

July 24, 2001
III. G.

City of Riverbank

Resolution No. 2000-120

A Resolution of the City Council of the City Of Riverbank Approving a Growth and Long-Range Planning Policy.

Whereas, The City Council of the City of Riverbank on September 25, 2000, conducted a special meeting to review and give direction to City staff relating to the future growth of the City and master planning for infrastructure for the City and for the Crossroads Community Specific Plan; and

Whereas, The City Council in providing direction for future growth of the City adopted a two-stage growth pattern; and

Whereas, The City Council adopted Exhibit 1 – Growth Area and Boundary; and

Whereas, Exhibit 1 illustrates the City's long-term growth pattern to the east rather than to the west; the west area, identified as a Community Separator, is currently considered a prime agricultural area; the small area planned for growth to the west of Oakdale Road is necessary to finalize the Oakdale Road improvement as a major collector; the future industrial park to the east of Riverbank Industrial Park, at the northeast corner of Claus Road and Claribel Road, is envisioned in the near future, within 5 to 10 years; the future residential growth area to the east is a 30 to 75-year growth projection; and

Whereas, The easterly direction provides for a more efficient means of providing the most critical of City service, wastewater treatment and delivery; this area will provide for an expanded industrial area adjacent to a planned expressway, Claribel Road, and would be located adjacent to and to the east of the Riverbank Industrial Park; this area is to be identified as our future industrial reserve and we will complete infrastructure planning; and

Whereas, The City of Riverbank's northerly growth limit will be at Mesa Road, where a sharp change in elevation occurs north of Mesa Road; sewer service will be extremely difficult and expensive to provide north of Mesa Road; and

Whereas, The City Council adopted Exhibit 2, illustrating the growth areas that can be developed based upon near-term infrastructure improvement and would accommodate a population equivalent of approximately 30,000; this plan area is anticipated to accommodate growth up to 15 to 20 years; the small area west of Oakdale Road from the MID Canal to Claribel Road is planned for growth, the reasoning for this is to provide urban development along the Oakdale Road collector street and assist in the ultimate development of the road system and signalization; a small area east of the MID Canal and north of Highway 108 is identified for future growth, and this growth pattern will permit our population to reach approximately 30,000 population equivalent and will provide for future commercial growth of approximately 50 acres along Highway 108; and

Whereas, The City Council adopted Master Planning for Service Infrastructure, Exhibit 2 will be generally utilized for the master planning of infrastructure and the City of Riverbank's 2000 System Development Fee update; and

Whereas, the City Council provided additional direction to staff in its planning program:

1. That the second phase of the treatment plant is to be deleted from the 2000 System Development Fee update. This will eliminate approximately 8 million dollars from the system development fee calculations. This will also limit our service capability to approximately 30,000-equivalent population;
2. The City will no longer permit wet industries to hook into our system. Special design and considerations may be permitted where the impact is not over the normal discharge;
3. Should Sun Garden-Gangi cease operation, our service capability increases to approximately 50,000 population equivalent; and

Whereas, The City Council agreed and directed that infrastructure specifically benefiting Crossroads development is not to be included in the System Development Fee update; however, infrastructure improvements occurring within the Crossroads and benefiting the Crossroads area are to be included in a spread or assessment to all properties. Several projects were discussed, as follows:

1. Canal bridge crossings;
2. Crawford Road as a collector and its landscaping;
3. Undergrounding of existing overhead utilities – scheduled for the November 13, 2000 City Council meeting; and

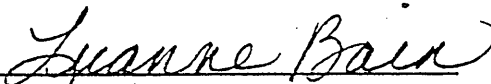
Whereas, The City of Riverbank has established and approved various plans and identified growth policies for various areas of the community that can be economically serviced by planned infrastructure.

Now, Therefore, Be It Resolved by the City Council of the City of Riverbank that the preceding planning policies and growth areas shall be the basis for completion of studies and recommendations to the City Council.

Passed and adopted this 13th day of November 2000 by the following vote:

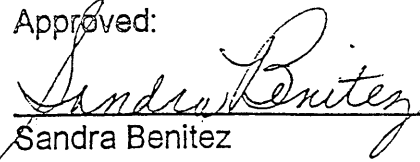
Ayes: Councilmembers White, O'Brien, and Mayor Benitez.
Noes: None.
Absent: Councilmembers Gutierrez and Lineberger.

Attest:



Luanne Bain
Deputy City Clerk

Approved:

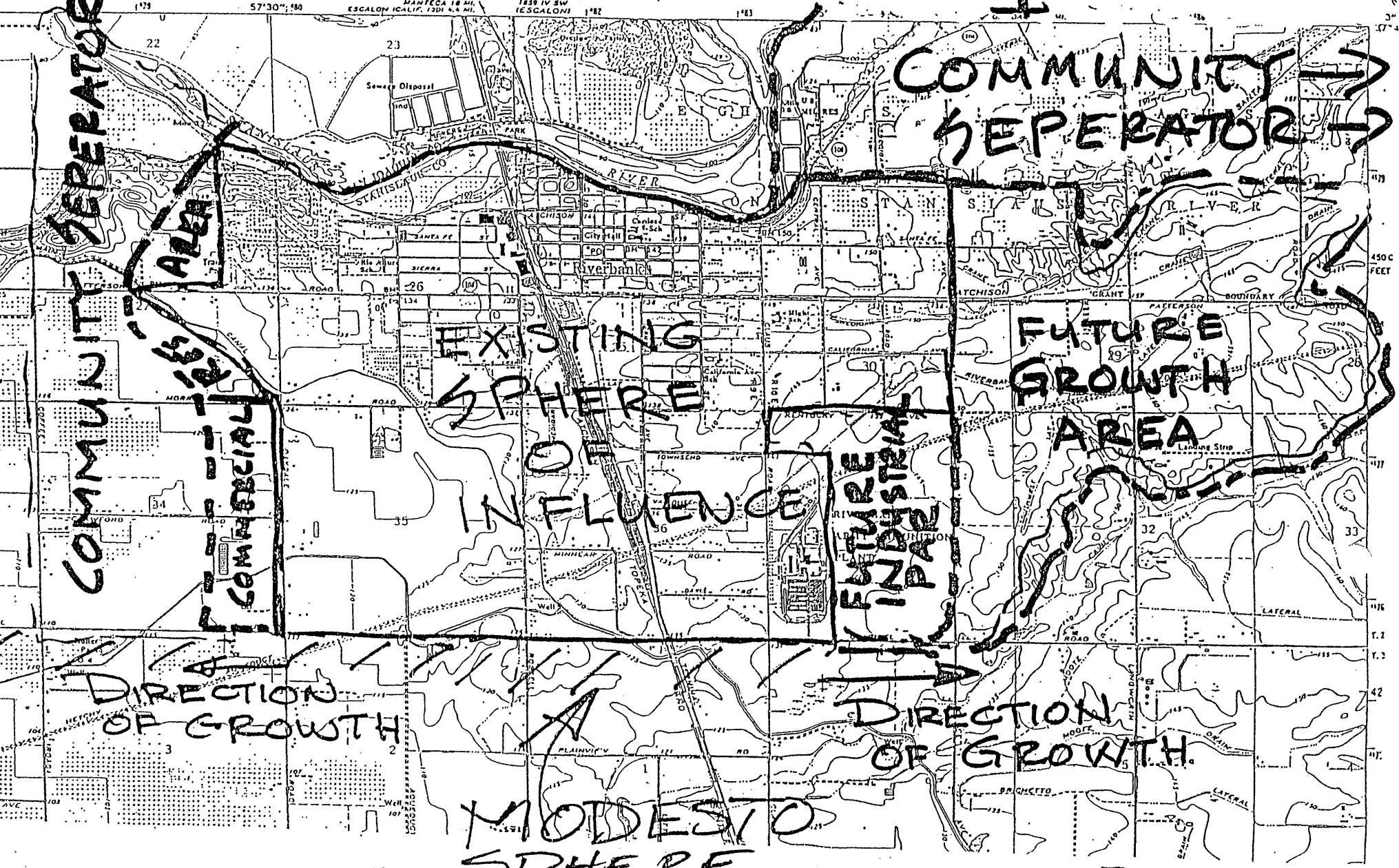


Sandra Benitez
Mayor

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

EXHIBIT

RIVERBANK QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)



COMMUNITY SEPARATOR

COMMUNITY SEPARATOR

EXISTING SPHERE OF INFLUENCE

COMMERCIAL AREA

FUTURE INDUSTRIAL PARK

FUTURE GROWTH AREA

DIRECTION OF GROWTH

DIRECTION OF GROWTH

MODESTO SPHERE

10-2000

CITY OF RIVERBANK
GENERAL PLAN MAP

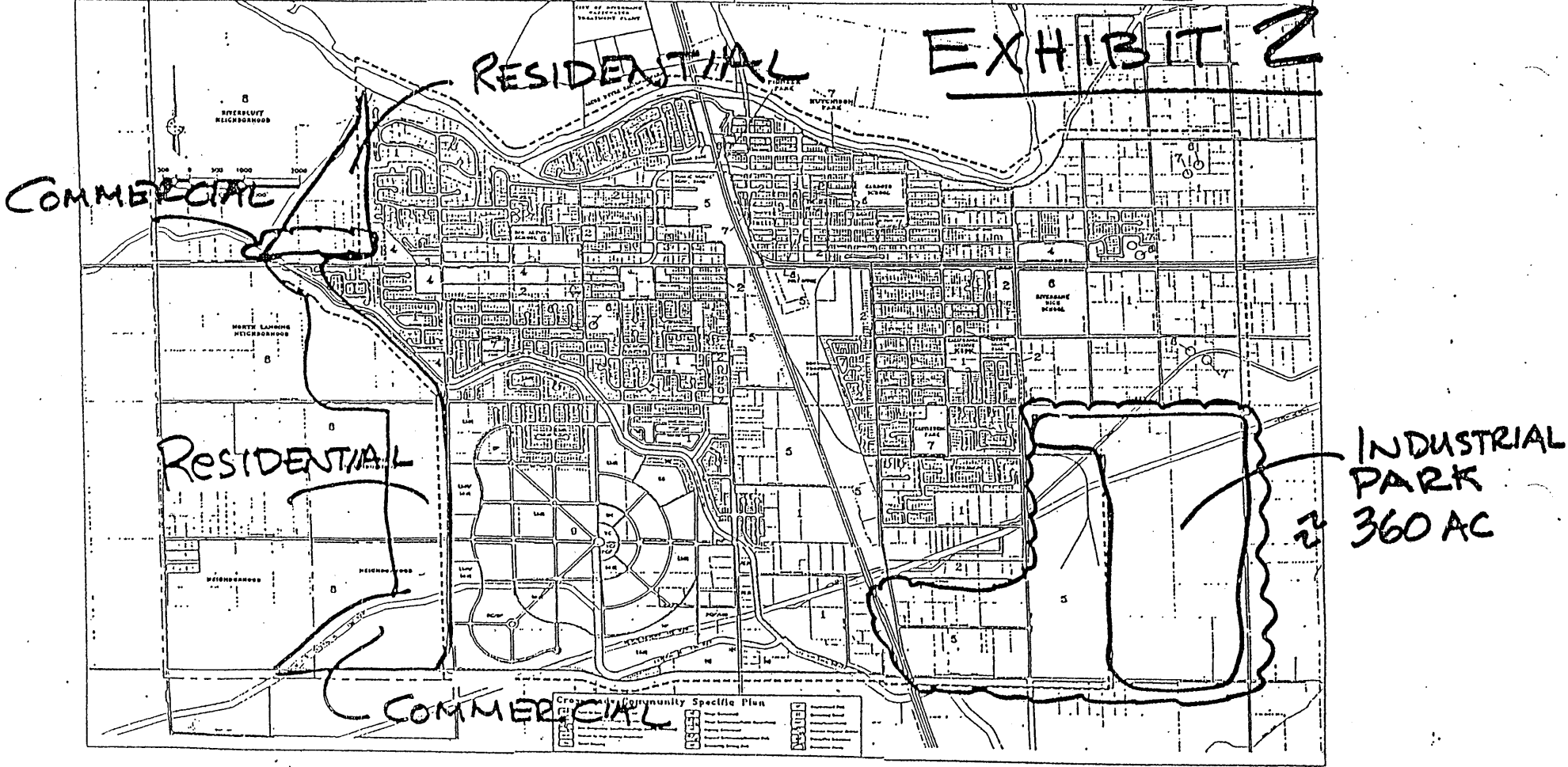
MARCH, 2000



PRIMARY AREA OF INFLUENCE
CITY LIMITS
SPHERE OF INFLUENCE
URBAN RESERVE

LEGEND

1	Low to medium density residential (R-1, R-2, R-3)	1	Industrial (I-1, I-2)
2	Medium density residential (R-4, R-5)	2	Public and other special districts
3	High density residential (R-6, R-7, R-8)	3	Park
4	Office (O-1, O-2)	4	Unincorporated
5	Neighborhood commercial (C-1, C-2)	5	Unincorporated
6	Community commercial (C-3)	6	Unincorporated



10-2000