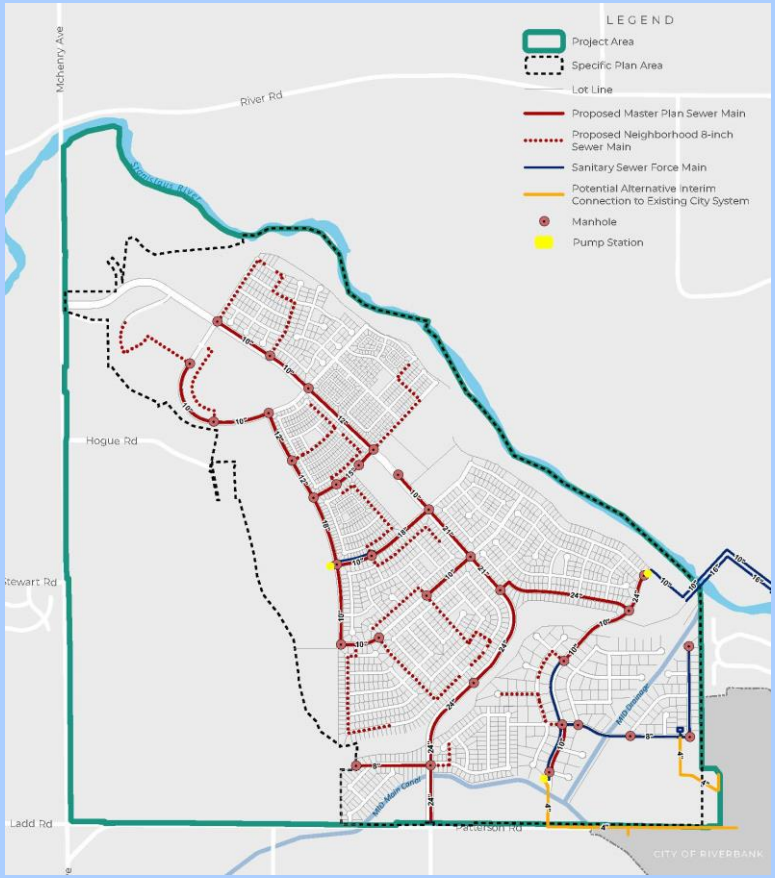


Specific Plan – Water



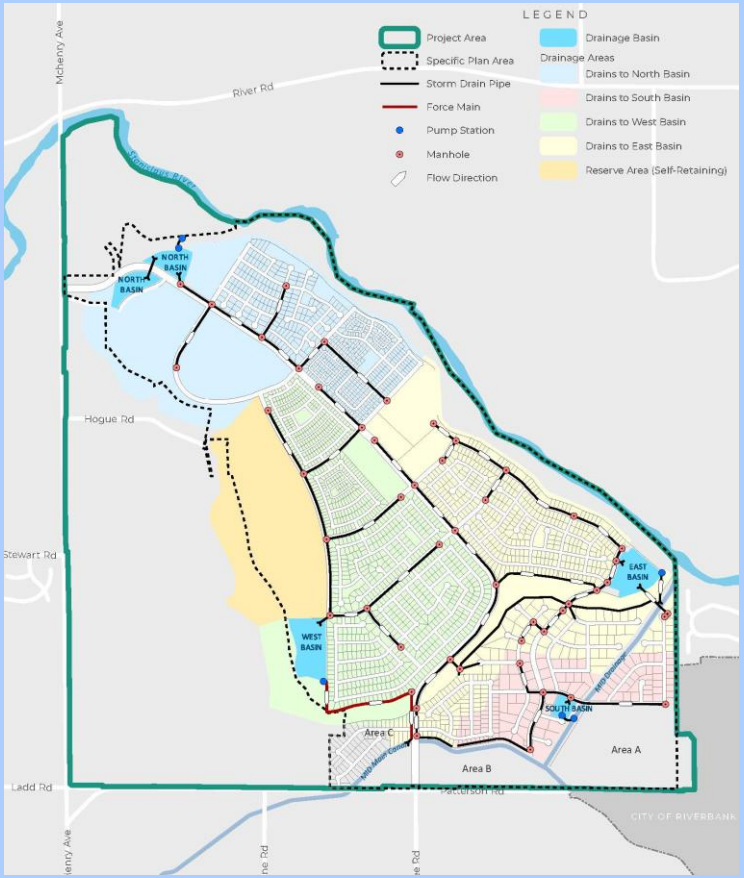
- Master Plan includes 12” main lines
- Neighborhoods includes 8” main lines
- 2 million gallon water tank
- 3 Wells
- Pressure Regulating Station
- Existing agricultural irrigation to remain

Specific Plan – Sewer



- Three pump stations (Northeast, South, and West Pump Station).
- Gravity flow system - 24”, 18”, 15”, 12”, 10”, and 8” sewer mains
- Gravity sewer mains convey wastewater to one of three pump stations, ultimate discharge flows to the Northeast Pump Station.
- Offsite sewer line (1.4 miles to the WWTP): 10” force main, and a 16” force main.

Specific Plan – Drainage



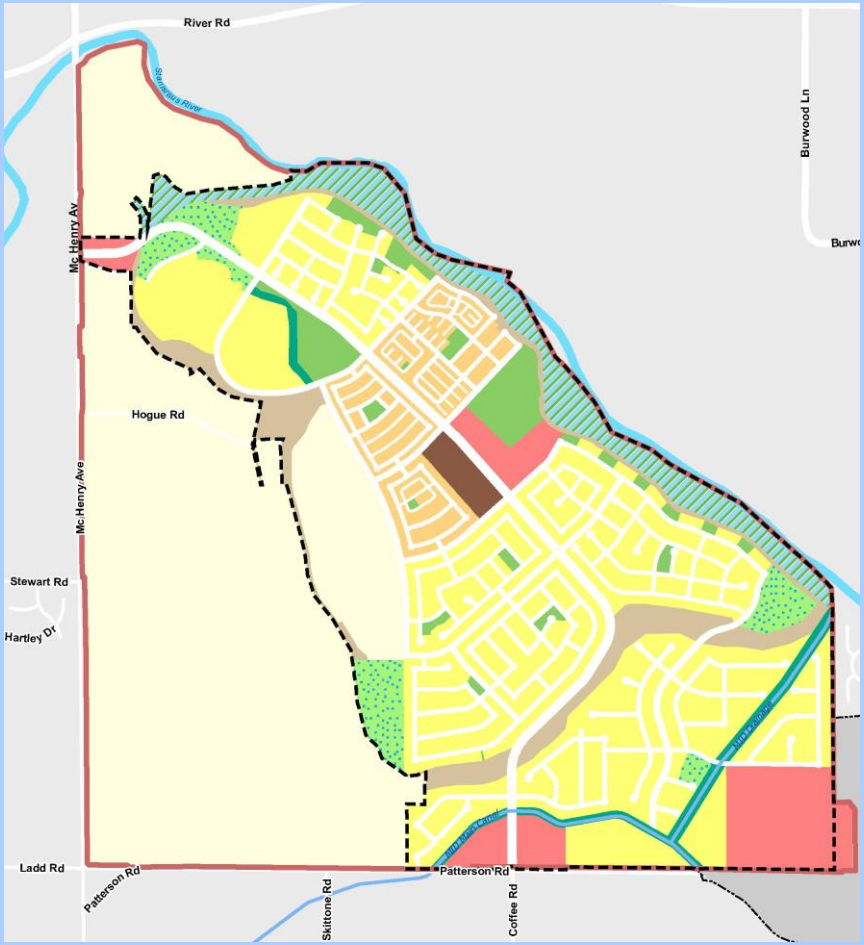
- **North Basin:** 214-acre watershed with two connected basins totaling 6.2 acres/24.9 ac-ft capacity. Two alternatives: 1) Infiltration trench (French Drains approx. 4,850 LF, 6'Wx8'D), or 2) Pump Station discharge to the Stanislaus River at a flow of 2,365 GPM.
- **West Basin:** 226-acre watershed with 7.3-acre basin/28.5 ac-ft capacity. Pump Station discharge to the MID Main Canal at a flow of 2,583 GPM.
- **East Basin:** 231-acre watershed with 5.8-acre basin/25.8 ac-ft capacity. Pump Station discharge to the MID Spenker Drain at a flow of 2,335 GPM.
- **South Basin:** 68-acre watershed with 1.2-acre basin/6.3 ac-ft capacity. Pump Station discharge to the MID Spenker Drain at a flow of 573 GPM.

Project Entitlements Requested

Project Entitlements:

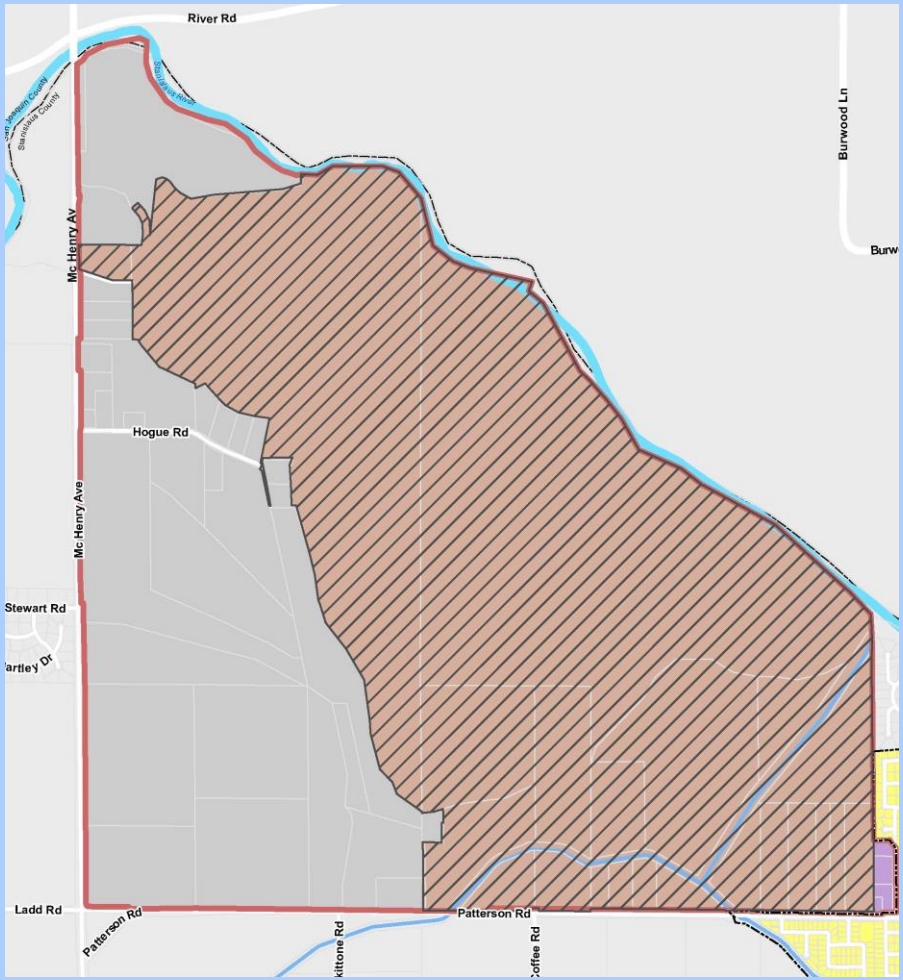
- Sphere of Influence Amendment
- Municipal Services Review Update/Amendment,
- General Plan Amendment
- Pre-zoning,
- Annexation,
- Specific Plan,
- Neighborhood Electric Vehicle Plan,
- Vesting Tentative Maps,
- Development Agreement,
- Future: Final Maps, Improvement Plans, Grading Plans, Building Permits, Conditional Use Permits, Site Plan/Design Review.

General Plan Amendment



Proposed Land Use	GIS Acres
BGOS - Bluff	68.53
BGOS - Canal	23.34
BGOS - River Park	69.77
Dual Use Park/Ponding Basin	41.01
HDR	10.02
LDR	467.18
MDR	78.70
Mixed Use	76.76
Park	43.34
Reserve	579.39
Rights of Way	63.37
Total	1,521.41

Pre-zoning



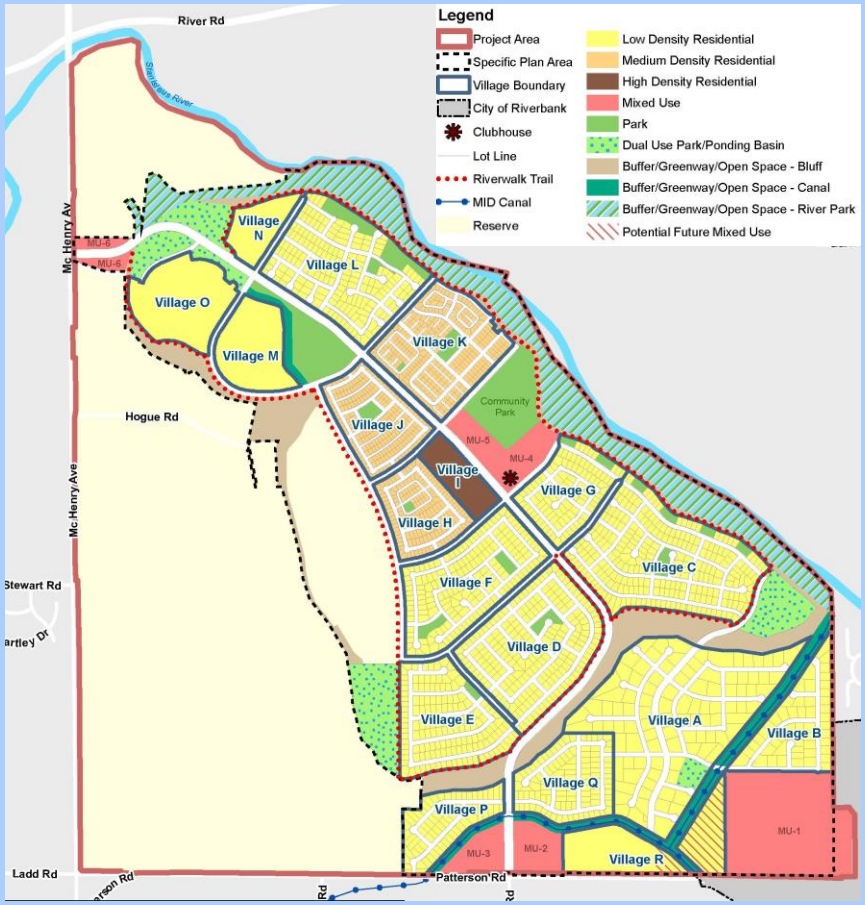
Legend

- Project Area
- Specific Plan Area
- City of Riverbank

Proposed Zoning Designation

- Mixed Use (CX-1)
- Single Family Residential (R-1)
- Specific Plan Area
- Unassigned

Specific Plan – Land Use Summary



Map Symbol	Acreage	Density Range	Estimated Unit or SF range
LDR – Low Density Residential	467.18	0 – 8 du/ac	1,550
MDR – Medium Density Residential	78.70	8 – 16 du/ac	702
HDR – High Density Residential	10.02	16 + du/ac	180
MU – Mixed-Use (outside of community core)	58.39	16 + du/ac 0.25 FAR	0 – 350 du 275,000-635,000 sf
MU – Mixed-Use (inside of community core)	5.35	16 + du/ac 0.50 FAR	0 – 100 du 110,000-220,000 sf
MU – Mixed-Use (Clubhouse)	8.01	0.50 FAR	20,000 sf
Park	43.34	N/A	N/A
B/G/OS - Bluff	68.53	N/A	N/A
B/G/OS - Canal	23.34	N/A	N/A
B/G/OS - River Park	69.77	N/A	N/A
Park - Ponding Basin	41.01	N/A	N/A
Reserve	60.17	N/A	N/A
ROW	63.37	N/A	N/A
TOTAL	997.18	--	2,432 – 2,682 du 375,000 – 875,000 sf

Environmental Review Process

What is an EIR?

- An informational document describing the anticipated environmental effects of implementing a project, as required by CEQA.
- Acts as a forum for public participation in the environmental review process.
- An EIR includes Mitigation Measures to reduce potential adverse environmental impacts.
- An EIR does not advocate or promote the project.

NOP Public Process

- Circulated NOP on June 4, 2021
  - SCH, State Agencies, Local Agencies, Citizens
- Scoping meeting was held on June 17, 2021
- Concerns raised in response to the NOP were considered during preparation of the Draft EIR.

NOP – Areas of Concern

The following concerns were raised during NOP/Scoping Process:

- Loss of productive farmland and productive agricultural soils
- Development within a floodplain
- Protection and preservation of potential tribal cultural resources
- Increased traffic on local and regional roadways, and site access
- Increased operational noise
- Provision of utilities and public services, including construction of infrastructure
- Removal of on-site vegetation and species habitat
- Source of water for the proposed Project and potential effects related to groundwater recharge
- Elevated sources of greenhouse gas emissions
- Expansion of City's SOI
- Potential growth inducing impacts
- Potential health-related impacts resulting from criteria pollutant emissions and greenhouse gas emissions
- Potential hazardous release of hazardous materials during construction and operation
- Potential hazards associated with residual chemicals from farming

DEIR - Topics Addressed in EIR

The following environmental topics were analyzed in the Draft EIR:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Greenhouse Gas/Climate/ Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Population/Housing
- Noise
- Public Services and Recreation
- Transportation and Circulation
- Utilities

DEIR - Alternatives

The following alternatives were analyzed in the Draft EIR:

- **No Project (No Build) Alternative**: Development of the Plan Area would not occur, and the Plan Area would remain in its current existing condition.
- **Increased Density Alternative:** The proposed Project would be developed with the same amenities as described in the Project Description, but the density of the residential uses would be increased, and the total development footprint would be equal to the proposed Specific Plan.
- **Lower Density Alternative:** The proposed Project would be developed in such a way to promote larger lot sizes and to reduce the overall footprint of the developed areas.
- **No Reserve Alternative:** The proposed Project would be developed with the same amenities as described in the Project Description, but the Reserve Area located outside the Specific Plan Area would be removed from the Project Area.

DEIR – Mitigation

Forty-three Mitigation Measures were created to reduce "Potential Impacts" related to the following topics:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards
- Hydrology/Water Quality
- Noise
- Public Facilities
- Transportation and Circulation
- Utilities

DEIR – SU Impacts

Significant and Unavoidable Impacts were identified for the following topics:

Project Impacts

- Aesthetic and Visual Resources
- Agricultural Resources
- Greenhouse Gas Emissions
- Noise
- Public Facilities (construction of new parks/recreational facilities)
- Transportation and Circulation (VMT)
- Utilities (construction of new utilities)

Cumulative Impacts

- Aesthetic and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Climate Change
- Noise
- Public Facilities (construction of new parks/recreational facilities)
- Transportation and Circulation (VMT)
- Utilities (construction of new utilities)

DEIR – Public Review

- 45-day public review period ends on

  March 18, 2024

- Comments should be submitted in writing:
  - By email
  - By mail

Next Steps

- Public Draft EIR - 45-day public review and comment period closes March 18, 2024.
- Final EIR - Written responses to comments, and any changes made to the Draft EIR.
- Final Specific Plan – Revisions to the text and figures.
- Planning Commission and City Council Hearings
  - Hearings to Certify the EIR
  - Hearings to Consider the Final Specific Plan and Entitlement Requests
- LAFCo Hearings
  - MSR Update/Amendment
  - Hearings to Consider SOI Expansion
  - Hearings to Consider Annexation

Key Information

The Draft EIR is available for review at the City of Riverbank. An electronic copy is available on the City's website

www.riverbank.org/609/River-Walk.

Comments can be sent to Miguel Galvez at:

riverwalk@riverbank.org

Or:

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